



AXIS BANK LIMITED

Registered Office:- Axis Bank Limited, "Trishul", 3rd Floor, OppSamartheshwar Temple, Near Law Garden Ellisbridge, Ahmedabad-380006.

Branch Address:- Axis Bank Ltd., Retail Asset Center, 1st Floor, Mazda Towers, Opp ZP Office, GPO Road, Trambak Naka, Nashik-422001

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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) Rule, 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 is mortgaged / charged to the secured creditor, the Physical Possession (as detailed below) of which has been taken by the Authorised Officer of Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" and "No recourse basis" for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column;

The Auction Date For All Accounts Is 12-03-2026 From 11.00 Am To 12.00 Pm

And The Last Date And Time For Submission Of Bids Is 11-03-2026 till 5.00 PM

APPENDIX-IV-A-E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTIES/IES										
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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002										
B.O.AHMEDNAGAR: Unit No- 203, Second Floor, Sai Midas Touch, Nagar- Mamrad Road, Near Panchsli Hotel, Savedi, Ahmednagar, Maharashtra - 414003										
Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS" and "WHEREVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (Whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.										
Loan No. Name of the Borrower/ Co- Borrower/ Guarantor/ Legal Heir (s)	Demand Amount & Date (s)	Nature of possession	Description of the Properties mortgaged	Reserve Price (Rs.)	EMD (Rs.)	Last Date of Submission of Bid (s)	Bid Increment/ Bid (Rs.)	Inspection Date & Time (s)	Date of Auction/ Time (s)	Known Encumbrances (If any)
HOU/AHMD/1121/926331/ NHL/AHMD/0123/1075551, Navnath Thakral Hulwale / Vijaya Navnath Hulwale B.O.-AHMEDNAGAR	Rs. 17,64,893.89 & 15-03-2025	Physical Possession	S.No 74/2A,Plot No 11 To 13/4,East Side Row Block No B Jijau Nagar Behind Arundaya City Savedi, Bhatnagar Road, Bhatnagar, Ahmed Nagar, Maharashtra-414111, India.	Rs. 14,85,000	Rs. 1,48,500	11/03/2026	Rs. 10,000	17-02-2026 12:00pm to 04:00pm	12-03-2026 2PM to 03:00PM	NOT KNOWN
*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No-K. Further such encumbrances to be catered/ paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction PNBHL the authorized Officer of PNBHL from selling, alienating and/or disposing of the above immovable properties and secured assets and status is mentioned in column no-K. (2.) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale price may be confirmed in favour of (bidder/s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(3) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. 4, Gurgaon, Haryana Private Limited would be assisting the Authorized Officer in conducting sale through an E-Auction having its Corporate office at Plot No. 68, 3 rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.banksauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any query or registration, you have to co-ordinate with Ganesh Anshu/ Nilashil Pant, Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHL or refer to www.pnbhousing.com.										
PLACE : AHMEDNAGAR DATE :- 09.02.2026 SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED										



VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U65922MH2005PLC272501

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited the same shall be referred herein after as Vastu Housing Finance Corporation Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.

It is hereby informed to General public that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>.

S N	Account No. and Name of borrower, co-borrower, Mortgagors	Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
1	HL0000000112856 Shoaibail Mumtazali Sayyad (Borrower), Imliyazad Mumtazali Sayyad (Co-Borrower), Sayyedafirdous Shoaibail Sayyad (Co-Borrower), Mayur Sanjay Pirhani (Guarantor)	Demand Notice Date 10/Oct/24 & Amt Rs.1215472/- as on 09/Oct/24 + Interest Cost etc. & 24/Sep/25	All that part and parcel of the Immovable property situated at, Row House No. A-16(2bhk), S.No.18/1,Mouje-Narsingpur,Tal Kannad,Kannad,Aurangabad,Maharashtra-431103, Total area 40.68 Sq.mtrs.	Rs.1000000/- Rs.100000/-	24/02/2026 Timings 10:00 AM to 12:00 PM , 23/02/2026 up to 5:00 PM., 18/02/2026

1. All interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net>. For details, help, procedure and online training on e-auction, prospective bidders may contact M/S e-Procurement Technologies Pvt. Ltd. (Auctiontiger); Address : Head Office: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India).Contact Person : Mr. Ram Sharma Contact number: 8000023297/9265562818/9265562821/079-6813 6842/6869. email id: rampasad@auctiontiger.net, support@auctiontiger.net

2. For further details on terms and conditions please visit <https://sarfaesi.auctiontiger.net> to take part in e-auction.

3. For more details about the property kindly contact to Authorized officer: Atif Ali Contact no.9823957786

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002

Date : 09.02.2026
Place : Aurangabad

Authorised officer
Vastu Housing Finance Corporation Ltd

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. <https://www.axisbank.com/auction-retail> and the Bank's approved service provider **M/S C1 India Private Limited** at their web portal <https://www.bankauctions.com>

The auction will be conducted online through the Bank's approved service provider **M/s.C1 India Private Limited** at their web portal <https://www.bankauctions.com>. Also note that the said sale is subject to outcome of Securitization Application filed before Debt Recovery Tribunal, If any.

For any other assistance, the intending bidders may contact authorized officers During Office Hours. The bid is not transferable.

Bid Incremental Amount are Rs. 10,000/- (Rupees Ten Thousand Only) For each Account,

VENUE For Bid Submission: Axis Bank Ltd., Retail Asset Center, 1st Floor, Mazda Towers, Opp ZP Office, GPO Road, Trambak Naka, Nashik- 422001

Inspection will be subject to the prior Appointment

Date: 09.02.2026

Place: MAHARASHTRA

sd/- Authorised Officer,
Axis Bank Ltd.



Ujjivan Small Finance Bank

Registered Office : Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.

Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune 411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of **Ujjivan Small Finance Bank Ltd.,** has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** on the date as prescribed as here under.

Sl. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (In Rs.)	Date of Possession	Reserve Price in INR EMD in INR
1	44752100500 00044/- BHUSAWAL	1. Sachin Sidharth Baviskar, 2. Vandana Siddhant Baviskar, Both Add:- Plot No. 32, Laxmi Nagar, 25/129/E11H, Samarth Colony, Mehrarun Shvar, Jalgaon, Maharashtra-425001, Sr.No. 1 Also at: Shiv Soap Factory, Plot No. 5-18, MIDC Jalgaon, Maharashtra-425003 and Plot No. 83, Samrat Colony, Jalgaon, Maharashtra-425001. Sr.No. 2 Also at: Sarvang Clinic, Laxmi Nagar, Main Chowk Near Samrat Colony, Jalgaon, Maharashtra-425001 and Sharada Girdhar Chauhan, Plot No. 83, Laxmi Nagar, Samrat Colony, Jalgaon, Maharashtra-425001	17.03.2025 / Rs. 1627682.46 as on 11.03.2025	10.10.2025	Rs.14,36,000/- Rs.1,43,600/-
Description of the Immovable Property: All that piece and parcel of property bearing South side Portion area admeasuring 23.43 Sqr. Mtr. Having Total Built up area admeasuring 53 Sqr. Mtr. Constructed on land bearing Plot (Tukda) No. 53, Survey No. 516/1+2/1, together with construction thereon, situated at Mehrum, Tal & Dist.- Jalgaon, bounded as East : Plot No. 61, West : Road, North : Remaining Portion of said plot & their after Plot No. 54, South : Plot No. 52, Owned by Sachin Sidharth Baviskar and Vandana Siddhant Baviskar.					
2	44552101300 00287/- 4455/- SAMARTH NAGAR	1. Laxman Bhaskar Raut, 2. Bhaskar Panditrao Raut, 3. Shobha Bhaskar Raut All Add.: H. No. 104, Iaxman Bhau Nagar, situated at Post Chitegaon Taluka-Paithan District-Aurangabad, Maharashtra-431105. All Also at : Milkat No. 132, R/o. No. B-9, Sahyandri Park, Situated at Chitegaon, Taluka-Paithan District-Aurangabad, Maharashtra-431105. Sr.No. 1 also at : Pooja Enterprises, Babhulgaon Road, Bhaji Mandi situated at Chitegaon Taluka-Paithan District-Aurangabad, Maharashtra-431105, Sr.No. 2 also at : Ekdant Moulders and Engineers Private Limited- Gao No. 25, Plot No. 30 & 31, Udyog Mitra Co-operative Industrial Estate Chitegaon, Aurangabad Maharashtra-431105	27.12.2024 / Rs. 337163.08 as on 21.12.2024	11.10.2025	Rs.5,25,000/- Rs.52,500/-
Description of the Immovable Property: Property Bearing Row House No. B-9, area admeasuring 32.52 Sq. Mtrs, (350 Sq. fts.,-) constructed on Plot bearing Milkat No. 132, RCC framework, Sahyadri Park, Phase-II, having Gut No. 153, situated at Village-Chitegaon, Taluka-Paithan Road, District-Aurangabad. Property bounded as under; East: Plot No. 145, West: 20 Ft. Road, South: Row House No. B-8, North: Row House No. B-10, owned by Shobha Bhaskar Raut & Bhaskar Panditrao Raut					
3	44742100500 00096 / 4474- JALGAON	1. Nilesh Devidas Sonar, 2. Kusum Nilesh Sonar Both Add.: B. No. D.P.No. 20, S. No. 463/3+4, Anjani Park, Jalgaon, Maharashtra-425001. Both Also at: Plot No. 37, Opp. Akashwani Kendra, Girna Colony, VTC-Jalgaon, PO-Jalgaon, Sub-District & District-Jalgaon, Maharashtra-425001	05.02.2025 / Rs. 1852728.87 as on 23.01.2025	15.11.2025	Rs.15,60,000/- Rs.1,56,000/-
Description of the Immovable Property: All that piece and parcel of property bearing Block No. 1, area admeasuring 61.68 Sq. Mtrs., having Built-up area admeasuring 35.94 Sq. Mtrs., constructed on land bearing Plot No. 29 + 30, area admeasuring 352 Sq. Mtrs., having Gat No. 195/2, Situated at Village-Savkheda Bk. Taluka & District-Jalgaon. Property bounded as under; East: Plot No. 31, West: Block No. 2 of Said plot, North: Road & Usage, South: Gat No. 194, owned by Nilesh Devidas Sonar					
Date & Time of Inspection of the property(ies) :: 12.02.2026 & 23.02.2026 Between 11AM to 4PM Date for Submission of Bid & EMD :: 26.02.2026, Between 11.00AM to 5.00 PM Date and Time of Auction :: 27.02.2026 From 11:00 AM to 2:00 PM Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.")					

Place of submission of bids & Auction :

FOR SR. NO.1: Ujjivan Small Finance Bank Ltd., Nemade Building,, Kohinoor Classes , Near Astabhuj Mandir, Bhusawal,Jalgaon, Maharashtra-425201 (Contact: Deepak Mantri -9561157757, Ravindra Patil - 9860731550),

FOR SR. NO.2: Ujjivan Small Finance Bank Ltd., Ground Floor, Renuka Prasad Building, No.70 Sarang Society Gajanan Maharaj Mandir Square Garkhede Road, Aurangabad Chhatrapati SambhajiNagar, Maharashtra-431005 (Contact: Krishna Singh - 7767847584, Panjabrao Lokhande - 9960835299),

FOR SR. NO.3: Ujjivan Small Finance Bank Ltd., Niranjana Complex, Opp. Jalgaon District Central Co-op. Bank, Ring Road, Jalgaon, Maharashtra- 425001 (Contact: Deepak Mantri -9561157757, Ravindra Patil - 9860731550),

Terms & Conditions:- The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS".

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.
- The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - **M/s C1 India Pvt. Ltd.,** Contact person - **Prabakaran M - (Mob. No.7418281709).** The intending bidders are advised to visit <https://www.bankauctions.com> or <https://www.ujjivansfb.in/e-auctions> for the details of the properties in the website and for taking part in the bid they should register their names at portal <https://www.bankauctions.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's-7291918824, 25, 26 support email id: support@bankauctions.com, Auction portal- <https://www.bankauctions.com>.
- Property shall be sold to the highest bidder / offered, subject to acceptance of the authorised officer of the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-bid bidding if deemed necessary. The authorised officer has the right to accept or reject any offer/Tender without assigning any reason.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, including the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/right in respect of property/ amount.
- The publication is subject to the force major clause.
- Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.), in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.

This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place: Maharashtra
Date : 09.02.2026

sd/- Authorised Officer,
Ujjivan Small Finance Bank



Home First Finance Company India Limited

CIN: L65990MH2010PLC240703
Website: homefirstindia.com
Phone No.: 180033008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT,2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Bhausahab Pundalik Rothe, muktabai bhausahab rothe,	RH NO.49, GAT NO.197/1, SARA SAHYADRI PARK, MAUJE VAJJAPUR, Gut No 193/1/ 194/1/1, 197/1 Tq.vaijapur, Aurangabad, Maharashtra, 423701 Bounded by East-Row House No-69, West-9.00 Mtr.Wide Road, North-6.00 Mtr.Wide Road, South-Row House No-48.	04-12-2025	1,578,605	05-02-2026
2.	Dipak Babanrao Gavhane, Babanrao Devrao Gavhane, Chandrakala Baban Gavhane,	MILKAT NO.2116, ANU NO. 2116, GAT NO.56 MADHIL, MOUZA- SHAHAGAD, TQ. AMBAD, DIST. JALNA, Jalna, Maharashtra, 431212 Bounded by North-Road, South-HOUSE OF CHAND B.DILAWAR SHAIKH, East-OPEN LAND OF MANDABAI KAIWARTKAR, West-SHIV -GANDHAR ROAD.	04-12-2025	914,467	05-02-2026
3.	Jamil Gulsher Tadvii, Rajiya Ramajan Tadvai, Gulsheraakha Jamasherakha Tadvii,	S No. 8/2A/2, Plot No. 13, South Part No. 05 + 04, Muslim Colony, Badi Khan Kha, At-Khadke, Tal- Bhusawal , Dist Jalgaon 425201.,Bhusawal,Maharashtra,425201 Bounded by East-Remaining Part of The Same Plot, West-1.5 M W Passage, North-Part Of Same Plot[Part No.5], South-Part Of Same Plot[Part No.4].	04-12-2025	764,043	05-02-2026

The borrower having failed to repay the amount, notice is hereby given to the borrower/ Guarantor 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 rule on the date mentioned above.

The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Aurangabad, Jalgaon, Jalna
Date: 09-02-2026

Authorised Officer,
Home First Finance Company India Limited

पंजाब नैशनल बैंक

(भारत सरकार का उपक्रम)



punjab national bank

(Govt. Of India Undertaking)

Stressed Asset Management Branch, Kolkata United Tower, 3rd Floor, 11 Hemanta Basu Sarani, Kolkata-700001

E-mail: zs8350@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 Symbolic Possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis" 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 property.

Sl. No.	A) Name of the Branch B) Name of the Account C) Name & addresses of the Borrower/Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagors of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on date of sale C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical Constructive	A) Reserve Price (In ₹) B) EMD C) Bid Increase Amount	Date/ Time of E-Auction Details of the encumbrances known to the secured creditors
1.	SAMB, Kolkata 1. M/s Indian Pulp & Paper Pvt Ltd, 2nd Floor, 17 Brabourne Road, Mukherjee House, Kolkata 700001; For information please 2. Sh Rajeev Agarwal (Mortgagor & Guarantor), House K -5/10, Model Town, Phase III, Adarsh Nagar, Delhiwest Delhi for new VTC Dhwai - 110009. 3. Sh Manish Agarwal (Director), 35 A/1A, Ballygunge Park, Kolkata - 700029. 4. Sh Sanjeev Agarwal (Director & Guarantor) 81, Southern Avenue, 5th Floor, Sarat Bose Road, Kolkata - 700029. 5. Smt Shailey Agarwal (Director & Guarantor) 81, Southern Avenue, 5th Floor, Sarat Bose Road, Kolkata - 700029.	2 BHK residential Flat no 501 on 5th floor, measuring 814 sq ft, carpet area equivalent to 75.62 sqmtrs. C-Wing in the building known as "Kaatyani Residency", in the society known as "Kaatyani Cooperative Housing Society Ltd", constructed on land bearing Plot bearing CTS No 83-A & 62-A/1, Village-Mulgaon at off Mahakal Caves Road, Andheri (East) Mumbai - 400093. Taluka - Andheri, MSD and stilt car parking no 25, building structure consisting of RCC stilt+ ground and 7 upper floors and have elevators, as per deed of conveyance dated 26.02.2010, registration no 2133, Index no II Sr no 2126/2010 dated 26.02.2010, issued by the sub Registrar office Andheri-3, bearing registration no Andheri 3/3126/2010 dated 26.02.2010, with Sub registrar of assurances at Andheri -1 to 7, Latitude 19.1223.82"N, Longitude 72.0,86'60.27"E, Bounded on the East by: D Wing/Open plot, West by: Road/Atma Darshan Centre, North by: Soverdia House, South by: Road No.11/Kattiyani Business Centre. Property standing in the name of Sh Rajeev Agarwal	A) 18.05.2021 B) ₹ 56,58,18,359.58 (Rupees Fifty Six Crore Fifty Eight Lakh Eighteen Thousand Three Hundred Fifty nine and Fifty eight Paisa Only) (Plus further interest and expenses and other charges. The amount is as per demand Notice issued u/s 13(2) of SARFAESI ACT). c) 11.10.2022 d) Under Symbolic Possession of Bank	A) ₹1,85,13,000/- (Rupees One Crore Eight Five Lakh Thirteen Thousand only) B) ₹18,51,300/- (Rupees Eighteen Lakh Fifty One Thousand and Three Hundred only) C) ₹1,00,000.00 (Rupees Lakh only)	28.02.2026 between 11.00 AM to 03.00 PM Not known to bank

The Authorized Officer under the above-mentioned Act again draws your attention towards the provisions of Section 13(8) of SARFAESI Act, 2002 regarding time available for redemption of secured assets.

TERMS AND CONDITIONS OF E-AUCTION SALE

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

- The properties are being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"**.
- The particulars of Secured Assets specified in the Schedule herein above 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.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 28.02.2026 between 11:00 am to 3:00 pm
- For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.

Place: Kolkata
Date: 07.02.2026

sd/- Authorized Officer,
Punjab National Bank, Secured Creditor

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