

Phoenix ARC Private Limited			CORRIDGUM
 Regd. Office:3rd Floor, Wallace Tower [33-140/1st], Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2540 Fax: 022- 6721 2313 CIN: U67190MH2007PTC168303 Email: info@phoenixarc.com In Website: www.phoenixarc.org			
Please refer to our "Public Notice For e-auction Cum Sale" published in this newspaper on 15.05.2025 . In this notice the respect of Borrower Below Mention, Auction Date wrongly publish Please read correct Auction Date 10-06-2025 instead of 04-06-2025 . Other details will remain the same.			
Borrower(s) / Loan Account			
LXHA00015-160020858 Vyankatesh Machindra Benkar	LXPUN0015-160020686 Niranjan Dnyanoma Mane	LXSPN00016-170046266 Nasruddin Shabuddin Shaikh	LXPUN000416-170041723 Bhudraj Mulatnamaji Sharma
LXKL000316-170043918 Machchhindr Dhondiram Todkar	LXPUN0015-160014781 Ravindra Balasahase Patil	LXPUN0015-160015219 Prashant Vijay Kanthale	LXHA000316-160018470 Umesh Indrapal Yadav
LXHA00015-160011002 Sanjay Somnath Nimbalkar	LXPUN0015-160017316 Dnyaneshwar Sarjirao Raut	LXAL00016-16-170037258 Prakash Dhandar Raut	LXHA000416-170046158 Hanuman Vitthal Shinde
LXHA000315-160016447 Jaysing Bhagatsing Pardeshi	LXKAT00116-170044505 Akil Afzal Shaikh	LXPUN0014-160001958 Shivaji Arjun Khengare	LXPUN000416-160010456 Rahim Musa Shaikh
LXPUN0015-160012022 Nilesh Ganapat Patakar	LXPUN0015-160000419 Rahul Sadashiv Navade	LXPUN0015-160008923 Pramod Damodar Vanshi	LXPUN0016-170039351 Ankush Uttam Shahane
LXHA000416-170045220 Shankar Jagannath Pimpale	LXPUN0016-170039425 Vikrant Kumar Bheerappa Kumar Gope	LXKAT0016-170077623 Prahalad Murlihar Ganawat	LXPUN000315-160019156 Raju Musa Sayyad
LXPM000316-160018359 Borrower:Suresh Datta Thopate	LXPUN0015-160003752 Nanasaheb Sopanrao Aher	LXHA00016-170024442 Sunil Suresh Salunkhe	LXPM00616-170046711 Pirchandra Laxmilal Varma
LXKAT0017-180058392 Borrower: Sarika Shantaram Kasar	LXPUN0016-170047367 Ibrahim Moosa Shaikh	LXPUN0016-170046374 Dinesh Bhikaji Zodge	LXPUN0016-170030104 Amod Bansi Ahlat
LXHA000216-170031245 Buddhiram Ramhujar Vishwakarma	LXPUN0015-160014796 Ramesh Arjun Nalk	LXHA000316-170045408 Ratan Sudhir Samanta	ABHAY17-160017947 Abhay Rajaram Tambart
	LXPUN0014-150003676 Ravindra Pandurang Jadhav	LXPUN0015-160005337 Taher Sherihan Saudagar	LXPUN00416-170034908 Rashid Mubarak Pathan

Place : Maharashtra Date : 29.05.2025

Sd/- Authorized Officer, Phoenix ARC Private Limited


SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.
 Corporate Office : 425, Udyog Vihar Phase IV, Gurgaon-122015 (Haryana)
 Ph. : 0124-4212530/31/32, E-Mail : customercare@shubham.co Website : www.shubham.co

DEMAND NOTICE				
Notice U/S 13(2) of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (hereinafter called 'ACT')				
It is to bring to your notice that your loan account has been declared as NPA by secured creditor Shubham Housing Development Company Limited having its registered office at 608 - 609, 6th Floor, Block - C Ansal Imperial Tower, Community Center, Naraina Vihar, New Delhi - 110028 (hereinafter called 'SHDFCL') and you are liable to pay total outstanding against your loan to SHDFCL. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. Therefore, we hereby call upon you to discharge in full your liabilities to SHDFCL within 60 days from the date of this notice failing which SHDFCL will be empowered to exercise the power under Section 13(4) of the ACT. The details of borrowers and secured assets are as under: -				
S. No.	Loan No./ Borrower(s) Name	Applicant Address	Demand Notice Date & Amount	Secured Asset
1	Loan No. OKVNZ209000005052271 Rukhsana Shaikh Asif, Asif Yusuf Shaikh	Firgida Co Op Housing Society H 9 Maharashtra Housing Board Yawarda Near Durga Mata Chowk Pune Maharashtra -411060	22-05-2025 & ₹ 19,51,199/-	Plot No 45 Commercial Building Ground And 01 Floor Gat No 727 Hissa No. 01 Manjri Khurd, Pune, Maharashtra- 412207, Area: 1000 Sq Ft Boundaries: East - 15 Ft Wide Road, West - Property Of Mr. Mhaske, North - Property Of Prafull Asher, South - Property Of Himba
2	Loan No. OPCM2111000005041128 & OPCM2101000005042761 Mudassar Hanif Patel, Minaz Mudassar Patel	S No 3 Lane No 1 Laxmi Nagar Kondhwa Budruk Pune City Miba Pune Nr VIIT College Pune -411048	22-05-2025 & ₹ 19,88,622/- & ₹ 22,989/-	Survey No. 3 Hissa No. 3/4A/2 Village Kondwa Budruk Tal Haveli Dist Pune Maharashtra - 411048 Area: 1000 Sq Ft Boundaries: East - Property Of Kamthe, West - Road, North - Property Of Pawar, South - Property Of Mulla
3	Loan No. OPCM2305000005063239 Hanumantha Ramanna Devkar, Kavita Hanumantha Devkar	Gat No 1323 Ganesh Housing Soc Morevasthi Chikhali Taluka Haveli Dist Pune Near Vasant Villa Pune Maharashtra -412114	22-05-2025 & ₹ 15,92,610/-	Flat No. 05, First Floor, F - Wing Swapna Nagari Gat No. 383, 384, 385, 386, 390 Chakan, Taluka Khed, District Pune Maharashtra -410501, Area: 625 Sq Ft Boundaries: East - Open Space, West - Entrance & Flat No F-8, North - Open Space, South - Flat No F-6
4	Loan No. OSAN1808000005014265 Juber Akjumdin Mujawar, Dilshad Ajjumdin Mujawar, Ajjumdin Vajir Mujawar	Karm Veng Nagar A/P Nandre Tal Miraj Dist Sangli Near Masjid Sangli Maharashtra - 416416	22-05-2025 & ₹ 4,06,999/-	Grampanchayat Mikat No 2317 Sharad Patil Nagar A/P Nandre Tal Miraj Sangli Maharashtra - 416416 Area: 1076 Sq Ft Boundaries: East - Property Of Hajilal Rajesab Naregal, West - Property Of Dasigir Ismail Mulla, North - Road, South - Remaining Part Of This Property.
5	Loan No. OBAR2310000005070930 Arif Rafiq Tamboli, Ulfat Rafiq Tamboli, Rafik Mubarak Tamboli	Bal Kalyan Kendra Kasba, Kharbardi Nagar Pune Maharashtra - 413102	22-05-2025 & ₹ 9,30,085/-	Part Of Survey No 131/1 Plot No 18 Mikat No 13112002404 At- Baramati Tal- Baramati Dist- Pune, Maharashtra - 413102, Area: 544.5 Sq Ft, Boundaries: East - Remaining Area Of Plot No 18, West - Road, North - Plot No.19, South - Remaining Area Of Plot No.18
6	Loan No. OBAR2007000005028456 Dadasaheb Ankush Kharat, Pournima Dadasaheb Kharat	Kalani Nagar Tandulwadi Tal Baramati Dist Pune Ismi Company Pune Maharashtra -413102	22-05-2025 & ₹ 16,40,926/-	Gat No - 129, Plot No 31 & 32 At - Tandulwadi, Tal - Baramati Dist - Pune Maharashtra 413102 Area: 2152 Sq Ft, Boundaries: East - Internal Road, West - Plot No.27 Of Ajinath Deokate, North - Out Of Plot No.31 Of Ajinath Deokate, South - Property Of Ameeshwar Nandikol Of Plot No.32
7	Loan No. OPCM1608000005001726 Mahadev Knath Waghmare, Sangita Mahadev Waghmare	H No 635, Senapati Mandir Vadacha Mala, Dehgaon, Pune Nr Senapati Maharaj Mandir Pune Maharashtra -412109	22-05-2025 & ₹ 5,64,335/-	Sr No. 17 Near Senapati Maharaj Mandir Vadacha Mala, Gatha Mandar Dehu Gaon Pune Maharashtra - 412109 Area: 500 Sq Ft Boundaries: East - Property Of Rajendra Pandey, West - Property Of Tukaram Pande, North - 5 Ft Common Road, South - Property Of Tukaram Pande
8	Loan No. OSL2312000005073650 Bhimrav Daryappa Hatkar, Pooja Bhimrao Hatkar	Al Darphol Gawadi, Darphol Gamadi Sadpur North Solapur Solapur Datta Mandir Solapur Maharashtra - 413222	22-05-2025 & ₹ 8,86,554/-	Property Bearing Grampanchayat Mikat No. 742 Serial No. 710 A Situated At Grampanchayat Darfal (Ga), North Solapur Dist. Solapur, Maharashtra - 413222 Area: 1230 Sq Ft, Boundaries: East - Open Space, West - House Of Mr. Dhananjay Gholap, North - Open Plot Of Mr. Kakasaheb Surve, South - Road
9	Loan No. OQCN1805000005012693 Pratap Bandusom Anerao, Anuradha Pratap Anerao	Sr No 9 Hissa No.2/1A/5 Gujar Nimbalwar Wadi Pune Near Wagh Jai Mata Mandir Pune Maharashtra -411046	22-05-2025 & ₹ 14,27,444/-	Survey No. 09 Hissa No.2/1A/5 Plot No 4 Sofan Kaka Nagar Gujar Nimbalwar Wadi Pune Maharashtra - 411046, Area: 1353 Sq Ft, Boundaries: East - By Remaining Property Of Dnyaneshwar Sopanrao Nimbalwar, West - Private Plot No.3, North - 20 Ft Common Road, South - S.No.9/2/2/2

Place : Gurgaon
Date : 28-05-2025

Authorised Officer
Shubham Housing Development Finance Company Limited