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REG. OFFICE: 9th FLOOR, ANTRIKSH BHAWAN, 22 K.G. MARG, New Delhi - 110001,
PHONES: 011-23571717, 23571722, 23705414 WEBSITE: www.pnbhousing.com

B.O.PUNE: Unit No. 601, 602, 603, 604, 605, 606, 6th Floor, Behind Pride Hotel Conclave, Shivajinagar, Pune, Maharashtra - 411005

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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 notices on the date mentioned against each account calling upon the respective borrowers to repay the amount as mentioned against each account within 58 days from the date of notice(s) date of receipt of the said notice(s). The borrowers having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken possession of the properties described herein below in exercise powers conferred on him under Section 13(4) of the said Act read with Rule 6 of the said Rules on the dates mentioned against each account. The borrowers in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrowers' 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.

Loan Account No.	Name of the Borrower	Date of Demand Notice	Amount Outstanding	Date of Possession Taken	Description of the Properties Mortgaged
HOU/PUN/0219/6 48116, B.O.: PUNE	RAKESH KANKARE	14/May/26	Rs. 10,65,503.78/- (Rupees Nineteen Lakhs Sixty-Five Thousand Five Hundred Three And Seventy-Eight Paise Only)	11-08-2026 (Symbolic)	Wing H, 2nd Floor, 303, Pratham, Gat No. 1205 B, Village Talegaon Chanderghat, Taluka Shirur, District Pune, Maharashtra-412208, India.

PLACE :- PUNE

DATE: 14.08.2026

AUTHORIZED OFFICE, PNB HOUSING FINANCE LTD.



Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)

REGISTERED OFFICE: 3rd Floor Wallace Towers (earlier known as Shiv Building) 139/ 140/
B/1 Crossing of Sahar Road & Western Express Highway Vile Parle (E), Mumbai - 400057

POSSESSION NOTICE

Whereas, the Authorized Officer of Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) (acting as trustee of Phoenix Tru FY23-32) (Phoenix) under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of the powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued demand notices to the borrowers, co-borrowers, guarantors as detailed hereunder, calling upon the respective borrowers, co-borrowers, guarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the same. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act read with rule 8 of the said rules on the dates mentioned along with the. The borrowers, co-borrowers, guarantors in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Phoenix for the amount specified therein with future interest, costs and charges from the respective dates.

Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section 13(2) and amounts claimed therein under are given as under:

S. NO	Name and Address of the borrower, Co-Borrower, Loan account No., Loan amount	Details of the securities	1. Demand notice date 2. Date of Symbolic/Physical Possession 3. Amount due in Rs.
1	Asfarh Shabir Shaikh (S/D/W of Shabir Shaikh) Flat No - 101, 1st Floor, Survey No - 55, Bhagadaya Nagar, Lane No. - 12, Kondhwa Khurd, Pune, Maharashtra - 411048 And Also At Tower - 6, Weik Field, IT Tower, Nagar Road, Viman Nagar, Pune, Maharashtra - 411014	All That Piece And Parcel Of Mortgaged Property Of Flat No. - 203, 2Nd Floor, Royal Building No - C, Survey No. - 16, Hissa No. - 4/1, Near Hansukti Ashram Kondhwa, Haveli, Pune, Maharashtra - 411048	1) Demand Notice Date 14-09-2021 2) Date of Physical Possession - 10-08-2026 3) Amount due in Rs. 1293073 (Rupees Twelve Lac Ninety Three Thousand and Seventy Three Only) Due And Payable As of 14-09-2021 With Applicable Interest From 15-09-2021 Until Payment In Full.
2	Shabir Hussain Shaikh (S/D/W of Hussain Shaikh) Flat No. - 101, 1st Floor, Survey No - 55, Bhagadaya Nagar, Lane No. - 12, Kondhwa Khurd, Pune, Maharashtra - 411048 Loan Account Number: LXPUN00116-170022463 Loan Amount Sanctioned:Rs.13,58,692/- (Rupees Thirteen Lakh Fifty Eight Thousand Six Hundred & Ninety Two Only)		

Place: Maharashtra
Date: 14.08.2026

Authorised Officer
For Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited)
(Trustee of Phoenix Tru FY23-32)



Corporate Identity No: U65999MH2016PLC288534 Corporate Office, 3rd Floor, Sushanti II Park, Plot No. 89E, off. Datta Pada Road, Colaba (E), Mumbai - 400 066

JM Financial Home Loans Ltd

DEMAND NOTICE

Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules"). Whereas the undersigned being the Authorised officer of JM Financial Home Loans Limited (JMFLH) under the Act and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Rules already issued detailed Demand Notice dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (All singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amount mentioned in the respective Demand Notice, within 60 days from the date of the respective Notice, as per details given below. Copies of the said Notices are served by Registered Post and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours. In connection with the above, Notice is hereby given, once again, to the said Obligor(s)/Legal Heir(s)/Legal Representative(s) to pay to JMFLH, within 60 days from the date of the respective Notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column till the date of payment and /or realization, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to JMFLH by the said Obligor(s) respectively.				
Sr. No.	Borrower, Co-Borrowers and Guarantors Name, and PAN	Property Description	Date of 13(2) Notice, Date of NPA, Total Outstanding as on date	
1.	1. Mr. Shah Nawaz Maoula Pendhari 2. Mrs. Rukayya Shah Nawaz Pendhari 3. Mr. Akram Appaso Pendhari Loan Account No. LKOP2200002797	Milikat No. 5330, Near Water Tank, Mane Nagar, Ganji Mal, At Rukadi, Tal. Hatkananagale, Dist. Kolhapur, Near Water Tank, Maharashtra, Pin code - 416118 Admeasuring Total Plot Area 58.48 Mtr. and RCC Built-up area 42.88 Sq. Mtr. Four Side Boundary as under- East - Property of Shri. Bajirao Shinde, West - Property of Shri. Ramjan Pendhari, North - Road, South - Property of Shri. Annaso Kadam	1. 07-08-2026 2. 04-08-2026 3. Rs. 3,28,609/- (Rupees Three Lakh Twenty-Eight Thousand Six Hundred and Nine Only) Outstanding as on 06-Aug-2026.	
*with further interest, additional interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to JMFLH as aforesaid, then JMFLH shall proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences. The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by sale, lease or otherwise without the prior written consent of JMFLH. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.				
Place: Maharashtra, Date: 14/08/2026		Sd/- Authorised Officer, JM Financial Home Loans Limited		

POSSESSION NOTICE							
EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED							
CIN: U67100MH2007PLC174759							
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098							
APPENDIX IV [rule-8(1): Edelweiss Notice (For Immovable property)]							
Whereas, the Authorized Officer of the Secured Creditor mentioned herein, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 and in exercise of powers conferred under Section 13(12) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice as mentioned below calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. Thereafter, Assignor mentioned herein, has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited also as its ownwining in its capacity as trustee of Trust mentioned hereunder (hereinafter referred as "EARC"). Pursuant to the assignment agreements, under Sec.5 of SARFAESI Act, 2002, EARC has stepped into the shoes of the Assignor and all the rights, title and interests of Assignor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower and EARC exercises all its rights as the secured creditor. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned being the Authorised Officer of Edelweiss Asset Reconstruction Company Limited has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned against each property.							
Sl No	Name of Assignor	Name of Trust	Loan Account Number	Borrower Name & Co-Borrower(s) Name	Amount & Date of Demand Notice	Date of Possession	Possession Status
1	HDB Financial Services Limited.,	EARC TRUST SC-483	'6594195'	1. M/S ROHIT ENTERPRISES ("Borrower") 2. ROHIT SATISH JOSHI("Co-Borrower") 3. SANGEETA SATISH JOSHI ("Co-Borrower") 4. SATISH PARASHURAM JOSHI ("Co-Borrower")	19-09-2024 & Rs. 19,07,241.09	12.08.2026	Physical
SCHEDULE PROPERTY: All that Consisting of Flat No. 10A (As per sanctioned plan Flat No. 11), (Corresponding Apartment No. 22), admeasuring built-up area about 22.30 Sq.mtrs., situated on Fourth Floor, A Wing, along with exclusive right to use adjacent terrace admeasuring area about 14.86 Sq.mtrs., along with Proportionate undivided share 2.204% in the said property, City Survey No. 525/1A/2, 525/1B, also having its corresponding CTS No. 564 (as per agreement CTS No. 534) along with Building standing thereon Known as "LAXMINARAYAN APARTMENTS" Situated at Narayan Pet, Taluka Haveli, District Pune and within the Registration District Pune, sub-Registration District Haveli, Taluka Haveli and within the limits of Pune Municipal Corporation, Pune - 411030.							
2	HDB Financial Services Limited	EARC TRUST SC-375	453810	1.Mr.RAJENDRA RAMCHANDRA SONI ("Borrower") 2. Mrs. KUMUD RAJENDRA SONI (Co-Borrower)	09-09-2020 Rs.1,06,50,272.50	11.08.2026	Physical
SCHEDULE PROPERTY: All that piece and parcel of the property bearing Bt No. 20, admeasuring area 930 Sq. ft (Built up area) on 5th Floor, Building No. A- 8, Building Known as Padmalaya Sub-section (8) of Sr.No. 160, Hissa No. 1 D.P. Road Aundh Pune -411048. The borrower's attention is invited to provisions of paragraph 3 of section (8) of the said Act, in respect of time available, to redeem the secured assets. The borrower 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 Edelweiss Asset Reconstruction Company Limited for the amount mentioned below and interest thereon.							
Place: MAHARASHTRA Date: 14.08.2026				Sd/- Authorised Officer Edelweiss Asset Reconstruction Company Limited			