

Motil Oswal Home Finance Limited
 Regd. Office: Motil Oswal Tower, Rahimullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS: 829189898 Website: www.motiloswal.com, Email: info@motiloswal.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
 (UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motil Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under 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 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	LXRA701517-180061969 Borrower: Ashfaq Abdul Wahab Dhanse Co-Borrower: Abdul Wahab Dawood Dhanse/Zameer Abdul Wahab Dhanse	11-12-2025 For Rs.2413669/-	10-03-2026	Gat No. 954, Gram Panchayat House No. 421, Admeasuring 225 Sq.ft. Built-Up, Tukdi- Ratnagiri, Poth Tukdi- Taluka-Dapoli, Panchayat Samiti Dapoli, Talathi Sha Mandvili, Near Mazid, Dapoli Ratnagiri, Maharashtra- 415612. Boundaries-East: House West- Internal Road North- House South- House
2	LXAHM00317-180053634 Borrower: Mina Devram Natak Co-Borrower: Sunil Murlidhar Bhalose	29-02-2024 For Rs.2009985/-	07-03-2026	Plot No.5+8/1, Row House No.01, Beleshwar Park Phase Agasthi Colony, Madhav Baug, Alalmir Road, Nagardevi, Ahmednagar 0 Near Alalmir Dargay Dargay 414002 Ahmednagar Maharashtra Boundaries- East: Six Mtr Wide Road West: Six Mtr Wide Road North: Six Mtr Wide Road South: Block No 2 Of Plot No.5+8/1

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 Motil 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.

Place : Maharashtra
 Date : 12.03.2026

Sd/- Authorized Officer
 (Motil Oswal Home Finance Limited)

Muthoot Homefin
Muthoot Homefin (India) Ltd.
 CIN: U65922KL2011PLC029234
 Corporate Office: Muthoot Homefin (India) Ltd., 19/E, The Ruby, SenapatiBapat Marg, Tuluji Road, Near Ruparel College, Dadar West, Mumbai - 400028.
 Branch Office: Muthoot Homefin (India) Ltd., 29, Samrudhii, Opp. ICICI Bank, DSP Chowk, RTO Office Road, Jalgaon, 425002.

**APPENDIX-IV-A [See proviso to Rule 8(6)]
 PUBLIC NOTICE FOR PRIVATE TREATY CUM SALE**

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Muthoot Homefin (India) Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What is Basis' and 'Whatever Is There is Basis', Particulars of which are given below:-

Sr. No.	Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Loan Account No./ Branch	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)
1.	Madanlal Sundaram Saini/ Bhagotidevi Madanlal Saini/ 018-01800418/ Jaigson	05-Jan-24/ Rs. 20,44,312/- Rupees Twenty Lakh Fourty Four Thousand Three Hundred Twelve Only.	Block No. 2 East Side Block Plot No. 10, Gat No. 277/2 Vallabh Park, Soni Nagar, Sakohda Road Pimpri, Shivaj Jalgaon, Maharashtra- 425001	Rs. 12,28,500/- Rupees Twelve Lakh Twenty Eight Thousand Five Hundred Only.	Rs. 1,22,850/- Rupees One Lakh Twenty Two Thousand Eight Hundred Fifty Only.

1. The Auction is being held on "AS IS WHERE IS" AND "AS IS WHAT IS" basis
 2. The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form, available at the above mentioned regional office.
 3. Last Date of Submission of Sealed Bid/Offer in the prescribed tender forms along with EMD payable by way of Demand Draft in Favor of 'Muthoot Homefin (India) Ltd.' along with KYC in on 29-Mar-26 till 04:00 PM at Regional Office the address mentioned herein above. Tenders that are not filled up completely or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
 4. Date of Inspection of the Immovable Property is on 28-Mar-26 between 01:00 P.M. to 03:00 P.M.
 5. Date of Opening of the Bid/Offer Auction Date for Property is 30-Mar-26 at the above mentioned Branch Office address at 01:00 PM, by the Authorized Officer.
 6. The M.H.LI shall not be responsible for payment of any outstanding statutory notice & Encumbrances / taxes arrears etc. if any & their responsible to pay the sum would be that of the Successful auction purchase. The Intending bidder should make their own independent inquiries regarding the Encumbrances Title of property & also inspect & satisfy themselves.
 7. The Highest bidder shall be subject to approval of M.H.LI Ltd. Authorized Officer shall Reserve the right to accept all any of the offer / Bid so received without assign any reason whatsoever. His decision shall be final and binding.
 8. The Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Muthoot Homefin (India) Ltd, in full, before the date of sale, auction is liable to be set aside.
 For further details, contact the Authorized Officer, at the above mentioned Office address Contact Person- Nitin Nakhale- 8600001418
 Date : March 12, 2026, Place : Jalgaon

Sd/- Authorized Officer,
 Muthoot Homefin (India) Limited

SMFG Grihashakti
 Corporate Office: 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400015.
 Regd. Off.: Commzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116, TN

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 9(1) 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 listed immovable properties ("Secured Assets") mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of SMFG India Home Finance Co. Ltd. (hereinafter referred to as SMIFFC) ("Secured Creditor"), will be sold on "As is where is", "As is what 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 date of realization, due to SMIFFC Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below.

Sr. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of the Properties	Reserve Price : Earnest Money Deposit :	Date & Time of E-Auction	Date of EMD Submission
1.	Lan No. - 602107510509599 And 602107510509601. 1. Ashok Pandurang Jodge 2. Surekha Ashok Jodge 3. Kaushik Ashok Jodge 4. Ketki Ashok Jodge 5. Efforts Academy	All that and piece and parcel of Land Property Bearing Plot No. A-6 Having Its Total Plot Area of 275.50 And The Construction Portion Over It of 153.236 Sq Mtr On The First Floor In Total Construction of 306.472 Sq. Mtr. As Per The Sanctioned Plan And Permission Under Land Bearing No. 9111 +90/1 A/I Situated At Savedi Local Limit At Municipal Corporation Ahmednagar Property Bounded As:- North: 6 Mtr Internal Road, East: 6 Mtr Internal Road, West: Plot No. A-5, South: Plot No. A-106. And All that and piece and parcel of Land Property Land Property Bearing Plot No. Having Its Plot Area of 186.15 Sq Mtr Bearing Plot No. 9 Having Its Plot Area of 186.15 Sq Mtr And Construction Portion over It of 72.41 Sq Mtr on Ground Floor And 69.32 Sq Mtr on The First Floor In Total Construction on 141.73 Sq Mtr In Shri Markendey Co-Operative Housing Society Ltd. Ahmednagar Co of Land Bearing Old S. No. 86 And Having Its New Land S. No. As 99/2 Situated At Savedi And Within The Local Limit Ahmednagar Municipal Corporation Property Bounded As:- East: Plot No. 10, South: Plot No. 8, West: Plot No. 6, North: S. No. 86/1.	602107510509599 Rs. 90,60,000/- 602107510509601 Rs. 32,90,000/-	27.03.2026 at 11:00 AM to 01.00 PM	26.03.2026
			602107510509599 Rs. 9,06,000/- 602107510509601 Rs. 3,29,000/-		

Details terms and conditions of the sale are as below and the details are also provided in our secured creditor's website at the following link website address (https://biddeal.in and https://www.grihashakti.com/pdf/E-Auction.pdf) The Intending Bidders can also contact : Sachin Khobragade, Mobile: 9766591555, E-mail: Sachin.Khobragade@grihashakti.com, Mr. Niloy Dey, on his Mob. 8655619157, E-mail : Niloy.Dey@grihashakti.com

Place : Ahmednagar, Maharashtra
 Date : 06.03.2026

Sd/-
 Authorized Officer,
 SMFG INDIA HOME FINANCE CO. LTD.

SBI State Bank of India, Centralized Retail Asset Mgmt Cell, Tara Chambers, Near Marol Gate, Wakadewadi, Mumbai-Pune Road, Pune-411003. Email id: sbi.65162@sbi.co.in

Publication of Notice regarding possession of property u/s 13(4) of SARFAESI Act, 2002

Notice is hereby given under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) & in exercise of powers conferred under Section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, a Demand Notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of power conferred on him under section 13(4) of the said Act read with Rule 9 of the said Act on the dates mentioned against each account.

The Borrowers 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 STATE BANK OF INDIA for an amount 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.

Name & Address of the Borrowers	Description of immovable property	Date of Demand Notice	Date of Symbolic Possession	Outstanding Amount (Rs.) as on date.
Mr. Praphul Kashinath Survas (Borrower) 1) Flat No. 20, Ashirwad Building, S. No. 51/1/19, Narhe, Pune-411041. 2) Residing at: Sindgaon, District-Dharsiv-413602. 3) Flat No. 205, 2nd Floor, 'C' Building, 'Mayaka Classic', S.No. 217 and Other, Punavale, Taluka-Mulshi, District-Pune-411033. Home Branch-Pulgate A/C No. 39866846675 Home Loan A/C No. 41347195477 EB-Insta-Home-Top	All that piece and parcel of residential Flat No. 205, on Second Floor, admeasuring area 765 sq. ft. i.e. 52.23 sq. mtrs. carpet and along with terrace and balcony in the 'C' Building, in the project known as "MAYAKA CLASSIC", Land bearing C.T.S.No.217, C.T.S.No.218, C.T.S.No. 221, C.T.S. No. 222, C.T.S. No. 223, C.T.S. No. 224, C.T.S. No. 225, C.T.S. No. 226, C.T.S. No. 227, C.T.S. No. 228, C.T.S. No. 230 totally area 826 sq. mtrs. 2) C.T.S. No. 229, 3) C.T.S. No. 219, 4) C.T.S. No. 220, 5) C.T.S. No. 269, 6) C.T.S. No. 271, 7) C.T.S. No. 275, C.T.S. No. 276, C.T.S. No. 281, C.T.S. No. 282, totally area 216.5 sq. mtrs. 8) C.T.S. No. 274, C.T.S. No. 277, C.T.S. No. 278, C.T.S. No. 279, C.T.S. No. 280, C.T.S. No. 281, C.T.S. No. 283, totally area 379.6 sq. mtrs. District- Pune, within the local limits of Pimpri Chinchwad Municipal Corporation. Property owned by Mr. Praphul Kashinath Survas	15.12.2025	09.03.2026	Rs. 37,05,412.00 (Rupees Thirty Seven Lakh Five Thousand Four Hundred and Twelve Only) as on 12.12.2025 with further interest and incidental expenses, costs, charges.

Date : 12.03.2026
 Place : Pune

Sd/- Authorized Officer,
 State Bank of India CRAMC Br., Pune

Edelweiss ECL Finance Ltd.
 Regd. Office: Tower 3, Wing 'B', Kohinoor City Mall, Kohinoor City, Kiroli Road, Kuria (West), Mumbai 400070.

APPENDIX IV POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of ECL Finance Ltd. (ECL) 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 Demand Notice(s) dated 09-07-2025, by the Authorized Officer of the company to the Borrower(s) / Co-Borrower(s) mentioned herein below to repay the amount mentioned in the notice 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 and the public in general that the undersigned has taken the physical Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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 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 ECL for an amount as mentioned herein under with interest thereon.

Name of Borrower(s)/ Co-Borrower(s)	Demand notice date and amount	Description of secured asset	Date of Possession (Physical)
(LOAN ACCOUNT NO: LNSKBS0000094471 And of 1. Sae Impex International Private Limited (Borrower & Applicant) 2. Hemant Madhushyam Roy (Co-Borrower and Co-Applcant) 3. Shisher Madhushyam Roy (Co-Borrower and Co-Applcant) 4. Sharad Madhushyam Roy (Co-Borrower and Co-Applcant)	09-07-2025 Rs. 1,91,20,861.23/- (Rupees One Crore Ninety-One Lakh Twenty Thousand Eight Hundred Sixty-One and Paise Twenty-Three Only) with respect to Loan Account Bearing Number LNSKBS0000094471 as on 08-07-2025	Description of The Secured Property- All the piece and parcel of the Shop No.306 & 306-B Carpet Area Admeasuring. 223.00 Sq.mtrs. & Balcony Area 27.02 Sq. Mtrs. i.e. 250.02 Sq. Mtrs. Total Area, 2691.21 Sq.Ft. Rera Carpet Area, on the Third Floor in the Building known as Star Plus Situated at Village- Deolai, Tehsil & District Nasik. The Boundaries of the Property Are: On or Towards East: Shop No. 306-A, On or Towards West: Shop No. 306-C, On or Towards South: Side Margin, On or Towards North: Shop No. Entrance Passage. All the Rights of Easements, Access, Ways, Common Roads and Other Rights Appurtenant Thereto With the Right of Ownership.	10-03-2026

Place: Nasik
 Date : 12-03-2026

Sd/- (Authorized Officer),
 For ECL Finance Limited

Phoenix ARC Limited
 Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057. Tel: 022-6849 2450, Fax: 022- 6741 2313 CIN: U67190MH2007PLC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

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

Notice is hereby given to the public in general and to the borrower(s)/guarantor(s) in particular, that the under mentioned property mortgaged to Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) pursuant to assignment of debt by Motil Oswal Home Finance Limited (Formerly known as Aspire Home Finance Corporation Limited - Assignor) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RESERVE BASIS", by way of "online-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website: www.phoenixarc.co.in as per the details given below

Date and time of E-Auction:-	Date: 27-03-2026, 11:00 AM to 02:00 PM (with unlimited extensions of 15 minute each)			
Sr. No.	Borrower(s)/ Co-Borrower(s)/ Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
1.	LAN: LXNAS00316-17003267 Branch: Nashik2 Borrower: Navnath Baban Kardak Co-Borrower: Manisha Laxman Gorde Guarantor:	15-11-2019 For Rs: 1095031/- (Rupees Ten Lac Ninety Five Thousand Thirty One Only)	Row H No 5 & 6, Mangalmurti Row Houses Kanadi Mala, Paregaon Road Sinnar Nr Municipal Council Ground Nashik Nashik Maharashtra-422103	Reserve Price: Rs. 1900000/- (Nineteen Lakh Only) EMD: Rs.190000/- (One Lakh Ninety Thousand Only) Last Date of EMD Deposit: 26-03-2026

Terms and Conditions of E-Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: https://www.auctionbazaar.com for e-Auction Service Provider: M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Ashish Sharda Dhople897679151/Ati Rajdarai Gaikwad9321972466/Sailesh Yegor833801159, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: +91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorized Officer may accept/reject/modify/cancel the bid/offer or post-poned the auction without assigning any reason therefor and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory duties, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put up on auction and claims/interests/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 7. The prospective/bidding bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place: MASHIK
 Date: 12.03.2026

Sd/- Authorized Officer
 Phoenix ARC Limited

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 CIN: U67100TN2014PTC020363
 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400023 | Email: Pratiksha.pate@omkararc.com | Mob.: +91 7373401575

[Appendix - IV-A] [See proviso to rule 8 (6) / rule 9(1)] PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with provision to rule 8 (6) & 9(1) 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 immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of OMKARA Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust). Further, OARPL has acquired entire outstanding debts of the below account to vide Assignment Agreement dated 30.03.2024 from Edelweiss Housing Finance Limited (Assignor) along with underlying security from assignor. Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the OARPL took handover of Possession on 13.07.2021. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and 4) of SARFAESI Act; on "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantor(s)/Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Name of Borrower(s)/ Guarantor(s)/ Mortgagors	Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price	Bid Increment Amount	EMD	Date & Time of Inspection
1. Ajeez Ahmad Siddiqui (Borrower) 2. Rashida Eliaz Siddiqui (Co-Borrower)	Godown No. 3, Lower Ground Floor, Singhi Complex, CTS No. 1053, Next to Bansiali Shop Off. Laxmi Rd, Budhwar Peth, Pune - 411 002. Total admeasuring 168 sq. ft. Saleable Area Boundaries are: North: Godown 2 South: By Godown 4 East: By Society Parking West: By Kenjale Chowk Road Landmark: Near Pune City Post Office	Ajeez Ahmad Siddiqui	Date: 25.04.2019 Rs. 17,19,025.78/- (Rupees Seventeen Lakh Ninety Thousand Seventy Five and Seventy Eight Paise Only)	13,10,000/-	10,000/-	1,31,000/-	20.03.2026 Time: 11:00 PM to 02.00 PM

Account No.: 344905001015, Name of the Beneficiary: OMKARA PS33/2020-21 Trust, Bank Name: ICICI Bank, Branch: BKC, (Mumbai), IFSC Code: ICIC0003449.

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 27.03.2026 up to 6:00 pm
 Date of E-Auction & Time: 30.03.2026 at 11:00 am to 1:00 pm (noon)

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in http://omkararc.com/auction.php. The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original before 27.03.2026 or remittance by way of NEFT/RTGS) is 27.03.2026 by 6:00 PM. The intending bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-auction Service Provider 'M/s. C1 India Pvt. Ltd.' Tel. Helpline: +91 729 9212425/26, Helpline E-mail ID: support@oanuctions.com, Mr. Bhavik Pandya, Mobile: 8869682937 E-mail: maharashtra@c1india.com and for any property related query contact the Authorized Officer, Mrs. Pratiksha Pate, Mobile: +91 9773401575 Mail: pratiksha.pate@omkararc.com. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

STATUTORY NOTICE FOR SALE UNDER (6) / rule 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002
 This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8 (6) / rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction sale through e-auction on the above referred date and time with the advance to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date : 12.03.2026
 Place : Aurangabad

Sd/- Authorized Officer, OMKARA Assets Reconstruction Pvt Ltd.
 (Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)

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	122429631	Loan Against Property	1. Ratan Uttam Kamale 2. Vandana Ratan Kamale	30.01.2026	INR 4,33,341.20/-
2	103869412	Loan Against Property	1. Sukalaj Galth Mali 2. Sangita Sukalaj Mali	04.02.2026	INR 5,38,844.57/-
3	138026101	Home Loan	1. Vagh Shivaji Ukhadu 2. Sangita Shivaji Vagh 3. Punjabai Ukhadu Vagh 4. Vagh Ukhadu Tukaram	04.02.2026	INR 7,86,442.77/-

Property Address : All That Piece And Parcel Of Gram Panchayat House No. 378/1, Total Admeasuring 3120 Sq. Ft., Proposed Built Up Area G. Floor, Admeasuring 452 Sq. Ft., Situated At Mouje: Vastod, Grampanchayat: Wakod, Taluka: Jamner, District: Jalgaon, Maharashtra-424205, And Bounded As: East : Property Of Viju Kharat, West: Property Of Yuvraj Gosavi, North : Usage & Road, South: Property Of Pavan Gosavi.

Property Address : All That Piece And Parcel Of Gram Panchayat House No. 3218/2, Admeasuring 450 Sq. Ft., Situated At Mouje: Asoda, Gram Panchayat: Asoda, Taluka: Jalgaon, District: Jalgaon, Maharashtra-425101, And Bounded As: East: Property Of Chhotu Rajdarh Shirasgar, West: Property Of Vilas Patil, North: Road, South: Property Of Bandu Koli.

Property Address : All That Piece And Parcel Of The Property Bearing Gph No. 1406, Admeasuring 735 Sq. Ft., Along With Construction, Situated At Undangaon, Tq. Silod, Dist. - Aurangabad - 431112, Which Is Bounded By: East: Shenfad Gadgu, West: Bandau Khandu, North: Govt Road, South: Govt Road

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.

Date : 12.03.2026
 Place : Aurangabad, Maharashtra

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

Sd/-
 Authorized Officer
 IDFC First Bank Limited

CORRIGENDUM
EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
 CIN: U67100MH2007PLC174759
 Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

CORRIGENDUM TO AUCTION NOTICE

"It is hereby to inform to the general public that the Auction Notice published on 21.02.2026 in this newspaper, pertaining to the Borrowers PAWAR SURESH DAGADU (Borrower), PAWAR SUREKHA SURESH (Co Borrower) LAN: 623541759, 622269442, 619165641 has been rescheduled.

The date of auction is now extended to 23-03-2026

All other terms and conditions of the said Auction Notice remain unchanged. The public is requested to take note of the revised auction date.

Date: 12.03.2026
 Place: AURANGABAD

Authorized Officer
 Edelweiss Asset Reconstruction Company Limited

RELIANCE ASSET RECONSTRUCTION CO. LTD.
 Reliance Centre, 11th Floor, North Side R-Tech Park, Off Western Express Highway, Goregaon East, Mumbai-400063

POSSESSION NOTICE (SEE RULE 8 (1)) (FOR IMMOVABLE PROPERTY)

Whereas, Reliance Asset Reconstruction Company Ltd. (RARAC 080 (RHDF HL) Trust) has acquired the financial assets from Religare Housing Development Finance Corporation Limited vide Assignment Agreement dated 29.03.2023. The Authorized Officer of Religare Housing Development Finance Corporation Limited, 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 Demand Notice dated 17.06.2021 calling upon Dyaneshwar Sahebrao Nirmala Sahebrao Nirmala, both r/o Row House No. 1881 (8), Niphad, Niphad, Dist. Nashik, Maharashtra - 422303, also at Row House No. 8, Village Niphad, Taluka Niphad, Dist. Nashik, Maharashtra - 422303, to repay the outstanding amount mentioned in the notice aggregating to Rs. 9,18,972.64/- within sixty (60) days from the date of the said notice.

And whereas the borrower / guarantors / mortgagors having failed to repay the amount, notice is hereby given to the borrower / guarantors / mortgagors 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, on this 09th day of March, 2026.

The borrower / guarantors / mortgagors 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 Reliance Asset Reconstruction Company Ltd. for an amount of Rs. 9,18,972.64/- together with interest and other charges thereon from 21.03.2026.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act. If the borrower clears the dues of "RARAC", together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "RARAC", and no further steps shall be taken by "RARAC" for transfer or sale of the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
 All that piece and parcel of property bearing Row House No. 8, admeasuring 49.34 Sq. Mtrs. built-up area, along with open space admeasuring 14.77 Sq. Mtrs., constructed on Plot No. 3 to 6 out of Gat No. 398/3/4, situated at Village Niphad, Taluka Niphad, Dist. Nashik, Maharashtra-422303.

Date: 09.03.2026
 Place: Niphad, Nashik

Authorized Officer
 Reliance Asset Reconstruction Company Ltd.