CENTRUM HOUSING FINANCE LIMITED

Group Company of peoplehome

A Subsidiary of Weaver Services Private Limited

All loans are processed and serviced by Centrum Housing Finance Limited ("CHFL")

Registered Office :
Unit No.301, Third Floor, Harbhajan Commercial Premises Co-operative Society Ltd., CST Road, Opp. BPCL Petrol Pump, Kalina, Santacruz (East), Mumbai - 400098.
CIN: U65922MH2016PLC273826

POSSESSION NOTICE

(As per Appendix IV read with rule 8(1) and rule 8(2) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of Centrum Housing Finance Ltd under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002. Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Co-Borrower(s) / Guarantor(s) mentioned herein below to repay the outstanding amount mentioned in the notice along with contractual interest, penal interest, charges, costs etc. 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(s) / Co-Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. 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 Centrum Housing Finance Ltd for an amount of along with the contractual interest thereon and penal interest, charges, costs etc.
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

Sr No	Loan Account No. / Name Of the Borrower(S)/ Co-Borrower(S)/	Description Of Secured Assets (Immovable Property)	Date of Demand Notice & Total Outstanding Dues	Possession Taken Date
1	**PNQAB23012524 / Abhimanyu Suryakant Nanigavli / Dipali Abhimanyu Nandgawali**	In The Rights, Piece And Parcel of Immovable Property Bearing Row House No. 03, Gut No 35, adm. 95.81 sqmts. Builtup area, constructed on Plot No. 03, Rukhmini Nagar, Mauje- Hiraput, Tq & Dist -Aurangabad 431007, Maharashtra. Boundaries:- East : 9.00 meter Road West : Land of Gut No 35 North : Plot No 02 South : Plot No 04	**29-Jun-26 / Rs.41,41,116/- (Rupees Forty One lakh Forty One Thousand One Hundred Sixteen Only)**	**27-Oct-26**

Date : 30.10.2026 / Place : Maharashtra **Sd/-, Authorised Officer, For Centrum Housing Finance Ltd**

Motilal Oswal Home Finance Limited

Home Finance

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road,Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889896 **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 Property Consisting Of Property Address
1	**LXAHM00317- 180060307 / Borrower: - Sainath Muraldihar Mhaske / Co Borrower: - Manisha Sainath Mhaske**	**04.08.2026 For Rs.10,47,937/-**	04-08-2026	Milkat No. 151 Area Adm 517 Sq Feet Along With Rcc Construction Total B Area 83.72 Sq Mtrs At-Bhagur, Tal Shevgaon, Ahmednagar Maharashtra East- House If Harubhau Kanhu West- Road North- House Of Dropdabai Murdare South- Road
2	**LXSAN00317- 180065657 / Borrower: - Ganesh Ramnath Panasare / Co Borrower: - Manda Ramnath Pansare**	**04.08.2026 For Rs.6,24,004/-**	04-08-2026	Gram Panchayat House Property No 493 Having Rcc Slab Building Of 24.4* 26.8=653 Sq Feet Situated At Village Nakangaon,Tal Sangamner,Dist Ahmednagar East- Yadav Namdev Pansare West- Nanda Ganpat Pansare North- Lahanu Madhav Pansare South- Road

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 : 30.10.2026 / Place : Maharashtra **Sd/-,Authorized Officer (Motilal Oswal Home Finance Limited)**

Phoenix ARC Limited

(formerly known as Phoenix ARC Private Limited)

REGISTERED OFFICE: 3rd Floor Wallace Towers (earlier known as Shiv Building) 139/ 140/ B/1 Crossing of Sahar Road & Western Express Highway Vile Parle (E),Mumbai - 400057

POSSESSION NOTICE

Whereas, the Authorized Officer of **Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) (acting as Trustee of Phoenix trust as mentioned on the below table column) (Phoenix)** under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of the powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued demand notices to the borrowers, co-borrowers, guarantors as detailed hereunder, calling upon the respective borrowers, co-borrowers, guarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the same. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act r/w rule 8 of the said rules on the dates mentioned along with. The borrowers, co-borrowers, guarantors in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Phoenix for the amount specified therein with future interest, costs and charges from the respective dates.
Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section 13(2) and amounts claimed there under are given as under:

Name of Trust	Name and Address of the borrower, Co-Borrower, Loan account No., Loan amount	Details of the securities	1. Demand notice date 2. Date of Symbolic/Physical Possession 3. Amount due in Rs.
Trustee of Phoenix Trust FY20-9	**Rafik Khajamiya Deshmukh (S/D/W of Khajamiya Deshamukh)** H No 187 S/ O Khajamiya Deshmukh Nr Waterbor And At Ghonsi Bu Tq Ghansawangi Ghansawangi Jalna Maharashtra (India)-431209 **And Also At** Rafik Kirana And Genral Store At Po Ghonsi Tq Ghansawangi Dist Jalna Tq.Ghansawangi Jalna Jalna Maharashtra India 431209 **Taslim Rafik Deshmukh (S/D/W of Rafik Deshmukh)** H No 187 S/ O Khajamiya Deshmukh Nr Waterbor And, Electricitypol At Ghonsi Bu Tq Ghansawangi, Ghansawangi Jalna,Maharashtra,(India)-431209 **Loan Account Number: LXJAL00417-180064601 Loan Amount Sanctioned:Rs.8,38,570/- (Rupees Eight Lakh Thirty Eight Thousand Five Hundred & Seventy Only)**	All That Piece And Parcel Of Mortgaged Property Of Milkat No. 187 Ghonsi, Near Ganesh Temple, Ghansawangi Jalna 431209 Maharashtra	1) Demand Notice Date 26-03-2019 2) Date of Physical Possession- 24-10-2026 3) Amount due in **Rs. 8,86,772 (Rupees Eight Lakh Eighty Six Thousand Seven Hundred & Seventy Two Only)** Due And Payable As of 25-03-2019 With Applicable Interest From 26-03-2019 Until Payment In Full.

Place: Maharashtra **Authorised Officer**
Date: 30.10.2026 **For Phoenix ARC Limited**
(formerly known as Phoenix ARC Private Limited)

Bank of India

Relationship beyond banking

HINGOLI BRANCH
Post Office Road, Opp.Bharti Vidya Mandir, Siddharth Nagar, Hingoli-431513.
Mob : 9766584629

(To the Borrower(s) who has not created any security interest over his/her/their assets/properties. Copy of this notice to be endorsed to the Guarantor/Mortgagor(s) who has created any security interest over his/her/their assets/properties)

Mr. Sayyad Shakil Sayyad Musa
MC House 12-6CTS Number 2448
Tal & Dist.Hingoli -431513

NOTICE U/S 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

At the request made by you, the Bank has granted to you various credit facilities aggregating to an amount of Rs.10,00,000/-. We give hereunder details of various credit facilities granted by us and the outstanding dues the reunder as on the date of this notice:-

Nature of Facility & Account Number	Sanctioned Limit	Outstanding Dues
Housing Loan A/C no.075475110000082	**Rs.Rs. 10,00,000/- (Rupees Ten Lakhs Only)**	**Rs.5,21,188/- (Rupees Five Lakhs Twenty One Thousand One Hundred Eighty Eight Only)**

The aforesaid credit facilities granted by the Bank are secured by the following assets/securities (particulars of properties/ assets charged to Bank) :-
All the piece and parcel of land and building situated at Equitable Mortgage of Ra) MC House No 12-6 CTS Number 2448 Admeasuring 70.70 Sq Mt situated at Gadi Pura New Mondha Hingoli Tal Dist Hingoli 431513
3. As you have defaulted in repayment of your dues to the Bank under the said credit facilities, we have classified your account as Non-Performing Asset with effect from 28.01.2026 in accordance with the directions/guidelines issued by the Reserve Bank of India.
4. For the reasons stated above, we hereby give you notice under Section 13(2) of the above noted Act and call upon you to discharge in full your liabilities by paying to the Bank sum of Rs. 5,21,188/- (Rupees Five Lacs Twenty One Thousand One Hundred and Eighty Eight) (contractual dues up to the date of notice) with further interest thereon @ 7.75 % p.a. compounded with monthly rests, and all costs, charges and expenses incurred by the Bank, till repayment by you within a period of 60 days from the date of this notice, failing which please note that we will entirely at your risks as to costs and consequences exercise the powers vested with the Bank under Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above.
5. While we call upon you to discharge your liability as above by payment of the entire dues to the Bank together with applicable interest, all costs, charges and expenses incurred by the Bank till repayment and redeem the secured assets, within the period mentioned above, please take important note that as per section 13(8) of the SARFAESI Act, the right of redemption of secured assets will be available to you only till the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets.
6. The amounts realised from exercising the powers mentioned above, will firstly be applied in payment of all costs, charges and expenses which are incurred by us and/or any expenses incidental thereto, and secondly in discharge of the Bank's dues as mentioned above with contractual interest from the date of this notice till the date of actual realisation and the residue of the money, if any, after the Bank's entire dues (including under any of your other dues to the Bank whether as borrower or guarantor) are fully recovered, shall be paid to you.
7. If the said dues are not fully recovered from the proceeds realised in the course of exercise of the said powers against the secured assets, we reserve our right to proceed against you and your other assets including by filing legal/recovery actions before Debts Recovery Tribunal/Courts, for recovery of the balance amount due along with all costs etc. incidental thereto from you.
8. Please take note that as per Sub-section (13) of the aforesaid Act, after receipt of this notice, you are restrained from transferring or creating any encumbrances on the aforesaid secured assets whether by way of sale, lease, license, gift, mortgage or otherwise.
9. The undersigned is a duly authorised officer of the Bank to issue this notice and exercise powers under Section 13 of aforesaid Act.
10. Needless to mention that this notice is addressed to you without prejudice to any other right or remedy available to the Bank.

Date : 30.10.2026 **Chief Manager**
Place : Hingoli **Authorised Officer**
Bank Of India

NIWAS HOUSING FINANCE LIMITED

(Formerly, Niwas Housing Finance Private Limited)

Regd. Office: - A1, 6th Floor, Trade Star, Andheri, Kurla Road, J.B Nagar, Andheri (E), Mumbai - 400059

NIWAS HOUSING FINANCE

POSSESSION NOTICE

[Rule 8 (1) and (2)]

Whereas, The Authorized Officer of the Secured Creditor mentioned herein, 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 with (Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from-the date of receipt of the said notice.
The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned being the Authorized Officer of NHFL has taken possession of the property 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 the date mentioned against each property.
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.
The borrower(s) 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 NHFL for the amount mentioned below and interest and other charges thereon.

Loan Account Number	Borrower(s) & Property Details	Amount & Date of Demand Notice	Date of Possession	Possession Status
LNSOL0HL-	1.ANNASHEB SHIVAJI FAND (BORROWER) 2.FAND VIDYA ANNASHEB (CO-BORROWER)	Rs.5,25,132/- (Rupees Five Lakh Twenty Five Thousand One Hundred Thirty Two Only) DATE: 18-May-2026	28-Oct-2026	PHYSICAL POSSESSION

PROPERTY BEARING : ALL THAT PIECE AND PARCEL LAND BEARING ALLTHE PIECES AND PARCEL OFGRAMPANCHAYAT PROPERTY NO 164 ADMEASURING 2178 SQ FT SITUATED AT VILLAGE JALAKOTWADI TALUKA - TULJAPUR DISTRICT - DHARASHIV - 413623 AREA ADMS. 2176 SQFT AND CONSTRUCTION THERE UPON 202.23 SQ MTR WITHIN THE LIMIT OF VILLAGE JALAKOTWADI TAL-TULJAPUR DIST- DHARASHIV PIN- 413623 FOUR BOUNDARIES OF GRAMPANCHAYAT PROPERTY NO 164 BOUNDED AS UNDER – ON OR TOWARDS EAST - PROPERTY OF MR MADAN FAND, ON OR TOWARDS WEST - AGRICULTURAL LAND OF ARJUN BOBADE, ON OR TOWARDS NORTH-ROAD, ON OR TOWARDS SOUTH- AGRICULTURAL LAND OF ARJUN BOBADE

Place: Dharashiv **Sd/-**
Date : 30.10.2026 **Authorised Officer**
Niwas Housing Finance Limited

EXH NO.: 84

REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM AND PUBLICATION/NOTICE BOARD OF DRT

PROCLAMATION OF SALE

OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL-I, MUMBAI
2nd FLOOR, MTNL BHAVAN, COLABA MARKET, COLABA, MUMBAI

R.P. No. 26 OF 2011 **DATED: 27.10.2026**

PROCLAMATION OF SALE UNDER RULES 38,52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961, READ WITH RECOVERY DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

Asset Reconstruction Co. (India) Ltd. **...Certificate Holder**
V/s.
Essem Catalyst Ltd. & Ors. **...Certificate Debtors**

CD No.1 ESSEM CATALYST LTD.,
(Formerly Known as Shah & Mahajan Chemicals Pvt. Ltd.),
113, Navrathan Building, 69, P.D' Mello Road, Carnac Bunder, Mumbai 400 009.
CD No.2 THE INDUSTRIAL FINANCE CORPORATION OF INDIA LTD.,
Earnest House, 9 th Floor, NCPA Marg, Nariman Point, Mumbai 400 021.
CD No.3 UNION BANK OF INDIA,
Bazargate Street Branch, 266, Perin Nariman Street, Mumbai 400 001.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. 1, Mumbai has drawn up the Recovery Certificate in O.A. No. 2456 of 2000 for recovery of **Rs. 2,41,87,986/- (Rupees Two Crore Forty-One Lakh Eighty-Seven Thousand Nine Hundred Eighty-Six Only),** with interest and cost from the Certificate Debtors and the amount due to the Applicant, i.e. Asset Reconstruction Co. (India) Ltd, a sum of **Rs. 8,43,13,506/- (Rupees Eight Crore Forty Three Lakh Thirteen Thousand Five Hundred and Six Only)** is recoverable together with further interest and charges as per the Recovery Certificate/Decree as on 30.11.2026.
And whereas the undersigned has ordered the sale of the property mentioned in the Schedule hereto in satisfaction of the said certificate.
Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **30.11.2026** between **2:00 pm to 4:00 pm** (with auto extension clause in case of bid in last 5 minutes before closing, if required) through public e-auction wherein biding shall take place through "On line Electronic Bidding" through the website www.bankeauctions.com of M/s. C1 India Pvt. Ltd. having address at 3rd floor, Plot No. 68, Sector-44, Gurugaoan, Haryana, Pin 122003, Contact Person: **Bhavik Pandya,** Mobile No. +91 8866682937, E-mail: support@bankeauctions.com & maharashtra@c1india.com The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and password for uploading of requisite documents and/or for participating in the open public e-auction.
For further details: contact **Mr. Rahul Waghmare, Authorized Officer, Assets Reconstruction Co. (India), Ltd., Contact No: +91 7506403838.**
The sale will be of the property of the C.D. above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained and those specified in the schedule against each lot/property.
The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.
The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not answerable for any error, mis-statement or omission on this proclamation.
No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.
The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made thereunder and to the further following conditions: -

1. The assets shall be auctioned as per the following details: -

(Amount in Rs.)

No. of lots	Description of the property	Reserve Price	EMD Amount	Increment Bid	Date of Inspection
1	All that piece and parcel of land or ground situated at village Kanderi, Taluka Bhusaval, District Jalgaon, Zilla Panchayat Jalgaon, Taluka Panchayat Samithi Bhusaval, Gram Panchayat Kanderi, bearing Survey No. 160/1, Plot No. 1, admeasuring 7769 Sq. meters or thereabouts and bounded as follows: On or towards the East by : 15 meter wide internal society road, On or towards the North by : 15 meter wide internal society road, On or towards the South by : Plot No. 1, On or towards the West by : Survey No. 168 & 169.	1,66,00,000/-	16,60,000/-	2,00,000/-	19.11.2026

2. The above-mentioned property or the lot as indicated above shall not be sold below the reserve price indicated against it.
3. The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise to be duly recorded.
4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with indicated EMD for respective lot(s) is payable by way of RTGS/NEFT in the **Account No. 0291232000561 in the name of Asset Reconstruction Company (India) Limited, with HDFC Bank Limited, HDFC Bank Ltd, Branch: Ground Floor Express Towers Building Nariman Point Mumbai Maharashtra 400021., IFSC Code No. HDFC0000291.**
5. The intending bidders are required to upload self-attested copy of TAN/PAN card, Address Proof, Identity Proof and other requisite documents along with Bid Form. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD is **26.11.2026, till 4:30 p.m.** The physical inspection of the immovable property mentioned herein below may be taken on **19.11.2026 between 11:00 a.m. to 4:00 p.m.** at the property site.
6. Bidders are required to submit the copy of the Pan Card, Address proof and identity proof, E-Mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals, and in the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company, copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company be submitted. **All these documents along with duly filled in Bid Form and the proof of payment of EMD should be submitted before the Recovery Officer, DRT-I, Mumbai till 4:30 p.m. on 26.11.2026 in a sealed envelope superscribing 'R.P. No. 26 of 2011' otherwise bid shall not be considered.**
7. Once a bid is submitted, it is mandatory for the bidder to participate in the bidding process of the e-auction by logging in on the e-Auction portal failing which their EMD can be forfeited to the Government if the undersigned thinks it fit.
8. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M. in the said account as per detail mentioned in the Para 4 above.
9. The successful highest bidder shall also deposit the **balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.**
10. In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-I, DRT-I @ 2% upto Rs. 1000/- and @ 1% of the excess of said amount of Rs. 1000/- through DD in favour of the **Registrar, DRT-I, Mumbai.**
11. In case of default in making payments within prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks it fit, would be forfeited to the Government and the defaulting bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after issuance of fresh proclamation of sale and the defaulting bidder shall be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
12. Prospective bidders are advised to exercise due diligence and satisfy themselves on title and encumbrances, if any, over the property.
13. The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank within a reasonable period of time.
14. The property is being sold on **"AS IS WHERE IS BASIS"** AND **"AS IS WHAT IS BASIS".**
15. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE

Lot No.	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as Co-owners.	Revenue assessed upon the property or any part of thereof.	Details of any other encumbrance to which property is liable.	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
1	2	3	4	5
1	All that piece and parcel of land or ground situated at village Kanderi, Taluka Bhusaval, District Jalgaon, Zilla Panchayat Jalgaon, Taluka Panchayat Samithi Bhusaval, Gram Panchayat Kanderi, bearing Survey No. 160/1, Plot No. 1, admeasuring 7769 Sq. meters or thereabouts and bounded as follows: On or towards the East by: 15 meter wide internal society road, On or towards the North by: 15 meter wide internal society road, On or towards the South by: Plot No. 1, On or towards the West by: Survey No. 168 & 169.	Not Known	Not Known	Not Known

Given under my hand and seal of this 27th day of October, 2026.

SEAL

Sd/-
(Yatindra Kumar Sinha)
Recovery Officer
DRT - I, Mumbai

To,
The Concerned Society, if any,
BMC Authority / Local Civil Body / Talathi.
Sub Registrar Concerned- CH Bank shall get the charge of the above mentioned property(ies) recorded in record of this Sub Registrar concerned as per ruled.

RBL BANK LTD.

RBL BANK *apna ka bank*

REGISTERED OFFICE: 1st Lane, Shahupuri, Kolhapur-416001
National Operating Centre : 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai - 400062

GOLD AUCTION CUM INVITATION NOTICE

The below mentioned borrower has been served with margin call notice to pay Margin amount towards the loan facility against gold ornaments ("Facility") availed by them from RBL Bank Limited. Since the borrower has failed to repay Margin amount under the Facility, we are constrained to conduct an auction of the pledged gold ornaments on **03-11-2026.**
In the event any surplus amount is realised from this auction, the same will be refunded to the concerned borrower and if there is a deficit post the auction, the balance amount shall be recovered from the borrower through appropriate legal proceedings. RBL Bank has the authority to remove following account from the auction without prior intimation. Further, RBL Bank reserves the right to change the Auction Date without any prior notice.

Sr. No.	Account Number	Branch Name	Borrower's Name	Details of Gold Ornament (in gms)	
1.	809012067751	Majalgaon, Beed	AKASH PRAKASH BADE	TOTAL_GROSS_WT	101.01
				TOTAL_IMPURITY	3.86
				TOTAL_STONE_WT	1.07
				TOTAL_NET_WT	96.08

The online auction will be held on https://egold.auctiontiger.net or https://rblegold.auctiontiger.net on 03-11-2026 from 02:00 PM to 05:00 PM IST.
Intending bidders should contact M/s. e-Procurement Technologies Ltd. (AuctionTiger) at 6351896640 /7984129853.
For detailed Terms and Conditions, please visit the auction portal

Place : Aurangabad **Authorized Officer**
Date : 30-10-2026 **RBL Bank Ltd.**

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Chola Ever better EV

Registered Office at : "CHOLA CREST", 3rd Floor, C54 & C55, Super B - 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032

DEMAND NOTICE UNDER SECTION 13(2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

You, the under mentioned Borrower / Co-Borrowers is hereby informed that the company has initiated proceedings against you under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and that the Notice under 13 (2) of the Act sent to you by Registered Post Ack. Due for Borrower/s has been returned undelivered. Hence, you are hereby called upon to take notice and pay the outstanding loan amount mentioned against the said account with interest accruing there from within 60 days from the date of this publication, failing which the company will proceed against you by exercising its right under Sub-Sec (4) of Section 13 of the Act by enforcing the below mentioned security to realize its dues with interests and costs. It is needless to mention that this notice is addressed to you without prejudice to any other remedy available to the company.
Loan Account No.TL01PUN0000059588, Name and Address of the Borrower / Co-Borrowers: 1. M/s. Kolaidevi Dudh Sankalan V Shitkaran Kendra (Borrower) Through Its Proprietor, Ganesh Kashti Shrigonda, Kashti Ajnuj Road, Kashti, Ahmednagar, Maharashtra - 414 701 **Also at:** Survey No. 997/2, Near Shivmudra Industries, On Kashti Ajanuj Road, At Kashti, Tal. Shrigonda, Dist. Ahmednagar - 414 701**, 2. Mr.Santosh Dattatray Lagad (Co-Borrower)** 809, Ajnuj Road, Ganesha Kashti, Shrigonda Kashti, Ahmednagar, Maharashtra - 414701 **Also at:** Survey No. 997/2, Near Shivmudra Industries, On Kashti Ajanuj Road, At Kashti, Tal. Shrigonda, Dist. Ahmednagar - 414701**, 3. Ms. Kirti Santosh Lagad (Co- Borrower)** 809, Ajnuj Road, Ganesha Kashti, Shrigonda Kashti, Ahmednagar, Maharashtra - 414 701 **Also at:** Survey No. 997/2, Near Shivmudra Industries, On Kashti Ajanuj Road, At Kashti, Tal. Shrigonda, Dist. Ahmednagar - 414 701. **Loan Amount: Rs. 80,83,289/- Date of Demand Notice: 22.10.2026, Amount Outstanding: Rs.82,15,219/- as on 12.10.2026** With Further Interest Thereon & **NPA Date : 04.10.2026.**

SCHEDULE OF PROPERTY: Gat Number 997/2/2, land area 0.2000 Hectares, Kashti, Ahmednagar, Pin Code : 414 701

Date : 30.10.2026 **Authorized Officer**
Place : Ahmednagar **For Cholamandalam Investment and Finance Company Limited**

AXIS FINANCE LIMITED

AXIS FINANCE

(CIN: U65921MH1995PLC212675)
Axis House, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025

APPENDIX IV [See Rule 8(1)]
POSSESSION NOTICE (For immovable property)
[As per Appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002]

Whereas, The undersigned being the Authorized Officer of the **Axis Finance Limited (AFL),** 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 with the Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand notice dated **23rd July 2025** calling upon the Borrower(s) / Guarantor(s) / Mortgagor(s) **(1) Visawa Plastics (Borrower) Snehal Machhindra Rohokale (Co-Borrower- 1) Vishal Sahebrao Ubale (Co borrower)** who have mortgaged the immovable property being all the piece and parcel of the land more particularly described below, to repay the amount mentioned in the notice being, **Rs 11615206 (Rupees One Crore Sixteen Lakhs Fifteen Thousand Two Hundred and Six Only) due as on 14th July 2025** with further interest at the contractual rate thereon till the date of payment within 60 days from the date of receipt of the said notice.
The Borrower(s) / Guarantor(s) / Mortgagor(s) having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) / Mortgagor(s) and the public in general that the undersigned has taken **PHYSICAL POSSESSION** of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **27th day of October of the year 2026**
'The Borrower(s) / Guarantor(s) / Mortgagor(s) 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 Axis Finance Limited for an amount of **Rs. 1,22,12,828 (Rupees One Crore Twenty two Lakhs Twelve Thousand Eight Hundred and Twenty Eight only) due as on 25th September 2026** with further interest thereon at the contractual rates together with costs, charges, etc. of Axis Finance Ltd until the full payment or realization in full.
The Borrower(s) / Guarantor(s) / Mortgagor(s) attention is invited to provisions of sub section (8) & sub section (13) of section 13 of the said Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Property details-
All that piece and parcel of the property Middle part area adm 0H.27 R with construction area adm 312.83 sq mtrs its GramPanchayat Milkat No 1109 out of Gat No 253 its total area adm 0H.62 R situated at Bhalawani within the limits of ZP Ahmednagar , Tal , panner District Ahmednagar. Boundaries : East :area owned by Devidas Babaji Wabale out of Gat No 253, South: Gat No 260, West: area Pratibha Prakash Amle & Sanjay Keshav Andure out of Gat No 25, North: Nagar : Kalyan Road, North: Plot No 40,41

Date: 27th October 2026 **For Axis Finance Ltd**
Place: Ahmednagar **Authorized Officer**

यूनियन बैंक Union Bank of India

यूनियन बैंक ऑफ इंडिया

[Rule - 8 (1)]
POSSESSION NOTICE
(For Immovable Property)

Nawapur Branch

Add.: At Sardar Chowk, P.B. No.6, Nawapur, Dist. Nandurbar-425418.

Whereas,
The undersigned being the Authorized Officer of **Union Bank of India, Nawapur Branch, address at Sardar Chowk, P.B. No.6, Nawapur, Dist. Nandurbar 425418** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (Act No. 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 06/08/2026** calling upon the **Borrowers : Mr. Bharat Manikrao Gavit & Mrs. Sangita Bharat Gavit** and the **Guarantor : Mr. Bhalchandra Gulabrao Patil** to repay the amount mentioned in the notice being **Rs. 11,59,431.68 (Rupees Eleven Lakhs Fifty Nine Thousand Four Hundred Thirty One and Paise Sixty Eight 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 possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this **29th October 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 **Union Bank of India** for an amount **Rs. 11,59,431.68 (Rupees Eleven Lakhs Fifty Nine Thousand Four Hundred Thirty One and Paise Sixty Eight only)** 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 the borrower to redeem the secured assets.

Description of Immovable Property

Simple Mortgage of immovable property described herein below:
Schedule-I: (Description of the Landed Property)
All the piece and parcel of the non-agricultural land & property i.e. S. No. 772/1/1/4, area measuring 0 H.20R i.e. 2000 Sq. Mtrs. and S. No. 772/1/1/5, area measuring 0 H.20R i.e. 2000 Sq. Mtrs. out of its area measuring 1430 Sq. Mtrs. i.e. total area 3430 Sq. Mtrs. + T.D.R area 1345 Sq. Mtrs. situated at Govind Nagar, Tal. & Dist. Nasik within the limits of Nasik Municipal Corporation Nasik and the same is bounded as under: **East :** S. No. 772/ (1), 777/1 and 7.5 Mtrs. Road, **West :** S. No. 772/1 (P), **South :** S. No. 773/(P) Final Layout, **North :** S. No. 772/1/1B(P)
All the said plot property together with all the things appurtenant thereto and all rights or easement attached thereto.

Schedule-II: (Description of the Mortgaged Property)
All that piece and parcel of constructed premises bearing Flat No. 801/A, area measuring 86.58 Sq. Mtrs. carpet area, consisting of three bedroom + Hall + Kitchen + Standing Balcony + Terrace + WC/Bath on Eighth Floor in A wing from and out of "Opal Enclave Apartment" duly constructed on the land property more particularly described in Schedule - I written herein above with design and specifications and same is bounded as under: **East :** Main G