NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited)
Registered Office Situated At Tower 3, 5th Floor, Wing 'B',
Kohinoor City Mall , Kohinoor City, Kirol Road, Kurla (West), Mumbai – 400 070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016.

POSSESSION NOTICE (For immovable property) [Rule 8(1)]

Whereas the undersigned being the authorized officer of the **Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act], 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with [rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a **Demand notice dated 02-02-2026 calling upon the Borrower GAUTAM BHAUSAHEB KHARAT (BORROWER) and RANI GAUTAM KHARAT(CO-BORROWER) to repay the amount mentioned in the notice being Rs.6,30,313.36/- (Rupees Six Lakh Thirty Thousand Three Hundred Thirteen Rupee And Thirty-Six Paisa Only) & Rs.5,16,757.38/- (Rupees Five Lakh Sixteen Thousand Seven Hundred Fifty-Seven Rupee And Thirty-Eight Paisa Only)** within 60 days from-the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that, the undersigned has taken **Physical Possession of the property through Advocate, appointed as Court Commissioner in execution of order dated 12-08-2026 passed by Chief Judicial Magistrate, Aurangabad , in Case Cri. M.A. No.2720/2026** described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 **on this 28th Day of September of the year 2026.**

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for an amount Rs.6,30,313.36/- (Rupees Six Lakh Thirty Thousand Three Hundred Thirteen Rupee And Thirty-Six Paisa Only) & Rs.5,16,757.38/- (Rupees Five Lakh Sixteen Thousand Seven Hundred Fifty-Seven Rupee And Thirty-Eight Paisa Only)** due and payable as on 31/01/2026 and interest thereon.

The borrower's attention is invited to provisions of sub- section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

SCHEDULE OF THE PROPERTY

All The Part And Parcel Mauie Mulani Wadgaon New Milkat No. 239 (Old Milkat No 139/1), Admeasuring Area 900 Sq. Foot Along With The Total R.C.C Construction Thereon, Situated At New Milkat No. 239 Mauje Mulani Wadgaon Tq. K Paithan Dist Aurangabad **The Said Property Is Bounded As:** East: Milkat Of Raybhan Kharat, North: Milkat Of Eknath Kharat, South: Road, West: Milkat Of Bhausaheb Kharat.

Date: 28.09.2026 **Sd/- Authorized Officer**
Place: CHH.SAMBHAJI NAGAR **For Nido Home Finance Limited**
(Formerly Known As Edelweiss Housing Finance Limited)

AXIS BANK LTD.

Branch Address : 1st Fioor, Mazda Towers, Tryambak Naka, Opp. Zilla Parishad Office, GPO Road, Nashik-422001.

APPENDIX - IV [RULE 8(1)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of **Axis Bank Ltd.** under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & in exercise of powers conferred under Section 13(12) read with **Rule 3** of the Security Interest (Enforcement) Rules, 2002 issued **Demand Notice dated 29/03/2025** under Section 13 (2) of the said Act calling upon the Borrowers/Co-borrowers/ Mortgagors/Guarantors **1) Mr. Balasaheb Haribhau Jagatap, 2) Mrs. Sunita Balasaheb Jagatap, Both R/o.:** Flat No. 502, 5th Floor, Wing 'A', Gulmohar Valley of Flower, Opposite Udyog Bhawan, Near Om Nagar, Nashik Pune Highway, Sinnar, Tal. Sinnar, Dist. Nashik 422103, **Also at :** Plot No. DX 8, Sai Krupa Hotel, Near Rajarani Steel, At/Post - Malegaon, Tal. Sinnar, Dist. Nashik 422103, to repay the amount mentioned in the said Notice **Rs. 13,57,520/- (Rupees Thirteen Lakh Fifty Seven Thousand Five Hundred Twenty Only)** amount as on **27/03/2025** & together with further contractual rate of interest from **28/03/2025** thereon till the date of payment; within **60 days** from the date of the said Notice.

The Borrowers/Co-borrowers/Mortgagors/Guarantors mentioned here in above having failed to repay the amount, notice is hereby given to the Borrower, Guarantors and the others mentioned here in above in particular and to the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under section 13 (4) of the said Act read with the Rule 6 & 8 of the Security Interest (Enforcement) Rules, 2002 & as per the Order of Hon'ble Add. Chief Judicial Magistrate, Nashik in **Cri. M. A. No. 1619/2025 dated 05/06/2026 on this 28/09/2026.**

The Borrowers, Guarantors and the others mentioned here in above in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Axis Bank Ltd,** for an amount of **Rs. 13,57,520/- (Rupees Thirteen Lakh Fifty Seven Thousand Five Hundred Twenty Only)** amount as on **27/03/2025** & together with further contractual rate of interest from **28/03/2025** thereon till the date of payment

The borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of Flat No.502, on 5th Floor, admeasuring Carpet area 573.61 Sq. Ft. i.e. 53.29 Sq. Mtrs., in the Wing 'A', of the Building known as "GULMOHAR VALLEY OF FLOWERS", constructed on Survey No. 932/2 + 3/2D/1 + 932/2 + 3/2D/2, Plot No. 1, Situated at Village - Sinnar, Tal. Sinnar, Dist. Nashik and owned by Balasaheb Haribhau Jagatap and Sunita Balasaheb Jagatap and Bounded as under **East :** Wing B, **West :** Flat No. 501, **South :** Flat No. 503, **North :** Side Margin Of The Project.

Date : 28/09/2026 Place : Sinnar. **Sd/- Authorised Officer Axis Bank Ltd.,**

SBI State Bank of India — Possession Notice

Branch : Home Loan Center, Dist. Dharashiv (64164)

For Immovable Property [Under Rule - 8(1)]

Whereas, the undersigned being the Authorised Officer of **State Bank of India, Home Loan Center, Dist. Dharashiv** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 and in exercise of powers conferred under Section 13 (12) read of rule 3 of Security Interest (Enforcement) Rules, 2002. The following borrower (s) / Guarantor (s) having failed to repay the amount, notice is hereby given to the under noted Borrower(s) / Guarantor (s) and the Public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under above rule on following dates below. The borrower (s) in particular (s) and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of **State Bank of India, Home Loan Center, Dist. Dharashiv**

Name of the Borrower / Guarantor	Description of the Property	Demand Notice & Outstanding Amount	Symbolic Possession Date
Mr. Madhav Suryakant Raje	All that piece and parcel of residential house Ground Floor + First Floor admeasuring built up area of 165.17 sq mtr constructed on plot no. 33, admeasuring area of 158.87 sq mtr out of survey no. 32/A/1, bearing M.C.H No. 299 situated at Nilanga, Tal Nilanga Dist Latur 413521 East- 20 Feet Internal Road, West -Plot No. 32, South Plot No. 39 - Bondaries : North 30 Feet Internal Road.	09.03.0026 **as on 09.03.2026 Rs.32,17,422.00** + Int. + Other exp + Other Charges	**28.09.2026**

Date : 30.09.2026 **Authorized Officer**
Place : Dharashiv **State Bank of India**

Chola — CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office:- "Chola Crest", C54 & C55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600032. **Branch Address :**2nd Floor Hall No.203 & 204 Elite Square,Part (Building-A) of Group Housing Vastu Elite Project, Gat No.38,Beed By Pass Road, Chhatrapati Sambhajinagar (Aurangabad) (MH)- 431001. **Branch Address :** 3rd Floor, Shrinivas Arched, Shrinivas Nagar, Above Yokohama Tyre, Ring Road, Latur-413512.

POSSESSION NOTICE [Under Rule 8 (1)]

Whereas, the undersigned being the Authorised Officer of M/s. Cholamandalam Investment And Finance Company Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter called the Act and in exercise of powers conferred under Section 13[12] read with Rules 3 of the Security Interest [Enforcement] Rules, 2002 issued demand notices calling upon the borrowers, whose names have been indicated in Column [B] below on dates specified in Column [C] to repay the outstanding amount indicated in Column [D] below with interest thereon within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers in particular and the Public in general that the undersigned has taken **Symbolic possession** of the properties mortgaged with the Company described herein below of the Columns on the respective dates mentioned in Column [E] in exercise of the powers conferred on him under Section 13[4] of the Act read with Rule 8 of the Rules made there under. The borrowers in particular and the Public in general are hereby cautioned not to deal with the properties mentioned below and any such dealings will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount mentioned in Column [D] along with interest and other charges. Under section 13 [8] of the Securitisation Act, the borrowers can redeem the secured asset by payment of the entire outstanding including all costs, charges and expenses before notification of sale.

Sr. No. [A]	Name and Address of Borrower & Loan A/c No. [B]	Date of Demand Notice [C]	Outstanding Amount [D]	Date of Possession [E]
1.	**Loan Account No. X0HEAGD00002272207 1. Kiran Prabhakar Suradakar (Applicant) , 2. Anita Kiranrao Suradkar (Co-applicant) , 3. Prashant Kiranrao Suradkar (Co-applicant) , 4. M/s. Annapurna Provision And General Stores (Co-applicant) , All At:** Vitthal Mandir Javal, Bajaj Nagar, R L 160, Ambedkar Chauk Bajaj, Wadgaon Kolhati, Aurangabad, Maharashtra - 431136	14/07/2026	Rs. 20,39,128.00/- as on 14/07/2026 and interest thereon	25/09/2026
	Description Of The Immovable Property:- All That Piece And Parcel Of The Property Bearing Plot No. RL-160 Admeasuring About 187.5 Sq.mtrs. In Residential Zone Of Waluj Industrial Area Of Aurangabad Municipal Corporation In Rural Area, Tal. & District. Aurangabad Containing By Admeasuring 375 Sq. Mtrs. And **Bounded As Below : East -** Plot No. RL-159 **West** - Plot No. RL-161, **South-** Road, **North** - Plot No. R L-155.			
2.	**Loan Account No. HE01LTU00000045045 1. Kashinath Shivasamb Tondare (Applicant), S/o Shivasamb Tondare, 2. Shakuntala Kashinath Tondare (Co-applicant), W/o Kashinath Tondare 3. Tondare Tours And Travels (Co-applicant), 1 To 3 At:** Khopegaon Road, Sant Dnyaneshwar Nagar, Near Madhav Mandir, Latur, Maharashtra - 413512 **4. Santosh Ambadas Randive (Guarantor), S/o. Ambadas Randive** Nagazri, Main Road, Osmanabad, Jewali Latur, Maharashtra - 413531	14/07/2026	Rs. 20,39,406.00/- as on 14/07/2026 and interest thereon	26/09/2026
	Description Of The Immovable Property:- All That Piece And Parcel Of The Property Bearing House Constructed Over The North Part Of Plot No.126 Bearing Mc House No. R-9/118/2/10 - Old 95020454 - New, Total Admeasuring Area Of 73.14 Sq. Mtrs. Out Of Survey No.18/B, Situated At Kanheri, Tq. & Dist. Latur And The Same Is Within Local Limit Of Latur City Municipal Corporation, Kanheri And **Which Is Bounded By Towards : East :** 9 Meter Wide Road, **West** : Plot No. 125, **South :** Part Of Said Plot, **North :** Plot No 127			
3.	**Loan Account No. HE01AGD00000125501 1. Siddhant Sanjay More (Applicant) , 2. Anagha Siddhant More (Co-applicant) , 3. Be The Best (Co-applicant) , All At:** Plot No.C-3, N-1, Near Sarswat Bank, Town Center Cidco, Aurangabad, Maharashtra - 431001	14/07/2026	Rs. 72,76,388.00/- as on 14/07/2026 and interest thereon	28/09/2026
	Description Of The Immovable Property:- All That Piece And Parcel Of The Property Bearing Basement G.F. Flat No.01 On Ground Floor Admeasuring Area 114.25 Sq. Mtrs. With Car Parking Slot In The Building Known As "Rugved Apartment", Constructed On Land Bearing Cts No.15849/A/106 & 15849/A/107, Situated At Tilak Nagar, Tal. & Dist. Aurnagabad And **The Same Is Bounded As Below : East -** Passage/Basement No.2, **West** - Plot No.97, **North-** Covered Parking, **South-** Public Road.			

Date: 25/09/2026, 26/09/2026 & 28/09/2026 **Sd/- Authorised Officer,**
Place: Aurangabad, Latur **M/s. Cholamandalam Investment and Finance Company Limited**

Altum Credo Home Finance — ALTUM CREDO HOME FINANCE PRIVATE LIMITED

REDG. OFFICE : Floor No 7, Kalpataru Infinia, Plot No 22, Sub Plot No 3, CTS No. 15/1, Village Bhamurda, Wakdewadi, Shivaji Nagar, Pune City, Maharashtra 411005

DEMAND NOTICE

The Securitization And Reconstruction Of Financial Assets And enforcement of security Interest Act 2002, read with Rule 3(1) of the Security Interest (Enforcement) Rules 2002.

The undersigned is the authorized officer of **Altum Credo Home Finance Pvt.Ltd** (ACHFL). Under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 (The said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3(1) of the Security Interest (Enforcement) Rules 2002, the authorized officer has issued demand notices under 13(2) of the said Act, calling upon the borrower(s) [The "said borrower(s)], to repay the amounts mentioned in the respective demand notice(s) issued to them that are also given below. In connection with above, notice is hereby given, once again, to the said borrower(s) to pay to **Altum Credo Home Finance Pvt.Ltd** (ACHFL), within sixty days from the publication of this notice, the amounts indicated herein below, together with further interest as detailed in the said demand notice(s), from the date(s) mentioned below til the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said borrower(s). As Security for due repayment of the loan, the following assets have been mortgaged to **Altum Credo Home Finance Pvt. Ltd** (ACHFL) by the said borrower(s) respectively.

Sr. No.	Name of Borrower(s) / Co-Borrower(s) & Borrower Address	NPA Date, Demand Notice Date (U/s 13(2)), Outstanding Amount
1	**Chandrkant Rajendra Patil (Borrower)** **Rajendra Bhagwat Patil (Co-Borrower)** **Nandabai Rajendra Patil (Co-Borrower)** **Vishal Rajendra Junghare (Co-Borrower)** **Address :** At Post. Kasaba Pimpri Post Fattepur, Tal Jamner Dist Jalgaon, Pimpri Post Fattepur, Jalgoan, Jalgaon-424208, Maharashtra **A/c No. 1152020100214**	**1. 29-Aug.-2026** **2. 04-Sept.-2026** **₹7,66,934 (Rupees Seven Lakh Sixty Six Thousand Nine Hundred Thirty Four Only)**

Description of Secured Asset : All that piece and parcel of Grampanchayat House No. 422 area admeasuring 900.00 Sq.Ft. (83.61 Sq.Mtr.) and house be constructed thereon out of House No. 422 having total area admeasuring 900.00 Sq.Ft. (83.61 Sq.Mtr.) situated at Mauje Kasba Pimpri Taluka Jamner and District Jalgaon comes within the local limits of Zilha Parishad JALGAON Taluka Panchayat Samiti Jamner Grampanchayat Kasba Pimpri Tal. Jamner, Dist. Jalgaon and comes within the jurisdiction of Office of the Sub Registrar Jamner / Pahurpeth. East : Property of Mr.Haridas Ramchandra Varade West : Property of Mr. Shaikh Amin Sayyed South : Property of Mr.Gajanan Sitaram More North : Road

Date: 29-09-2026 **Sd/-, Authorized Officer**
Place: Maharashtra **Altum Credo Home Finance Private Limited**

यूनियन बैंक ऑफ इंडिया / Union Bank of India

भारत सरकार का उपक्रम A Government of India Undertaking

Regional Office, Ahilyanagar
Plot No. 3, 4, 8 & 9, 1st Floor, Near Nagapur Bridge, Nagar-Manmad Road, Nagapur, Ahilyanagar - 414111.

AUCTION NOTICE

Tenders are invited in sealed envelope along with the EMD amount in the form of Demand Draft payable at Union Bank of India, super scribed with "Tender for participating in the auction of following Vehicles "AS IS WHERE IS" and "WHATEVER THERE IS" basis to be auctioned on **"04/11/2026 "** to be sent to **Union Bank of India, Regional office- Ahilyanagar, First Floor, Plot No. 3,4,8 &9, next to Bolhegaon Bridge, Manmad Road, Nagapur, Ahilyanagar,414111**. All the tenders will be opened in presence of all the bidders, and the highest tender amount from closed envelopes of all the bidders will be treated as first bid for the further auction, on **04/11/2026** at **3.00 PM** at **Union Bank of India, Regional Office, Ahilyanagar**. Bidders should verify all documents in Branch before sending BID. No complaints will be entertained after auction of the Vehicle. Highest bidder will be invited for further process. The amount of EMD will be appropriated towards the total of the successful bid amount on same day. The rest amount of successful bid will have to be deposited within seven days after the auction i.e. on or before **11/11/2026**. If the successful bidder fails to deposit the rest amount before **11/11/2026**, then EMD amount will be forfeited and Bank will re-conduct the auction process.

-: Auction Details :-

S. N.	Make, Model Name & Registration Number	Name of Borrower/Owner and Vehicle No.	Vehicle Hypothecated with & DD Payable favoring	Reserve Price (In Rs.)	EMD (In Rs.)	Contact Name And Mobile No.
1	Make: **MAHINDRA & MAHINDRA** **MODEL**: XUV300 W6 DS BS6 MT, **FUEL:- DIESEL** **COLOUR:-A3EVRSTWHT** **Chassis No:** MA1NM2EW1P2M60117 Engine No.: **EWPZM44026** Reg No.: **MH 17 CX 6806** Mfg. Date.: **12/2023** Date of Reg.: **30/12/2023**	Mr. VAIBHAV BALASAHEB KHADAKE	Union Bank of India, Sangamner Branch	5,64,000.00 (Rs. Five Lakh Sixty Four Thousand)	56,400.00 (Rs. Fifty Six Thousand Four Hundred Only)	Mr. Sandeep Suryavanshi Mob-9966576485

Last date for receiving bid: - **04/11/2026 till 3.00 PM**. Date & time of inspection: -Till **03/11/2026 before 5.00 PM**.

Places of inspection:- For Vehicle Sr. no.1 Raza Auto Motors, Civil Hudco, Ganesh Chowk, Savedi Road, Hamidnagar Compound, Ahilyanagar 414003. **Contact: 8698133131, 7077707313.**

Date and time of Auction: **-At 3.00 PM on 04/11/2026**.

Place of Auction: **-Union Bank of India, Regional office- Ahilyanagar, First Floor, Plot No. 3,4,8 &9, next to Bolhegaon Bridge, Manmad Road, Nagapur, Ahilyanagar,414111**.

Please note that Bank will not be liable for any information found wrong later. Auction Process may be cancelled at any time without giving prior notice and Bank reserves all the rights regarding auction process.

NOTE:- All the document's related to the successful auction, will be issued in the name of successful bidder only.

Date: 27.09.2026 **Sd/- Authorized Officer**
Place: Ahilyanagar **Union Bank of India,**
Regional Office, Ahilyanagar

Chola — CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office: "CHOLA CREST", C54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600 032.

POSSESSION NOTICE (Rule 8 (1) (For Immovable Property)

Whereas the undersigned being the Authorised Officer of **M/s Cholamandalam Investment And Finance Company Limited,** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13[2] read with Rule 3 of the Security Interest Enforcement Rules, 2002 issued a demand notice dated **16.06.2026 (Loan Account No. PR00041097)** calling upon the Borrower / Co Borrowers **1. M/s. Sahara Footwear (Borrower) Through Its Proprietor, 2. Asma Shaikh (Co Borrower), 3. Riyaz Shikhchand Shaikh (Co Borrower)** to repay the amount mentioned in the notice being **Rs. 25,80,684/- (Rupees Twenty Five Lakhs Eighty Thousand Six Hundred Eighty Four Only) as on 12.06.2026** together with further interest and charges thereafter within 60 days from the date of receipt of the said notice.

The borrower / Co Borrowers having failed to repay the amount, notice is hereby given to the borrower / Co Borrowers and the Public in general that the undersigned has taken possession of the property described herein below in exercise of the powers conferred on him under Sub-Section (4) of Section 13 of Act read with Rule 8 of the Security Interest Enforcement) Rules, 2002 on this **27th Day of September, 2026.**

The borrower's / Co Borrowers' attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

The borrower / Co Borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited, for an amount **Rs. 25,80,684/- (Rupees Twenty Five Lakhs Eighty Thousand Six Hundred Eighty Four Only) as on 12.06.2026.**

DESCRIPTION OF THE IMMOVABLE PROPERTY

Property - I: All part piece and parcel of Shop No. 18, Carpet Area - 226.13 Sq. Ft. Shop No. 18 b/up 260.04 Sq. Ft., Upper Ground Floor, Opposite of Kannad Bus Stand, M C H No. 1/62 to 1/67, Mohalla Tilak Nagar, Chalisgaon Road, Kasbe Kannad, Tal. Kannad, Dist. Aurangabad in the building, Gut No. 6/2 Kannad, Aurangabad bounded as under: East : Passage, West : Complex of Mr. Shaikh Rahim, South : Shop No. 17, North : Toilet.

Property - II: All part piece and parcel of Shop No. 23, Carpet Area - 188.75 Sq. Ft. Shop No. 23 b/up 217.00 Sq. Ft., Upper Ground Floor, Opposite of Kannad Bus Stand, M C H No. 1/62 to 1/67, Mohalla Tilak Nagar, Chalisgaon Road, Kasbe Kannad, Tal. Kannad, Dist. Aurangabad in the building, Gut No. 6/2 Kannad, Aurangabad bounded as under: North : Shop No. 22, South : Dhule Aurangabad Road, East : Shop No. 24, West : Passage

Property - III: All part piece and parcel of Shop Nos. 19, 20, 21, Carpet Area - 789.60 Sq. Ft., b/up 908.00 Sq. Ft., Upper Ground Floor, Opposite of Kannad Bus Stand, M C H No. 1/62 to 1/67, Mohalla Tilak Nagar, Chalisgaon Road, Kasbe Kannad, Tal. Kannad, Dist. Aurangabad in the building, Gut No. 6/2 Kannad, Aurangabad bounded as under: North : Land of Federation, South : Shop No. 22, East : Complex of Shaikh Rahim, West : Passage.

Authorised Officer
Date : 27.09.2026 **M/s. Cholamandalam Investment and**
Place: Aurangabad **Finance Company Limited**

IDFC FIRST Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** The loans of the below-mentioned borrowers and co- borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	129194133	Loan Against Property	1. Divan Vishwas Nikumb 2. Vishwas Manga Nikum	12-Sep-2026	INR 8,85,775.57/-

Property Address : All That Piece And Parcel Of The Property Bearing Gph No. 208, Area: 884 Sq. Ft., At Hatnur, Tal. Shindkheda, District Dhule, Maharashtra, And Bounded By: **East: Road, West: Road, North: Chhagan Rajaram Mali, South: Lotan Bhila Patil**

You are hereby called upon to pay the amounts to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) .** Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
Authorized Officer
IDFC First Bank Limited
Date : 30.09.2026 **(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited**
Place : Dhule, Maharashtra **and presently known as IDFC First Bank Limited)**

Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road,Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898 **Website**: www.motilaloswalhf.com, **Email:** hfquery@motilaloswal.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formally known as Aspire Home Finance Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice. The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sr No	Loan Agreement No. / Name Of The Borrower / Co Borrower/Guarantor	Date of Demand Notice & Outstanding	Date Of Possession Taken	Description Of The Immovable Property : All That Part And Parcel Of Proprty Consiting Of Property Address
1	**LXDHU00316- 170050641 / Borrower: - Samadhan Shivaji Desale / Co Borrower: - Shivaji Supadu Patil**	**06-07-2026 For Rs. 436092/-**	24-09-2026	Grampanchayat Milkat No.633 Area Adm 450 Sq Feet At Vinchur,Tal & Dist Dhule,Maharashtra East- House Of Surajbhai Bhil West- House Of Samadhan Desale North : Road South- - Road
2	**LXNAS00316- 170031285 / Borrower: - Anil Zumbarlal Sharma / Co Borrower: - Asha Anil Sharma**	**06-07-2026 For Rs. 1191112/-**	24-09-2026	Row House No 7 Area Adm 45 Sq Mtrs And The Area Of The Ground Floor Is 28sq Mtrs And The Area Of The Upper Floor Is 12sq Mtrs And Total Area Is40sq Mtrs Survey No 355/2a,Plot No 23 Area 129.50 Sq Mtrs,Plot No 24 Area 134.75sq Mtrs And Plot No 25 Area 138.25 Sq Mtrs And Plot No 26 Area 141.75sq Mtrs Total 544.25sq Mtrs Out Of Which Plot No 23 Area 129.50 Sq Mtrs Row House Has Been Contructed And Situated At Manamad Taluka Nandgaon,Dist Nashik East- Property Of Patil West- Row House No 06 North : Colony Road South- - Open Space
3	**LXMONASHIK5224- 250738041 / Borrower: - Sanjay Dattatraya Jadhav / Co Borrower: - Vandana Sanjay Jadhav**	**07-07-2026 For Rs. 1983105/-**	24-09-2026	Flat No. A-304 Area Adm. 50.20 Sq.mtrs And Balcony Area Adm 2.44 Sq Mtrs And Open Terrace Area Adm 9.59 Sq Mtrs Mtrs. On Third Floor In Wing A Of Type A Building Of The Scheme Known As "Nashik Police Co – Operative Housing Society Ltd."Gat No 1091/1/2 At Mouje Adgaon-2 Tal. & Dist. Nashik East- B Building Marginal Space West- Flat No 303 And Lift North : Flat No 302 And Staircase South- - Road
4	**LXMOAURANG5523- 240711809 / Borrower: - Pramod Supdaji Ingle / Co Borrower: - Dipali Pramod Ingale**	**11-05-2026 For Rs. 1563424/-**	28-09-2026	Flat No 10 Second Floor Area Adm 399 Sq Feet I.e 37.7 Sq Mtrs,Building No 23-A,C - Sector Gut No 234/2, Sara Parivartan Near By Nygaon Fata Mauje Sawangi Tq Dist Chatrapati Sambhajinagar, Near By Nygaon Fata, Aurangabad, Maharashtra East- Flat No 7 Wing No 23 West- Side Marginal Space North : Flat No 9 Wing No 22 South- - Flat No 9 Wing No 23
5	**LXDHU00417- 180065474 / Borrower: - Meerabai Vijay Shewale / Co Borrower: - Ganesh Vijay Shewale**	**10-04-2026 For Rs. 777883/-**	28-09-2026	Gram Panchayat House No 166 Area Adm 570 Sq Feet At Post Dhadre Tel&Dist Dhule, Maharashtra East- Road West- House Of Sitaram Ramchandra Patil North : Road South- - House Of Sanjay Mahadu Mali
6	**LXPAR00118- 190071573 / Borrower: - Kishor Ramabhau Wavale / Co Borrower: - Chaya Kishor Wavale**	**06-07-2026 For Rs. 629059/-**	24-09-2026	Survey No 125/1/A.3 1/2 Part Of Plot Mo 11,12, House No 9013 Area Adm East-West 15 Feet ,South -North 40feet Total 600 Sq Fet Jintur Tq Jintur & Dost Parbhani East- Part Of Plot No 11 West- Paert Pf Plot No 12 North : 20feet Road South- - Plot No 6 & 7

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Date : 30.09.2026 / Place : Maharashtra **Sd/-,Authorized Officer**
(Motilal Oswal Home Finance Limited)

Form No.3
[See Regulation-13 (1) (a)]

DEBTS RECOVERY TRIBUNAL AURANGABAD

Ground Floor, Jeevan Suman LIC Building, Plot No. 3, N-5, CIDCO, Aurangabad - 431 003

Case No. : OA/738/2025

Summons under sub-section (4) of Section 19 of the Act, read with sub- rule (2A) of rule 5 of the Debts Recovery Tribunal (Procedure) Rules, 1993

Punjab National Bank Exh. 11
Versus
MS KIRTI GARMENTS AND TRAINING CENTRE

To,
(1) MS KIRTI GARMENTS AND TRAINING CENTRE
Through Its Proprietor, Mrs. Sarla Nitin Chaudhary
At Post Kankraj, Taluka, Parola,
Jalgaon, Maharashtra - 425 111

SUMMONS

Whereas **OA/738/2025** was listed before Hon'ble Presiding Officer on **10/07/2026.**

Whereas this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act. (OA) filed against you for recovery of debts of **Rs. 5714719.49/-** (application along with copies of documents etc. annexed).

In accordance with sub-section (4) section 19 of the Act, you the defendants are directed as under : (i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted: (ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3 A of the original application. (iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3 A of the original application pending hearing and disposal of the application for attachment of Properties : (iv) you shall not transfer by way of sale, lease or otherwise, except int he ordinary course of business any of the assets over which security interest is created and or other assets and properties specified or disclosed under serial number 3 A of the original application without the prior approval of the Tribunal. (v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institution holding security interest over such assets.

You are also directed to file the written statement with copy thereof furnished to the applicant and to appear before **Registrar** on **18/11/2026** at **10.30 A.M.** failing with the application shall be heard and decided on your absence.

Given under my hand and the seal of this Tribunal on this date : **20/07/2026**

Seal

Registrar
Debts Recovery Tribunal
Aurangabad

Note : Strike out whichever is not applicable

PHOENIX ARC LIMITED

ONLINE E – AUCTION SALE OF ASSETS

Reg Office : Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Shar Road and Western Express Highway, Ville Parle (E), Mumbai - 400057 | **Tel :** 022- 68492450 | **Fax :** 022- 67412313, **CIN-** U67190MH2007PLC168303 | **Email :** info@phoenixarc.co.in | **Website :** www.phoenixarc.co.in

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited (