बैंक ऑफ़ बड़ौदा
Bank of Baroda

Samarth Nagar Branch, Chhatrapati Sambhajinagar
Plot No. 234/235, Shree Swami Samarth Shrushti, Beside Varad Ganesh Mandir Road, Chhatrapati Sambhajinagar-431001

POSSESSION NOTICE

[Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas,

The undersigned being the Authorized Officer of **Bank of Baroda** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Act, 2002 (SARFAESI) and in exercise of powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices dated as per list calling upon the borrowers / guarantors to repay the amount mentioned in the notice + Unapplied interest + Unserviced Interest + Legal charges & Other expenses if any, minus recovery if any within 60 days from the date of receipt of the said notice.

The Partners/Guarantors/Mortgagers having failed to repay the amount, notice is hereby given to the borrowers / guarantors and the public in general that the undersigned has taken **Symbolic Possession** of the properties described herein below in exercise of powers conferred on him/her under Sub-Section (4) of section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 as per below dates.

The Borrowers attention is invited to the provision of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

The Borrowers/Guarantors 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 **Bank of Baroda** for remaining due amount + Unapplied interest + Unserviced Interest + Legal charges & Other expenses if any, minus recovery if any.

S. N.	Name of the Borrowers / Guarantors	Date of Demand Notice	Date of Possession	Description of the Immovable Property	Due Amount
1	Borrower: **Mr. Anant Sahebrao Pawar**	11.06.2026	12.08.2026	All that Part and Parcel of the Property Consisting of Row House No. B-06, Adm. 860 Sq.Fts., Project known as "Shri Balaji Nagari" Constructed on Plot No. 05 to 08, in land Gat No. 32/5, Situated at village Brijwadi, Tal. Chhatrapati Sambhajinagar, Dist. Chhatrapati Sambhajinagar. **Boundaries: East:** Row House No. 04, **West:** Row House No. 08, **North:** Plot No. 09 to 12, **South:** 7.50 M Wide Road.	**Rs. 26,41,621/-** (Rs. Twenty Six Lakhs Forty One Thousand Six Hundred Twenty One Only)
2	Borrower: **Mr. Shaikh Akil Shaikh Rasheed & Mrs. Raheen Akil Shaikh**	11.06.2026	12.08.2026	Flat No. 101, on First Floor, CTS no. 11387/1, Old Survey No. 336, VIP Flat Owners Co-Op Housing Society Ltd situated at Sarfaraj Nagar, S.T. Colony, Fazilpura Aurangabad. **Boundaries: East:** Gallery and Flat No. 102, **West:** Side Margin and Approach Way, **North:** Staircase, **South:** Road.	**Rs. 21,41,515.88** (Rs. Twenty One Lakhs Forty One Thousand Five Hundred Fifteen & Paise Eighty Eight Only)

Sd/-
Chief Manager & Authorised Officer
Bank of Baroda

Date : 12.08.2026 | Place : Chh. Sambhajinagar

GRIHUM HOUSING FINANCE LIMITED

GRIHUM HOUSING FINANCE
Apna Ghar. Apni Pehchan.

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014

APPENDIX IV (See rule 8(1))
POSSESSION NOTICE
(For Immovable Property)

Whereas, the undersigned being the Authorised Officer of **Grihum Housing Finance Limited** herein after referred as Secured Creditor of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers 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 of the Security Interest Enforcement Rules 2002 **on this 11th Day of August 2026.**

The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of secured Creditor the 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. Details of Property taken in possession are herein below.

Sr. No.	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1.	**UMESH BHAURAO SHINDE, SULOCHANA BHAURAO SHINDE, BHAGYESH BHAURAO SHINDE**	All That Piece And Parcel Of The Property Bearing Row House No. 02 Having Plotted Area Adm. 55.99sq. Mtrs And Carpet Area Adm.68.46 Sq. Mtrs In The Building Known As "Shree Maruti Row Houses" Constructed On Plot No. 26/27/2 Having Total Area Adm.62.20 Sq. Mtrs. Out Of Which Area Adm. 6.21sq. Mtrs Acquired By Nmc For Road Widening Remaining Area Adm.55.99 Sq. Mtrs Out Of Survey No. 72/1/8 Situated At Mauje Nashik-1 Within The Limits Nashik Municipal Corporation Tal & Dist - Nashik **Bounded As Follows-** Plot No. 26/27/2, East: Adj. Plot No. 26/27/3, West: Adj. Plot No. 26/27/1, South Adj. Plot, North Colony Road.	**11/08/2026**	**09/10/2025**	**Loan No. HL00627200000005041422 Rs. 3107689/-** (Rupees ThirtyOne Lakh Seven Thousand Six Hundred Eighty-Nine Only) payable as on 09/10/2025 along with interest @ 11.35 % p.a. till the realization. **Loan No. LAP06272000000005044329 Rs. 812884/-** (Rupees Eight Lakh Twelve Thousand Eight Hundred EightyFour Only) payable as on 09/10/2025 along with interest @ 13.35 % p.a. till the realization.

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

Place: NASHIK Date: 15.08.2026 **Sd/- Authorised Officer, Grihum Housing Finance Limited,**

IIFL FINANCE LIMITED

IIFL FINANCE

IIFlHouse, Sun infotech Park, Road No. 16V, Plot No. B-23, Thane Industrial Area Wagle Estate Thane West, 400604, Website : www.iifl.com

BY REGISTERED POST WITH A.D./SPEED POST WITH A.D. WITHOUT PREJUDICE

Ref No: - IIFL/Sec 13(2)/2026/01 Date: 05.08.2026

To,1.Gupta Traders(Borrower),
Proprietorship firm through its Proprietor Lalchand Ramkumar Gupta
Ground Floor Gupta Traders Niwara Housing Society Ward No 2 Kopargaon Near Maha Dev Temple 241 Ahmednagar - 423601
2.Lalchand Ramkumar Gupta (Co-borrower), Proprietor of Gupta Traders
148/6/86/82 , Ayodhya Nagri Kopargaon Ahmadnagar Kop Argaon (M Ci) 423601
3.Sangeeta Lalchand Gupta (Co-borrower)
148/6/86/82 , Ayodhya Nagri Kopargaon Ahmadnagar Kop Argaon (M Ci) 423601

Subject: Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
Reference: Loan Agreement/Contract bearing No. LP805 dated 23.07.2025
Sir / Madam,

With Reference to the aforementioned subject, I undersigned being the Authorized Officer of IIFL FINANCE LIMITED Previously Known As INDIA INFOLINE FINANCE LIMITED having its Corporate office at previously at 12A-10, 13th Floor, Parinee Cresenzo, C-38 and C-39, G Block, Behind MCA, Bandra Kurla Complex, Bandra East, Mumbai- 400 051, and presently at 802, 8th Floor, Hub Town Solaris, N.S. Phadke Marg, Vijay Nagar, Andheri (East), Mumbai- 400069 and registered Office address at IIFL FINANCE, IIFL House, Sun Infotech Park, Road No. 16V, Plot No.B-23,Thane Industrial Area, Wagle Estate, Thane, Maharashtra, India, 400604, appointed under the provision of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, do hereby issue this notice to you under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereafter the "said Act").

1. That you availed Loan/financial assistance after executing a Loan Agreement/Contract bearing Number LP805 dated 23.07.2025 ("Loan Agreement") between you and IIFL. Pursuant to execution of the said loan agreement, on 23.07.2025 IIFL sanctioned a loan for sum of Rs. 7000000/- (Rupees Seventy Lakh Only) and on 23.07.2025 disbursed a sum of Rs. 7000000/- to you i.e., all the addresses hereinabove towards the captioned Secured business loan facility.
2. That in terms of the aforesaid loan agreement and with an intention to create a security by way of equitable mortgage towards the discharge of your loan repayment liability, you have inter alia deposited the title deeds and other documents in respect of the immovable property more fully and particularly described in Schedule "A" to this notice.
3. That in terms of the said loan agreement, all of you have jointly, severally and co-extensively undertaken to repay the loan amount by way of 180 equated monthly installments (EMIS) of Rs.90883/- (Rupees Ninety Thousand Eight Hundred Eighty Three Only) commencing from 03.09.2025 with interest @ 13.5% p.a. for the Lan No.LP805. (EMI tenure and Amount is subject to change in case floating rate of Interest and Loan Moratorium Case.)
4. After availing of loan facility, it is observed that in spite of several requests, reminders and demands and despite the recall of the Loan/finance facility, you have deliberately failed and/or neglected in timely payment of EMIs and failed to discharge your loan repayment obligation in the manner and within the time admittedly agreed under the aforesaid Loan Agreement/Contract/Sanction Letter. You thereby committed breach of the terms and conditions of the said Agreement/Contract/Sanction Letter. It is further observed that you have defaulted in repayment of loan amount due and payable to IIFL under the aforesaid loan agreement.
5. This is to notify you that, as per the provision of Sec. 2(zd) of the SARFAESI Act, IIFL being a Secured Creditor and the debt due and payable by you to IIFL is a Secured Debt against the Schedule A mortgaged property. Accordingly, the security interest stood created in favour of IIFL over the Schedule A property through mortgage by deposit of Title Deeds & other documents in respect of the said Schedule A mentioned immovable property. You herein being borrower/co-borrower, Guarantor and/or Mortgagor have committed defaults in payment of the secured debt including the monthly installments in respect thereof.
6. That due to non-payment of monthly dues, which has remained outstanding for over a period of 91 days, your debt has been classified by IIFL as a Non-Performing Asset (NPA) on 31.07.2026 in accordance with the directives, guidelines relating to assets classifications issued by the Reserve Bank of India from time to time read with Section 2(o) of SARFAESI Act.
7. On account of defaults committed by you, you are jointly, severally and co-extensively liable to pay to IIFL, the total outstanding dues of Rs. 7261972.89/- (Rupees Seventy Two Lakh Sixty One Thousand Nine Hundred Seventy Two and Eighty Nine Paise Only) due and payable as on 31.07.2026. thereon. You are also liable to pay further interest from 01.08.2026 till the date of actual payment, at the contractual rate as per the loan agreement. We state that the said outstanding amount is arrived at after giving credits to all the payments made by you in terms of the said agreement.
8. Under the circumstances, we hereby call upon you to repay the aforesaid entire dues of Rs. 7261972.89/- (Rupees Seventy Two Lakh Sixty One Thousand Nine Hundred Seventy Two and Eighty Nine Paise Only) as on 31.07.2026. detailed break up of which is more fully mentioned in "Schedule B" hereunder along with applicable interest cost and expenses thereon within 60 (sixty) days from the date of receipt of this notice, failing which, IIFL shall be constrained, without prejudice to any of its other rights and remedies including appropriate legal proceedings (Civil & Criminal) to be initiated before the appropriate courts and/or tribunal for recovery of the aforesaid outstanding amount, to take recourse to various measures prescribed under Section 13(4) of the SARFAESI Act. Please take further notice that, you shall further be liable to pay to IIFL, all costs, charges and expenses incurred by IIFL in this connection.
9. In the event if you all effect the repayment of dues together with interest, costs, charges and expenses before the date fixed for sale or transfer of Schedule A immovable property, IIFL shall not take any further steps for the sale/transfer of the Schedule A immovable property.
10. You are therefore advised to comply with this statutory demand notice u/s 13(2) of SARFAESI Act, else the consequences to follow at your cost, risk and responsibility.
11. Please also take note that as per section 13(13) of aforesaid Act, after receipt of this notice, you shall not transfer/ assign/ surrender/ sale / lease or dispose of (other than in the ordinary course of your business) any of your secured properties/assets without prior written consent of IIFL and violation or contravention of this shall attract punishment with imprisonment for a term which may extend to one year, or with fine, or with both in terms of Sec. 29 of the SARFAESI Act.
12. Further your attention is invited to provisions of Section 13(8) of the Act, in respect of time available to redeem the secured assets, the extract of which is as furnished hereunder: [(8) where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by him is tendered to the secured creditor at any time before 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 :-
i. the secured assets shall not be transferred by way of lease assignment or sale by the secured creditor; and
ii. In case any step has been taken by the secured creditor for transfer by way of lease or assignment or sale of the assets before tendering of such amount under this section, no further step shall be taken by such secured creditor for transfer by way of lease or assignment or sale of such secured assets.]
13. This notice is without prejudice to all other rights and remedies available to the IIFL in respect of the aforesaid outstanding amount due from you.

For IIFL Finance Limited
Authorized Officer
Name & Code : Ms. Niharika Sawant (Employee Code : C242731)
Designation : Deputy Manager Legal
Encl: Schedule- A and Schedule B

SCHEDULE "A"
Schedule of property:

Sr. No.	Description of Property
1.	Oldest Old Survey No. 148/2B Part, Old Survey No. 146/6 Part, New Survey No. 148/6/86/Plot no.82, New Survey No. 148/6/86/Plot no. 83, Kopargaon, Tal. Kopargaon Dist. Ahilyanagar (Ahmednagar) - 423601

SCHEDULE "B" (Particulars of Demand)
Outstanding amount due under Secured Business Loan No. LP805 as on 31.07.2026

Sr. No.	Particulars	Amount (in Rs.)
1.	Principal Outstanding	6885757.94
2.	Overdue Principal	26390.28
3.	Overdue Interest	196258.72
4.	Penal Charges **	8521.00
5.	Broken Period Interest	74882.62
6.	Prepay Charges	0.00
7.	NESL Charge	0.00
8.	GST (6+7)*	62209.33
9.	Cheque Default Charges	7953.00
10.	Excess Lying	0.00
11.	TDS Due Charges	
	Total Amount Payable	7261972.89
12.	Per Day Interest	2546.79
13.	Per Day Penal Interest subject to change as per Government Guidelines	146.40

**** Inclusive of GST as applicable**
Future Interest and Other Charges Accrued payable as per the terms and conditions of the Loan Agreement

For IIFL Finance Limited
Authorized Officer
Name & Code: Ms. Niharika Sawant (Employee Code: C242731)
Designation: Deputy Manager Legal

IIFL FINANCE LIMITED

IIFL FINANCE

IIFlHouse, Sun infotech Park, Road No. 16V, Plot No. B-23, Thane Industrial Area Wagle Estate Thane West, 400604, Website : www.iifl.com

BY REGISTERED POST WITH A.D./SPEED POST WITH A.D. WITHOUT PREJUDICE

Ref No: - IIFL/Sec 13(2)/2026/04 Date: 05.08.2026

To – Borrower/Co-borrower, Guarantors and Mortgagors:
1. Hotel Appaji(Borrower) Proprietorship firm through its Proprietor Devendra Rajudas Vaishnav, At Chapaner Tal Kannd Dist Aurangabad -431103
2. Devendra Rajudas Vaishnav (Co-borrower), Proprietor of Hotel Appaji
At Chapaner Tal Kannd Dist Aurangabad -431103
3. Akanksha Devendra Vaishnav (Co-borrower)
At Chapaner Tal Kannd Dist Aurangabad -431103
4. Hotel Haveli (Co-borrower)
Gat No 262 M No 1087 At Chapaner Kannad Vaijapur Road Tal Kannd Dist Aurangabad 431103

Subject: Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
Reference: Loan Agreement/Contract bearing No. LP1815 dated 25.01.2026
Sir / Madam,

With Reference to the aforementioned subject, I undersigned being the Authorized Officer of IIFL FINANCE LIMITED Previously Known As INDIA INFOLINE FINANCE LIMITED having its Corporate office at previously at 12A-10, 13th Floor, Parinee Cresenzo, C-38 and C-39, G Block, Behind MCA, Bandra Kurla Complex, Bandra East, Mumbai- 400 051, and presently at 802, 8th Floor, Hub Town Solaris, N.S. Phadke Marg, Vijay Nagar, Andheri (East), Mumbai- 400069 and registered Office address at IIFL FINANCE, IIFL House, Sun Infotech Park, Road No. 16V, Plot No.B-23,Thane Industrial Area, Wagle Estate, Thane, Maharashtra, India, 400604, appointed under the provision of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, do hereby issue this notice to you under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereafter the "said Act").

1. That you availed Loan/financial assistance after executing a Loan Agreement/Contract bearing Number LP1815 dated 25.01.2026 ("Loan Agreement") between you and IIFL. Pursuant to execution of the said loan agreement, on 25.01.2026 IIFL sanctioned a loan for sum of Rs.3680000/- (Rupees Thirty Six Lakh Eighty Thousand Only) and on 31.01.2026 disbursed sum of Rs. 3680000/- to you i.e., all the addresses hereinabove towards the captioned Secured Business Loan facility.
2. That in terms of the aforesaid loan agreement and with an intention to create a security by way of equitable mortgage towards the discharge of your loan repayment liability, you have inter alia deposited the title deeds and other documents in respect of the immovable property more fully and particularly described in Schedule "A" to this notice.
3. That in terms of the said loan agreement, all of you have jointly, severally and co-extensively undertaken to repay the loan amount by way of 180 equated monthly installments (EMIS) of Rs.50251/- (Rupees Fifty Thousand Two Hundred Fifty One Only) commencing from 03.03.2026 with interest @ 14.5% p.a. for the Lan No.LP1815. (EMI tenure and Amount is subject to change in case floating rate of Interest and Loan Moratorium Case.)
4. After availing of loan facility, it is observed that in spite of several requests, reminders and demands and despite the recall of the Loan/finance facility, you have deliberately failed and/or neglected in timely payment of EMIs and failed to discharge your loan repayment obligation in the manner and within the time admittedly agreed under the aforesaid Loan Agreement/Contract/Sanction Letter. You thereby committed breach of the terms and conditions of the said Agreement/Contract/Sanction Letter. It is further observed that you have defaulted in repayment of loan amount due and payable to IIFL under the aforesaid loan agreement.
5. This is to notify you that, as per the provision of Sec. 2(zd) of the SARFAESI Act, IIFL being a Secured Creditor and the debt due and payable by you to IIFL is a Secured Debt against the Schedule A mortgaged property. Accordingly, the security interest stood created in favour of IIFL over the Schedule A property through mortgage by deposit of Title Deeds & other documents in respect of the said Schedule A mentioned immovable property. You herein being borrower/co-borrower, Guarantor and/or Mortgagor have committed defaults in payment of the secured debt including the monthly installments in respect thereof.
6. That due to non-payment of monthly dues, which has remained outstanding for over a period of 91 days, your debt has been classified by IIFL as a Non-Performing Asset (NPA) on 31.07.2026 in accordance with the directives, guidelines relating to assets classifications issued by the Reserve Bank of India from time to time read with Section 2(o) of SARFAESI Act.
7. On account of defaults committed by you, you are jointly, severally and co-extensively liable to pay to IIFL, the total outstanding dues of Rs. 3865658.05/- (Rupees Thirty Eight Lakh Sixty Five Thousand Six Hundred Fifty Eight and Five Paise Only) due and payable as on 31.07.2026 thereon. You are also liable to pay further interest from 01.08.2026 till the date of actual payment, at the contractual rate as per the loan agreement. We state that the said outstanding amount is arrived at after giving credits to all the payments made by you in terms of the said agreement.
8. Under the circumstances, we hereby call upon you to repay the aforesaid entire dues of Rs. 3865658.05/- (Rupees Thirty Eight Lakh Sixty Five Thousand Six Hundred Fifty Eight and Five Paise Only) as on 31.07.2026 detailed break up of which is more fully mentioned in "Schedule B" hereunder along with applicable interest cost and expenses thereon within 60 (sixty) days from the date of receipt of this notice, failing which, IIFL shall be constrained, without prejudice to any of its other rights and remedies including appropriate legal proceedings (Civil & Criminal) to be initiated before the appropriate courts and/or tribunal for recovery of the aforesaid outstanding amount, to take recourse to various measures prescribed under Section 13(4) of the SARFAESI Act. Please take further notice that, you shall further be liable to pay to IIFL, all costs, charges and expenses incurred by IIFL in this connection.
9. In the event if you all effect the repayment of dues together with interest, costs, charges and expenses before the date fixed for sale or transfer of Schedule A immovable property, IIFL shall not take any further steps for the sale/transfer of the Schedule A immovable property.
10. You are therefore advised to comply with this statutory demand notice u/s 13(2) of SARFAESI Act, else the consequences to follow at your cost, risk and responsibility.
11. Please also take note that as per section 13(13) of aforesaid Act, after receipt of this notice, you shall not transfer/ assign/ surrender/ sale / lease or dispose of (other than in the ordinary course of your business) any of your secured properties/assets without prior written consent of IIFL and violation or contravention of this shall attract punishment with imprisonment for a term which may extend to one year, or with fine, or with both in terms of Sec. 29 of the SARFAESI Act.
12. Further your attention is invited to provisions of Section 13(8) of the Act, in respect of time available to redeem the secured assets, the extract of which is as furnished hereunder: [(8) where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by him is tendered to the secured creditor at any time before 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 :-
i. the secured assets shall not be transferred by way of lease assignment or sale by the secured creditor; and
ii. In case any step has been taken by the secured creditor for transfer by way of lease or assignment or sale of the assets before tendering of such amount under this section, no further step shall be taken by such secured creditor for transfer by way of lease or assignment or sale of such secured assets.]
13. This notice is without prejudice to all other rights and remedies available to the IIFL in respect of the aforesaid outstanding amount due from you.

For IIFL Finance Limited
Authorized Officer
Name & Code : Ms. Niharika Sawant (Employee Code : C242731)
Designation : Deputy Manager Legal
Encl: Schedule- A and Schedule B

SCHEDULE "A"
Schedule of property:

Sr. No.	Description of Property
1.	Property 1-Devendra Rajudas Vaishnav, Gut No. 262 Milkat No.1087, Hotel Appji Chapaner, Kannad-Valjapur Road, Dist Aurangabad Chhatrapati Sambhaji Nagar, Kannad-Vaijapur Road, Aurangabad, Maharashtra 431103,

SCHEDULE "B" (Particulars of Demand)
Outstanding amount due under Secured Business Loan No. LP1815 as on 31.07.2026

Sr. No.	Particulars	Amount (in Rs.)
1.	Principal Outstanding	3652827.00
2.	Overdue Principal	24672.00
3.	Overdue Interest	129534.00
4.	Penal Charges **	5958.00
5.	Broken Period Interest	42667.05
6.	Prepay Charges	0.00
7.	NESL Charge	0.00
8.	GST (6+7)*	0.00
9.	Cheque Default Charges	10000.00
10.	Excess Lying	0.00
11.	TDS Due Charges	
	Total Amount Payable	3865658.05
12.	Per Day Interest	1451.12
13.	Per Day Penal Interest subject to change as per Government Guidelines	101.40

**** Inclusive of GST as applicable**
Future Interest and Other Charges Accrued payable as per the terms and conditions of the Loan Agreement
For IIFL Finance Limited
Authorized Officer
Name & Code : Ms. Niharika Sawant (Employee Code : C242731)
Designation : Deputy Manager Legal

पंजाब नैशनल बैंक
भारत सरकारचा उपक्रम
pnb punjab national bank
(A Govt. of India Undertaking)

ARMB, Nashik
Shop No. 2 & 3, Maznine Floor, Sneh Height Apartment, Indiranagar, Nashik- 422009
Ph. 0253-2323020 E-mail : cs8288@pnb.bank.in

E-auction Sale Notice To General Public Under Rule 8 & 9 Of The Security Interest (enforcement) Rules 2002

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

(STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002)

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 proviso to Rule 8 (6) 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, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties

Lot. No.	Name of the Branch Name of the Account Name & addresses of the Borrower/Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on — C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs) B)EMD (Last date of deposit of EMD) C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	**Branch : Bhusawal (007900)** **Borrower :** **Mr. Dnyaneshwar Harchand Savkare & Mrs Archana Dnyaneshwar Savkare** Plot No 1, South East part G No.3/1, situated at Fekri, Tal-Bhuswal, Dist. Jalgoan-425201 **Also Residing at** **Mr. Dnyaneshwar Harchand Savkare & Mrs Archana Dnyaneshwar Savkare** 3107/12/B Knahalyalal Plot ,Jamner Road, Bhusawal-425201	Plot No 1, South East part G No.3/1, situated at Fekri, Tal-Bhuswal, Dist. Jalgoan **Total Adm Area.95.68 Sq.Mtr in the name of Mr Dnyaneshwar Harchand Sawkare** **Boundaries:** **East :** Plot no 2 (Part) **West :** Plot no 1(Part) **North :** Plot no 1 (Part) **South :** Road **Property ID-PUNB0082880057**	A) 07.02.2018 B)Rs.5469139 as on 31.03.2026 + further interest & Charges C) 25.05.2018 D) Symbolic	A) Rs. 7.00 Lakh B) Rs. 0.700 Lakh (02.09.2026) C) Rs. 0.25 Lakh	**Date: 02.09.2026 From 11:00 AM to 16:00 PM**	Not Known
2	**Branch : Bhusawal (007900)** **Borrower :** **M/s. PRIYANKA GARMENT** **Proprietor/ Mortgagor :** **Smt. Priti Narendra Patil** Narayan nagar, Phase 2 Jalgaon Road Bhusawal, Dist Jalgaon-425201 **Guarantor :** **Shri. Narendra GangadharPatil** Narayan nagar, Phase 2 Jalgaon Road Bhusawal, Dist Jalgaon-425201	EM of plot no 03 Mohammadi Nagar admeasuring 168.00 SqMtr in S No 57 on having one stored building R.C.C construction ground floor admeasuring 85.50 Sq Mtr and first floor, construction admeasuring 53.39 Sq Mtr situated within Bhusawal Muncipal Limit **in the name of Smt.Priti Narendra Patil.** **Boundaries :** **East: -** 9 meter vide road, **West: -** S No 58, **North:-** Plot No 4, **South:-** Plot No 2 **Property ID- PUNB0082880058**	A) 07.02.2018 B)Rs.1,06,70,200 as on30.06.2026 + further interest & Charges C) 02.11.2018 D) Symbolic	A) Rs. 34.10 Lakh B) Rs. 3.410 Lakh (02.09.2026) C) Rs. 0.50 Lakh	**Date: 02.09.2026 From 11:00 AM to 16:00 PM**	Not Known
3	**Branch : PNB Ghogargaon (375700)** **Borrower :** **1. M/s Govind Garden Mangal Karyalay** **Prop:- Surekha Hanumant Janjire** At post- Dhangarwadi (Pimpala) Gat no 39 , Dhanora Road, Dhangarwadi (Pimpala) Tal. Ashti, Dist. Beed-414202 **2. Mrs. Surekha Hanumant Janjire** At Kasari, Post- Kada Karkhana, Tal-Ashti, Dist. –Beed-414203 **3. Mrs. Surekha Hanumant Janjire** Gat No. 39, Dhanora Road, Village Dhangarwadi (Pimpala) Tal. Ashti, Dist. Beed-414202 **4. Mrs. Surekha Hanumant Janjire** Flat No. D-2, 502, 5th Floor, Verave Apartment, Survey No. 114/3/2 Wakad, Tal. Mulshi, Dist. Pune-411057 **Guarantor :** **Hanumant Sahebrao Janjire** At Kasari, Post- Kada Karkhana, Tal. Ashti, Dist. Beed-414203 Hanumant Sahebrao Janjire **Also At** Gat No. 39, Dhanora Road, Village-Dhangarwadi (Pimpala) Tal. Ashti, Dist. Beed-414202 **Also At** Flat No. D-2,502, 5th Floor, Verave Apartment, Survey No. 114/3/2 , Wakad, Tal. Mulshi, Dist. Pune-411057	All that piece and parcel of Non Agricultural land at Gat No. 39. Adm 0 H. 40 R assessed of Rs. 0.51 ps Out of Gat No. 39 Totally adm 9 H - 84 R assessed at Rs. 12.53 ps Situated at Dhanora road, Village Dhangarwadi (Pimpala), Tal. Ashti, Dist. Beed. **Property Owned By - Mrs. Surekha Hanumant Janjire** **Boundaries:** **East :-** Land of Raosaheb Devrao Zambare, **West :-** Land Of Sanjay Zambare **North:-** Land of Sangram Zambare, **South –** Loni Dhanora Road **Property ID: PUNB000828800196**	A) 02.02.2022 B) Rs. 8020250.87 as on 30.06.2026 + further interest +Charges C) 08.07.2022 D) Symbolic	A) Rs. 64.30 Lakh B) Rs.6.430 Lakh (02.09.2026) C) Rs. 1.00 Lakh	**Date: 02.09.2026 From 11:00 AM to 16:00 PM**	Not Known
4	**PNB- Hingoli (790400)** **Borrower :** **M/s Ganraj Krushi Kendra Digras Karhale** Address- Property No 1548, Main Road, Digras (K) Tal Hingoli Dist. Hingoli- 431705 **Proprietor :** **Mr. Madhav Kisanrao Karhale** Address- Vpo Digras Karhale, Tal Hingoli Dist Hingoli- 431705 **Guarantor/Mortgagor :** **Mr. Sahebrao Kisanrao Karhale** Address- Vpo Digras Karhale, Tal Hingoli, Dist. Hingoli- 431705	1. Property No. 1548, Survey No. 1211, Main road, Digras (Karhale), Tal & Dist. Hingoli. Admeasuring Area: 350 Sqmtrs (approx.) **Owner: Shri. Madhav Kisan Karhale.** **Boundaries: East:** Saraswati Giri's Land, **West:** Sawali Road, **South:** Land Of Shivcharan Giri **North:** Ramchandra Sonaji Kale Land **Property ID-PUNB7NZ78227198** 2. Property No. 576, Main Road, Digras (Karhale), Tal & Dist. Hingoli. Admeasuring Area: 111.48 Sq Mtrs. **Owner: Sahebrao Kisanrao Karhale** **Boundaries. East:** Property of Mr. Shivaji Prabhuji Karhale, **West:** Road **North:** Property of Mr. Ganpati Surushe, South: Galli The Property of Ramesh Karhale **Property ID-PUNB7NZ78234317**	A) 18.05.2024 and its paper publication dated 13.07.2024. B)Rs. 32,72,370.24 + further interest +Charges C) 25.09.2024 D) Symbolic	A) Rs 21.48 Lakh B) Rs 2.148 Lakh (02.09.2026) C) Rs0.10 Lakh A) Rs 11.64 Lakh B) Rs 1.164 Lakh (02.09.2026) C) Rs 0.10 Lakh	**Date: 02.09.2026 From 11:00 AM to 16:00 PM**	Not Known
5	**Branch :** **PNB Ghogargaon (375700)** **Borrower :** **M/s Shrinath Maulikrupa Stone Crusher** **Prop: Tanhaji Balasaheb Anbhule** Add: Gut no 137/E, Pimpalgaon Dani to Nimgaon Road, Near Maulikrupa Stone Crusher, Village Ghongadewadi Tq Ashti Dist Beed 414203 **Proprietor :** **1. Mr.Tanhaji Balasaheb Anbhule** Add : Gut no 137/E, Pimpalgaon Dani to Nimgaon Road, Near Maulikrupa Stone Crusher, Village Ghongadewadi Tq Ashti Dist Beed 414203 **2. Mr.Tanhaji Balasaheb Anbhule** Add : R/o At Post Nimgaon Gangarda, Tq Karjat, Dist Ahmednagar 414401	All that piece and parcel of Non Agricultural land at Gat No 137/E having area 8000 Sq Mtrs at Ghongadewadi, Taluka Ashti, District Beed 414202 **Owned by Mr. Tanhaji Balasaheb Anbhule** **Bounded as:** **North:** Gut no 134/E Part, **South:** Gut no 137 (P) **East:** Pimpalgaon Dani to Nimgaon Road, **West:** Gut no 122 (P) **Property ID:PUNB7NZ73605556**	A) 15.11.2021 B) Rs. 14914814.56 + further interest +Charges C) 10.02.2022 D) Symbolic	A) Rs. 48.77 Lakh B) Rs. 4.877 Lakh (02.09.2026) C) Rs. 1.00 Lakh	**Date: 02.09.2026 From 11:00 AM to 16:00 PM**	Not Known
6	**Branch : PNB-Hingoli(790400)** **Borrower : Shri. Murlidhar Purushottam Agrawal** Address: House No. 12-108, CTS No. 2490 & 2491, Near Kalimata Mandir, Gadipura,aluka & District Hingoli- 431513 **Guarantor :** **Shri. Vijaylal Manoharlal Jaiswal** Address: R/o Nandapur, Kalamnuri, Hingoli, Taluka & District Hingoli-431702.	All that piece and parcel of House No. 12-108, City Survey No. 2490 & 2491, Near Kalimata Mandir, Gadipura, Hingoli, Total Area: 104.60 Sq mtr, owned by Shri. Murlidhar Purshottam Agrawal . **Boundaries:** **North:** Govt Road; **South:** Govt Lane **East:** House of Ballana B. Kandi **West:** Govt Road. **Property ID-PUNBQ6A10356836**	A) 06.01.2024 B) Rs. 27.97 Lakh + further interest & Charges C) 15.07.2024 D) Symbolic	A) Rs. 24.49 Lakh B) 2.449 Lakh (02.09.2026) C) Rs 1.00 Lakh	**Date: 02.09.2026 From 11:00 AM to 16:00 PM**	Not Known

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
3. The Sale will be done by the undersigned through e-auction platform provided at the Website **https://baanknet.com** on 02.09.2026 @ 11.00 AM to 4.00 PM.
4. Bidder compulsorily has to submit at least One Bid above the reserve price for participating in E-Auction.
5. For detailed term and conditions of the sale, please refer **www.pnb.bank.in. & https://baanknet.com**

Date : 15.08.2026
Place : Nashik

Sd/-
Mr. Sajil Kumar
Chief Manager and Authorized Officer,
Punjab National Bank, (Secured Creditor)