Utkarsh Small Finance Bank
Aapki Ummeed Ka Khaata
(A Scheduled Commercial Bank)

Zonal Office: Rupa Sapphire, 21st. Floor, Sector 18, Opp Sanpada Rly Station, Vashi, Navi Mumbai (MH)– 400705
Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP - 221 105.

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Notice is hereby given under the securitization and Reconstruction of Financial Assets and enforcement (Security) interest Act, 2002 and in exercise of powers conferred under 13(12) read with rule 3 of Security interest (enforcement) rules 2002, the authorised officer issued a Demand notice on the dates notes against each account as mentioned hereinafter, calling them to repay the amount 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 under noted borrowers having failed to repay the amount that the undersigned has taken **Physical Possession** of the properties 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 the dates mentioned against each account. The borrower in particular and the public in general is hereby cautioned not to deal with the proper ties and any dealing with the properties will be subject to the charge of **UTKARSH SMALL FINANCE BANK LIMITED** for the amounts and interests thereon mentioned against each account herein below:

The attention of the borrowers detailed hereunder is invited to the provisions of subsection (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Branch	No. of the Account	Name of the Borrower/Guarantor (Owner of the Property)	Date of Demand Notice	Date of Possession Notice	Amount Outstanding as on the date of Demand Notice
1	Nashik	1570060000006072 & 1570060000006123	Mr. Rajendraprasad Durgaprasad Modi (Borrower & Mortgagor) Mrs. Anita Rajendra Modi (Co-Borrower & Co-Mortgagor)	24/02/2025	22/4/2026 Physical	₹2,88,14,654.37/-

Description of Property/ies (all the part & parcel of the property consisting of): All that part and parcel of the property situated at Shop No. 329, 3rd Floor, Roongta Shopping Center Appt., Plot No. 1, Sr. No. 428/1, Makhmalabad, Nashik, Maharashtra-422003. Property bounded by- East: Passage, West: Shop No. 318, North: Shop No. 330, South: Lift & Staircase. **AND** All that part and parcel of the property situated at Shop No. 330, 3rd Floor, Roongta Shopping Center Appt., Plot No. 1, Sr. No. 428/1, Makhmalabad, Nashik, Maharashtra-422003. Property bounded by- East: Passage, West: Shop No. 319, North: Shop No. 331, South: Shop No. 329. **AND** All that part and parcel of the property situated at Shop No. 340 & 346, 3rd Floor, Roongta Shopping Center Appt., Plot No. 1, Sr. No. 428/1, Makhmalabad, Nashik, Maharashtra-422003. Property bounded by- East: Passage & Unit No. 357,West: Passage, North: Shop No. 339 & 347,South: Passage AND All that part and parcel of the property situated at Shop No. 360, 3rd Floor, Roongta Shopping Center Appt., Plot No. 1, Sr. No. 428/1, Makhmalabad, Nashik, Maharashtra-422003. Property bounded by- East: Passage, West: Shop No. 359, North: Shop No. 361, South: Passage & Balcony. **AND** All that part and parcel of the property situated at Flat No.601, Sixth Floor, Emperio Heights, Sr.No. 728/1 to 10, 13 B to 25A/29, Final Plot No.489, Mahatma Nagar, Nashik, Maharashtra-422007. Property bounded by- East: Lift, Staircase, West: Marginal Space, North: Marginal Space, South: Flat No.602.

Date: 25/04/2026
Place: Nashik

Sd/-
(Authorized Officer)
Utkarsh Small Finance Bank Ltd.

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

IDFC FIRST Bank

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	154423273	Loan Against Property	1. Pravin Uttam Chavan 2. Anjali Pravin Chavan	08.04.2026	INR 10,35,602.56/-

Property Address : All That Piece And Parcel Of Grampanchayat House No. 171, Admeauring 500 Sq. Ft. i.e. 46.47 Sq. Meters, Situated At Village: Popatnagar, Post: Chorwad, Taluka: Parola, District: Jalgaon, Maharashtra-425111, And **Bounded As: East:** Road, **North:** Pandurang Padam Rathod GPH No. 172, **West:** Field, **South:** Uttam Bhika Chavan GPH No. 170

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 : 25.04.2026 **(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and**
Place : Jalgaon, Maharashtra **presently known as IDFC First Bank Limited)**

NIWAS HOUSING FINANCE LIMITED
(Formerly, Niwas Housing Finance Private Limited)
Regd. Office: - Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 400093

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
LNJLN0HL-05230032125	1.VIJAY SAMBHAJI KHARAT (BORROWER) 2.RENUKA VIJAY KHARAT (CO-BORROWER)	Rs. 4,49,708/- (Rupees Four Lakh Fourty Nine Thousand Seven Hundred Eight Only) DATE: 16-Jan-2026	23-Apr-2026	SYMBOLIC POSSESSION

PROPERTY BEARING : ALL PART, PIECE AND PARCEL OF JALNA GPH NO. 185/1, AT- DHARKALYAN, TQ- JALNA, DIST- JALNA 431213. AREA 337.50 SQ FT. THE FOLLOWING BOUNDED AS UNDER : EAST: RAHUL KHARAT, WEST: ROAD, SOUTH :BABAN KHARAT NORTH: ROAD

Place : Jalna
Date : 25.04.2026

Sd/-
Authorised Officer
Niwas Housing Finance Limited

REGISTERED OFFICE: Peninsula Business Park, Tower A, 6th Floor, Senapati Bapat Marg, Lower Parel, Mumbai- 400013
CONTACT ADDRESS: 3RD Floor, Cello Platina Building, F.C. Road, Near Police Parade Ground, Shivajinagar Pune – 411005

DCB BANK

INTIMATION CUM AUCTION SALE NOTICE
Intimation to Remove Movable Assets from Secured Property

Notice is hereby given to the public that Authorized Officer of DCB Bank Ltd. in exercise of powers conferred under SARFAESI Act 2002, has already sold the below mentioned Immovable Property/Secured Asset in public auction for recovery of dues of borrowers **1. MR. KALIM KARIM SYED 2) MR. KARIM MAHEBOOB SYED 3) MRS. SHABANA KALIM SYED** for loan obtained from **DCB Bank Ltd** vide account nos. **DRHLAUR00406080.** Now **DCB Bank Ltd**. is in process of handing-over possession of secured property to auction-purchaser.

At the time of taking possession of said property, some movable items were found by Authorised Officer in the said premise. A notice dated **15-12-2025** had been sent to borrower/co-borrower by **RPAD** at all available addresses and also through electronic modes i.e. mail, whatsapp, intimating them to collect/remove inventory, movables, belongings and documents lying in secured properties on or before **26th December, 2025** between time **11:00 AM to 5:00 PM** on Bank working day. Therefore, through this notice, we hereby give final intimation to borrower/co-borrower to take possession of inventory, movables, belongings and documents lying inside the mortgaged properties in the presence and with consent of Authorised Officer of **DCB Bank Ltd.** by furnishing required documentary proof on or before **02nd May, 2026.**

Please take notice that, if you fail to remain present at the scheduled date and time and remove the inventory, we will be forced to remove and dispose them through auction on **"AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS.**

Account Number	Name of Borrower/Co-borrower and address / Property details
DAHLBAH00495357	1) MR. KALIM KARIM SYED 2) MR. KARIM MAHEBOOB SYED, 3) MRS. SHABANA KALIM SYED, Address: - FLAT NO. B-05 & B-9, SECOND FLOOR, FAIZ COMPLEX, TAJ FLAT OWNERS CO-OP. HOUSING SOCIETY, CTS NO. 11989/P, SHEET NO. 330 & 331, JASWANTSINGPURA, KIRADPURA, AURANGABAD – 431001. Also at: FLAT NO. 5, SECOND FLOOR, METRO HILLS, CTS NO. 11424/10, SHEET NO. 353, GANESH COLONY, SALIMALI SAROVER ROAD, AURANGABAD – 431001.
Property Details	ALL TAHT PIECE AND PARCEL OF THE FLAT NO. 05, ON SECOND FLOOR, BUILT UP AREA ADMEASURING 557 SQ.FTS. I.E. 51.74 SQ. MTRS. AND SUPER BUILT UP AREA 777.45 SQ.FTS. I.E. 72.22 SQ. MTRS. IN THE BUILDING NAMELY "METRO HILLS", BEARING CTS NO. 11424/10, SHEET NO. 353, SITUATED AT GANESH COLONY, AURNGABAD TALUKA AND DISTRICT AURANGABAD. (The Secured Assets)"

PLACE: AURANGABAD
DATE: 25-04-2026

SD/- Authorized Officer
DCB BANK Limited

BAJAJ HOUSING FINANCE LIMITED
Corporate office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014
Branch Address.: 1st floor, BHAISHREE VENTURES, Plot No 29, 45, Kamgar Chowk, Prabodhankar Thakare Nagar, N 2, Cidco, Aurangabad, Maharashtra 431007

Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Undersigned being the Authorized officer of M/s Bajaj Housing Finance Limited, hereby gives the following notice to the Borrower(s)/Co-Borrower(s) who have failed to discharge their liability i.e. defaulted in the repayment of principal as well as the interest and other charges accrued there-on for Home loan(s)/Loan(s) against Property advanced to them by Bajaj Housing Finance Limited, and as a consequence the loan(s) have become Non Performing Assets. Accordingly, notices were issued to them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-to, on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Loan Account No./Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) & Addresses	Address of the Secured/ Mortgaged Immovable Asset/ Property to be enforced	Demand Notice Date & Amount
Branch : AURANGABAD LAN:- H417HHL0550815 and H417HLT0589010 1. Prashant Sadashiv Gavali (Borrower) 2. Jyoti Kamble (Co-Borrower) Both At Flat No 07 Bldg No I-23 Sara, Parivartan Secto Aurangabad, Aurangabad, Maharashtra-431008	All That Piece And Parcel of The Non-agricultural Property Described As: Flat No 07, Wing 23 I, Sara Parivartan Sector B Phase II, Village Sawangi, Tal & Dist Aurangabad Bounded By: East : Side Marginal Space, West : Flat No. 10, Stair Case & Duct, North : Flat No. 08, Wing No. 22, South : Flat No. 08, Wing No. 23	**15th Apr 2026 & Rs. 24,66,917/-** (Rupees Twenty Four Lakh Sixty Six Thousand Nine Hundred Seventeen Only)

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers Guarantors) are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with Bajaj Housing Finance Limited) further steps for taking possession of the Secured Assets/ mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002. The parties named above are also advised not to alienate, create third party interest in the above mentioned properties. On which Bajaj Housing Finance Limited has the charge.

Place: Aurangabad Date: 25.04.2026 **Sd/- Authorized Officer, Bajaj Housing Finance Limited**

U GRO Capital Limited
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 30 DAYS FOR SALE OF IMMOVABLE ASSET(S) ["SECURED ASSET(S)"] UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 AND 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Secured Asset(s) mortgaged / charged to **U GRO Capital Limited** ("Secured Creditor"), the possession of which has been taken by the authorised officer of Secured Creditor, will be sold on ***"As is what is" and "As is where is" and "Whatever there is"*** on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Sl. No.	Details of Borrower(s)/ Guarantor(s)	Details of Demand Notice	Details of Auction	
1.	**1. Nilesh and Company through its proprietor Nilesh Manohar Sonawane 2. Nilesh Manohar Sonawane proprietor of Nilesh and Company 3. Sangita Manohar Sonawane Loan Account Number: UGNSMMS0000083404**	**13(2) Date of Notice: 18-Oct-2025**	**Reserve Price**	**Rs. 40,18,600/-**
			EMD	Rs. 4,01,860/-
			Last date of EMD Deposit	29-05-2026
		Outstanding Amount: Rs. 44,54,389/- as on 18-10-2025	**Date of Auction**	**30-05-2026**
			Time of Auction	11 AM to 01 PM
			Incremental Value	**Rs. 50,000/-**

Description of Secured Asset(s): All that part and parcel of immovable property bearing commercial shed on northern side gat no.169 admeasuring (400 sq mtrs situated at village Kolgaon Thadi Tal. Kopargaon Dist. Ahmednagar and **bounded by: North:** Road **South:** Remaining Area of Gat No. 169 **East:** Area of Kailas Punjaji Lute/ Adj. Property **West:** Road

For detailed terms and conditions of the sale, please refer to the link provided in U GRO Capital Limited/Secured Creditor's website. i.e. **www.ugrocapital.com** or contact the undersigned at **authorised.officer@ugrocapital.com Contact Number- 8169128001 (Pranay Patil)**

Place: AHMEDNAGAR
Date: 25.04.2026
Sd/-(Authorised Officer)
For UGRO Capital Limited

YES BANK LIMITED
Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055
Branch Office: Plot No. 69/4, Mutha Sumphony, Law College Road, Erandwane, Pune 411004

Possession Notice for Immovable Property

Whereas, The undersigned being the authorised officer of YES Bank Limited ("Bank") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notice to respective borrowers calling upon them to repay the below mentioned amount mentioned in the notice within 60 days from the date of the said notice.

The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken symbolic possessions of the properties 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.

The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and any dealings with the said properties will be subject to the charge of the Bank for below mention amount, together with all the other amounts outstanding including the costs, charges, expenses and interest thereon.

This is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Details of the Possession Notice/ Borrowers/Mortgaged Property

Sr. No.	Loan A/c No.	Name of Borrowers, Co-Borrowers & Guarantor	Description of the Mortgage Properties	Sec 13(2) Notice Date	Total Outstanding dues as per Sec 13(2) Notice.	Date of Symbolic Possession
1	HLN002101376248	Ganesh Kumar U Singh & Priyanka Devi	Row House No 01, Vatsalya Sankul-18, Plot No.06, Survey No. 932/2/3/3/2 (1197), Area Admeasuring 660.00 Sq. Feet I.e 61.33 Sq. Mtr. Carpet And Havng Plotted Area Admeasuring 75.01 Sq. Mtr, Near Ashoka Gulmohar Udyog Bhavan, Sinnar, Nasik, Maharashtra, 422103.	17-11-2025	Rs. 2626593.40	20-04-2026
2	HLN002101605016 & HLN002101643375	Pratik Santosh Shinde & Vaishali Santosh Shinde	Bungalow On Plot No. 41, Area Admeasuring 102.00 Sq. Mtr, Ground Plus 1st Floor, Survey No. 6/5/6/8, Next to Ugale Lawns, Renuka Nagar, Maparwadi Road, Near Bhaiwavnath Society, Adva Fata, Village-sinnar, Nasik Maharashtra, 422103.	04-12-2025	Rs. 3014440.60	20-04-2026
3	AFH002101604851	Satish Pramod Kshatriya & Shakuntala Pramod Kshatriya	Row Bunglow No 04, Shree Krushna Row Villa, Plot No. 1/14/15, Survey No. 981/1/1,area Admeasuring 58.56 Sq. Mtrs, Naygaon Road Sinnar, Nasik, Maharashtra, 422103.	13-10-2025	Rs. 1995384.00	20-04-2026
4	AFH002101962805	Mr./Ms. Shivaji Sakharam Landge, Mr./Ms. Rushali Shivaji Landge & Mr./Ms. Santosh Govind Sase	Row House No 02, On South Side Part Of Plot No. 13, Ground Floor Plus 1 Floor, S No 89/2/B Janki Nagar Paregaon, Road Yeola, Nasik, Maharashtra, 423401.	27-10-2025	Rs. 2548059.97	24-04-2026

Place: Nashik
Date : 24.04.2026
Sd/- (Authorized Officer)
Yes Bank Limited

Utkarsh Small Finance Bank
Aapki Ummeed Ka Khaata
(A Scheduled Commercial Bank)

Zonal Office: Rupa Sapphire, 21st. Floor, Sector 18, Opp Sanpada Rly Station, Vashi, Navi Mumbai (MH)– 400705
Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP - 221 105.

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Notice is hereby given under the securitization and Reconstruction of Financial Assets and enforcement (Security) interest Act, 2002 and in exercise of powers conferred under 13(12) read with rule 3 of Security interest (enforcement) rules 2002, the authorised officer issued a Demand notice on the dates notes against each account as mentioned hereinafter, calling them to repay the amount 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 under noted borrowers having failed to repay the amount that the undersigned has taken **Symbolic Possession** of the properties 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 the dates mentioned against each account. The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of **UTKARSH SMALL FINANCE BANK LIMITED** for the amounts and interests thereon mentioned against each account herein below:

The attention of the borrowers detailed hereunder is invited to the provisions of subsection (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Branch	No. of the Account	Name of the Borrower/Guarantor (Owner of the Property)	Date of Demand Notice	Date of Possession Notice	Amount Outstanding as on the date of Demand Notice
1	Nashik	1570060000006187	Nitin Shivaji Kapdi (Borrower & Mortgagor) Jyoti Nitin Kapadi (Co-Borrower)	13/01/2026	22/04/2026 Symbolic	₹ 6,20,188.78/-
Description of Property/ies (all the part & parcel of the property consisting of): All that part and parcel of the property situated at Milkat No 1383, Grampanchayt Anukramank No 1289, Village Vanasgaon, Tal-Niphad, Dist-Nashik, Maharashtra-422304. Property bounded by- East: Grampanchayat Road West: Property of Mr. Ashok Bhikaji Jadhav North: Grampanchayat Road South: Grampanchayat Road						
2	Nashik	1570060000006192	Chandrakant Sharad Deharde (Borrower) Vaishali Sharad Deharde (Co-Borrower & Mortgagor)	13/01/2026	22/04/2026 Symbolic	₹ 6,22,211.15/-
Description of Property/ies (all the part & parcel of the property consisting of): All that part and parcel of the property situated at Milkat No 940, Grampanchayt Anukramank No 939, Subhash Nagar, Vinchur, Niphad, Nashik, Maharashtra-422305. Property bounded by- East: Property of Mr. Vijay Namdeo Deharde West: Property of Mr. Dilip Namdeo Deharde North: Road South: Road						
3	Nashik	1570060000006139	Madhukar Kisan Dhande (Borrower & Mortgagor) Bababai Madhukar Dhande (Co-Borrower & Mortgagor)	17/01/2026	23/04/2026 Symbolic	₹ 7,77,568.17/-
Description of Property/ies (all the part & parcel of the property consisting of): All that part and parcel of the property situated at Grampanchayat Milkat No. 203, Near Indian Oil Petrol Pump, Padali Phata, Mumbai-Agra Road, Village-Padali Deshmukh, Tal-Igatputi, Dist-Nashik, Maharashtra-422403. Property bounded by- East: Mumbai Agra Highway West: Property of Mr. Ishwar Chordiya North: Property of Mr. Khanderao Dhande South: Property of Mr. Balasaheb Amale						

Date: 25/04/2026
Place: Nashik

Sd/-
(Authorized Officer)
Utkarsh Small Finance Bank Ltd.

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

E-Public Auction-cum-Sale Notice

E Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision to Rule 8 (6) and Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s, Guarantor/s and Mortgagor/s, that the below described immovable properties mortgaged / charged to Secured Creditor, the **POSSESSION** of which has been taken by the Authorised Officer of Axis Finance Limited, Secured Creditor, will be sold on "**AS IS WHERE IS**", "**AS IS WHAT IS**", **and "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS"**, on **16th May 2026** for recovery of **Rs 4,97,00,695 (Rupees Four Crore Ninety Seven Lakhs Six Hundred and Ninety Five only) as on 23rd April 2026** as on **23th April 2026** (amount o/s as on the date of the demand notice dated 18th June 2025 issued u/s 13(2) of SARFAESI Act – **Rs 4,52,08,312 (Rupees Four Crore Fifty Two Lakhs Eight Thousand Three Hundred and Twelve only) as on 18th June 2025** with further interest at the contractual rates, along with default/penal interest and other charges etc., till final payment / realization from the Borrower / Mortgagors / Guarantors, i.e**. 1 SAE Impex International Private Limited 2) Mr Shisher Madhurshyam Roy 3. Mr Sharad Madhurshayam Roy 4) Mr Hemant Madhurshyam Roy (hereinafter collectively referred to as "the Borrowers").** The Description of Assets, Reserve Price (RP), Earnest Money Deposit (EMD) and Details of Sale are as below:

SCHEDULE – I

Description of Immovable Secured Asset

Property details - All that Piece and Parcel of:

Property I- All that piece and parcel of immovable property Lodging No 1 at 1st Floor Sai Apartment Mauje Deolali Survey No 2/A/1A/1/3/1, CTS No 1555 and 1556 situated at DOLALI Taluka and district Nashik 422101

Property II - All that piece and parcel of immovable property Shop No 2 at Ground Floor Sai Apartment Mauje Deolali Survey No 2/A/1A/1/3/1, CTS No 1555 and 1556 situated at DOLALI Taluka and district Nashik 422101

Property III - All that piece and parcel of immovable property Dormitory 6 at Third Floor Sai Apartment Mauje Deolali Survey No 2/A/1A/1/3/1, CTS No 1555 and 1556 situated at DOLALI Taluka and district Nashik 422101

Property IV - All that piece and parcel of immovable property Dormitory 3 at Second Floor Sai Apartment Mauje Deolali Survey No 2/A/1A/1/3/1, CTS No 1555 and 1556 situated at DOLALI Taluka and district Nashik 422101

Property V - All that piece and parcel of immovable property Dormitory -9 at 4th Floor Sai Apartment Mauje Deolali Survey No 2/A/1A/1/3/1, CTS No 1555 and 1556 situated at DOLALI Taluka and district Nashik 422101

SCHEDULE - II

DETAILS OF E-AUCTION

Description of property	Property -1	Property -2	Property-3	Property - 4	Property- 5
Reserve Price	Rs 4706424	Rs 20913188	Rs 9053086	Rs 10650690	Rs 7455483
EMD amount	Rs 470642	Rs 2091318	Rs 905308	Rs 1065069	Rs 745548

Date & Time of e-Auction	16th May 2026 From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	15th May 2026 Before: 4:00 pm
Bid Increment Amount:	Rs. 10,000/- (Rupees Ten Thousand Only).
Contact Person	Ms Shristi Agarwal: 7738650021 Mr Ayan Bhattacharya: 9811710558

For detailed terms and conditions of sale, please refer to the link provided in website i.e. **https://sarfaesi.auctiontiger.net/EPROC/ and www.axisfinance.in;**

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) /RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s, guarantor/s and mortgagor/s of the said loan about the holding of E-Auction Sale on the above-mentioned date.

Date: 25.04.2026
Place : Nashik

Authorized Officer
Axis Finance Limited

INDIA SHELTER FINANCE CORPORATION LTD
IndiaShelter Home Loans
REGD: OFFICE:- PLOT-15,6TH FLOOR, SEC-44, INSTITUTIONAL AREA, GURUGRAM, HARYANA-122002

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas, The Undersigned Being The Authorised Officer Of The India Shelter Finance And Corporation Ltd, Under The Securitisation And Reconstruction Of Financial Assests And Enforcement Of Security Interest Act,2002 And In Exercise Of Power Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (enforcement) Rules,2002,issued A Demand Notice On The Date Noted Against The Account As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner Of The Property/surety To Repay The Amount Within 60 Days From The Date Of The Said Notice. Whereas The Owner Of The Property And The Other Having Failed To Repay The Amount, Notice Is Hereby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Possession Of The Property/ies Described Herein Below In Exercise Of Powers Conferred On Him/her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 Of The Said Rules On The Dates Mentioned Against Each Account. The Borrower 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. Now, The Borrower In Particular And The Public In General Is Hereby Cautioned Not To Deal With The Property/ies And Any Dealing With The Property/ies Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

Sr NO.	NAME OF THE BORROWER/ GUARANTOR (OWNER OF THE PROPERTY) & LOAN ACCOUNT No.	DESCRIPTION OF THE CHARGED /MORTGAGED PROPERTY(ALL THE PART & PARCEL OF THE PROPERTY CONSISTING OF)	DT. OF DEMAND NOTICE,AMOUNT DUE AS ON DATE OF DEMAND NOTICE
1.	**Ahilyabai Govind Pardeshi & Govind Dhularam Pardeshi Reside At:** Eklahare, Waghali Jalgaon Maharashtra 424102, Maharashtra. Also At -gph Malmatta No 21 Masoba Mandir At Eklahare (Bhamre Bk) Tal Chalisgaon Dist Jalgaon Mh 424102 Maharashtra **Loan Account No. HLDUSVLONS000005130836 / Ap-10293334 Branch- Dhule**	All Piece And Parcel Of Property Gram panchayat Property No. 21, Adm Area 966.00 Sq.ft., Situated At Ekalhere, Tal. Chalisgaon & Dist. Jalgaon 424102 Maharashtra.Boundary:- East- Land-Road, West- Gaothan, North- Property Of Bhagchand Pardeshi, South- Prperty Of Fulchand Pardeshi	**DEMAND NOTICE 10-DEC-2025 Rs. 214362/- (Rupees Two Lakh Fourteen Thousand Three Hundred Sixty Two Only)** DUE AS ON **10.12.2025** TOGETHER WITH INTEREST APPLICABLE FROM **11.12.2025** AND OTHER CHARGES AND COST TILL THE DATE OF THE PAYMENT. **DATE OF POSSESSION : 20.04.2026**

PLACE: Maharashtra, DATE: 25.04.2026 **FOR INDIA SHELTER FINANCE CORPORATION LTD, (AUTHORIZED OFFICER)**

FOR ANY QUERY PLEASE CONTACT MR. TUSHAR HURDE (+91 7350002453), MR. PRAKASH TANDULKAR (+91 7447426676)

GRIHUM HOUSING FINANCE LIMITED
Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014
Branch Off Unit:Office no. 404 and 405, Fourth Floor, A wing, ABH Capital Phase-I, opp to Ramayan Bunglow, Tilakwadi, Nashik - 422001

E-AUCTION - SALE NOTICE
Sale of secured immovable asset under SARFAESI Act

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to **Grihum Housing Finance Limited** (hereinafter referred to as the "Secured Creditor" as per the Act) , the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.
The Secured Assets will be sold on **"As is where is", "As is what is", and "Whatever there is" basis on 28-05-2026** through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: https://www.bankeauctions.com.
For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. **www.grihumhousing.com**

Sl. No.	Proposal No. Customer Name {A}	Demand Notice Date and Outstanding Amount {B}	Nature of Possession {C}	Description of Property {D}	Reserve Price {E}	EMD (10% of RP) {F}	EMD Submission date {G}	Incremental Bid {H}	Property Inspection Date & Time {I}	Date and time of Auction {J}	Known encumbrances/ Court cases if any {K}
1	**Loan No. HL00627100000005041429 SAGAR MONOJ KADAM (BORROWER) POOJA SAGAR KADAM (CO BORROWER)**	**Notice date: 07-06-2025 Total Dues: Rs. 1818805/-** (Rupees Eighteen Lakh Eighteen Thousand Eight Hundred Five Only) payable as on 07-06-2025 along with interest @11.85% p.a. till the realization.	**Physical**	All That Piece And Parcel Of The Property Bearing Flat No. 304 Having Carpet Area Adm. 41.96 Sq. Mtrs And Usable Area Of Adjoning Balcony Area Adm. 9.93 Sq. Mtrs On Third Floor, In The Building Known As "Dikshita Residency" Constructed On Plot No. 11/12 Having Total Area Adm. 575.00 Sq. Mtrs Out Of Survey No. 163/1/21/25 Situated At Village Nashik Tal & Dist -Nashik Within The Limits Of Nashik Municipal Corporation Bounded As Follows- Plot No. 11/12 East: Plot No. 09 West: 9 Mtrs Colony Road South: Plot No. 13 North: Plot No. 10 Flat No. 304 East: Marginal Space West: Duct And Flat No. 303 South: Stair Case North: Marginal Space	**Rs. 2046800.00/-** (Rupees Twenty Lacs Forty Six Thousand Eight Hundred Only)	**Rs. 204680.00/-** (Rupees Two Lacs Four Thousand Six Hundred Eighty Only)	**26-05-2026 Before 5 PM**	**10,000/-**	**19-05-2026 (11AM – 4PM)**	**28-05-2026 (11 AM- 2PM)**	**NIL**

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder.
The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id – Support@bankeauctions.com. **Contact Person –Dharni P, Email id- dharani.p@c1india.com Contact No- 9948182222.**. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS /DD in the account of "GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C", Bank-ICICI BANK LTD. Account No-091551000028 and IFSC Code- ICIC0000915 , ICICI Bank Ltd, Panchshil Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar - 411014 drawn on any nationalized or scheduled Bank on or before **26-05-2026** and register their name at https://www.bankeauctions.com and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at **Address:Office no. 404 and 405, Fourth Floor, A wing, ABH Capital Phase-I, opp to Ramayan Bunglow, Tilakwadi, Nashik - 422001Mobile no. +91 8281138143 e-mail ID p.adith@grihumhousing.com For further details on terms and conditions please visit https://www.bankeauctions.com&www.grihumhousing.comto take part in e-auction.**
This notice should also be considered as 30 DAYS (Thirty) notice to Borrower/Co-Borrower/Mortgagor(s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in The Indian Express shall be prevail

Date: 25.04.2026 Place: NASHIK **Sd/- Authorised Officer, Grihum Housing Finance Limited**

AMBIT FINVEST PRIVATE LIMITED
AMBIT Finvest — Pragati ke partner
Corporate Off: Kanakia Wall Street, 5th floor, A 506-510, Andheri-Kurla Road, Andheri East, Mumbai-400093

POSSESSION NOTICE (For Immovable Property) (Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of **Ambit Finvest Private Limited** Having its registered office at Ambit House, 449, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013, Corporate office at Kanakia Wall Street - 5th floor, A 506-510, Andheri-Kurla Road, Andheri East, Mumbai-400093, 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 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.

Name of the Borrower/Co-Borrowers/Guarantors & Loan Account Number	Demand Notice Date & Amount	Date of Possession Type of possession
1) SHIVSAI MEDICAL 2) ASHVINI NITIN CHAUDHARI 3) NITIN EKNATH CHAUDHARI Lan Nos. SRP000001011912	22-01-2026 Rs. 20,98,932/- (Rupees Twenty Lakhs Ninety Eight Thousand Nine Hundred Thirty Two Only) As On : 09-01-2026	18-04-2026 Symbolic Possession

DESCRIPTION OF IMMOVABLE PROPERTY / PROPERTIES MORTGAGED : ALL THAT PIECE AND PARCEL OF THE CONSTRUCTED PROPERTY BEARING GRAMPANCHAYAT MILKAT NO. 442, IN WITHIN 75 X 20 LAND AREA 1500 SQ. FT. ON 69 X 18 THREE ROOM SLAB BUILDING BUILT UP AREA 1242 SQ. FT., SITUATED AT RANJANGAON DEVI, TALUKA NEWASA, DIST. AHMEDNAGAR – 414602. BOUNDRIES ARE AS UNDER: EAST : MILKAT NO. 4787 OF MR. VITTHAL PANDIT, WEST : ROAD, NORTH : MILKAT NO. 441 OF MR. TUKARAM PEHERE, SOUTH : MILKAT NO. 443 OF MR. RAMDAS NAJAN

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 Ambit Finvest Private 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 : 25.04.2026. Place: **AHMEDNAGAR** Sd/- Authorised Officer - Ambit Finvest Private Limited