

pnB Housing Finance Limited
REG. OFFICE: 9th FLOOR, ANTRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001. PHONES : 011-23357171, 23357172, 23705414 WEBSITE: www.pnbhousing.com

B.O. BOISAR : 2B, Second Floor, Ameya Park, Navapur Road, Boisar (West), Maharashtra - 401501

NOTICE UNDER SECTION 13(2) OF SECURITIZATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE

We, the PNB Housing Finance Ltd, (hereinafter referred to as "PNBHFL") had issued Demand notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer, to all below mentioned Borrowers/Co-Borrower/Guarantors since your account has been classified as Non-Performing Assets (NPA) As per the Reserve Bank of India/National Housing Bank guidelines due to nonpayment of installments/interest. The contents of the same are the defaults committed by you in the payment of installments of principals, interest, etc. with reasons, we believe that you are evading the service of Demand Notice and hence we are doing this. Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action under all or any of the provisions of Section 13(4) of the said Act, against all or any or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-section (8) of Section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses payable by the PNB HFL, only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. FURTHER you are prohibited U/s 13(1) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Loan Account Number(s)	Name & Address of Borrower & Co-borrower	Name & Address of Guarantor(s)	Property(ies) Mortgaged	Date of Demand Notice	Amount D/s as on date Demand Notice
H0226005072115318, H0226005072115318L	Mr. Bhana Ram & Mrs. Pavan Pavan (1) Gat No 1, Nr. Vitthalmandir, Mangrul, Mawal, Pune, Maharashtra, India. 410507 (2) Shera Ram, 203, Weso Ka Bas, Dimgal, Pak, Rajasthan, India. 308222 (3) Shrip No. 4, BOISAR, Mangarul, Pune, Pune, Maharashtra, India. 410506 (4) Flat No 301, 3rd Floor, Building No 03, Parasnath Garden, Umroli East, Thane, Maharashtra, 401404.	NA	Flat No 301, 3rd Floor, Building No 03, Parasnath Garden, Umroli East, Thane, Maharashtra, 401404.	10-06-2026	Rs. 13,07,648.01/- (Rupees Thirteen Lakhs Seven Thousand Six Hundred Forty Eight and One Paisa Only)

PLACE : -PUNE DATE:-20-06-2026 AUTHORIZED OFFICE, PNB HOUSING FINANCE LTD.

L&T Finance Limited
Registered Office: L&T Finance Limited, Brindavan Building Plot No. 177, Kalina, CST Road, Near Mercedes Showroom Santacruz (East), Mumbai 400 098
CIN No.: L67120MH2008PLC181833
Branch office: Mumbai



DEMAND NOTICE
Under Section 13(2) of Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (Herein after referred to as The Act)
 We have issued Demand Notice under Section 13(2) of the Act to you all (Borrower/s, Co-borrower/s & Guarantor/s) through Registered Post Acknowledge Due, as you have defaulted in payment of interest and principal installments of your loan account, and have failed and neglected to clear the said outstanding dues. As a result, the loan account has been classified as Non-Performing Asset (NPA) in the book of account in accordance with the directives relating to asset classification issued by the Reserve Bank of India. The Notice has been returned as "undelivered" and therefore we are now issuing this notice to you all under 13(2) of the Act and hereby calling upon to repay the amount mentioned in the notice appended below to the L&T Financial Limited, within the period of 60 Days from the date of this Paper Notification together with further interest and other charges from the date of Demand Notice till payment or realization. In case you are not discharging your liabilities under the terms of this notice, we shall be constrained to exercise all or any one of the rights conferred under Section 13(4) or Section 14 of the Act. "This is without prejudice to any rights available to us under the Act and/or any other law in force from time to time."

Loan Account Number	Borrower/s & Co-borrower/s Name	Demand Notice date / NPA date / Outstanding Amount		Description of the Immovable Property (Mortgaged)
		NPA Date	Outstanding Amount (₹) As On	
H0226005072115318, H0226005072115318L	1. Aishwarya Vilas Jadhav	Demand Notice Date: 29/05/2026 NPA Date: 04/05/2026	Rs. 3175628.85/- (Thirty-One Lakh Seventy-Five Thousand Six Hundred Twenty-Eight and Eighty-Five Paise Only) As On Date 25/05/2026	Schedule - I All Peace And Parcel Of Residential Flat No 405, In The Building B Having Total Saleable Area Adm 58.62 Sq Mtr Along With Attached Terrace Adm 7.65 Sq Mtr On Fourth Floor, In The Project Known As Shaurya Homes (Shaurya Homes Co-Operative Housing Society Ltd) constructed On The Property Bearing Survey No. 29/1/4, 29/1/20/1 Situated At Village Dhonor, Taluka Haveli, District Pune Within The Local Limit Of Pune Municipal Corporation.
H02859180823075039, H0285918082308329	1. Ajay Balbir Jaswal 2. Anamika Ajay Jaswal	Demand Notice Date: 20/05/2026 NPA Date: 06/05/2026	Rs. 11456423.55/- (One Crore Fourteen Lakh Fifty Six Thousand Four Hundred Twenty Three Rupees and Fifty Five Paise Only) As On Date 13.05.2026	Schedule - I Flat No. 202, Admeasuring About 1276 Sq.ft Carpet (Built-up Area 1595 Sq.ft i.e. 148.17 sq.mtrs) , Along With Terrace Admeasuring About 37.53 Sq.mtrs Situated On Second Floor In Wing "B" Along With Covered Car Parking Situated In "Sunshree Emerald Co-Operative Housing Society Ltd." Constructed On Land Bearing Survey No.22, Hissa No.2B/2 Situated At Village Kondhwa Khurd Pune And Situated Within The Jurisdiction Of Sub-Registrar Haveli, Pune Within The Limits Of Pune Municipal Corporation Pune.
H01235260221014053, H01235260221014053L	1. Chris George Unnithan 2. Ishant George Unnithan	Demand Notice Date: 20/05/2026 NPA Date: 08/05/2026	Rs. 4451164.68/- (Forty Four Lakh Fifty One Thousand One Hundred Sixty Four Rupees and Sixty Eight Paise Only.) As On Date 14.05.2026	Schedule - I A Residential Flat No.01, Situated On Stilt Floor, In "B" Wing Of Building Of Riviera Phase-II Co-Operative Housing Society Ltd., Admeasuring About 680 Sq.ft. i.e. 63.18 Sq.mtrs (Built-Up) Situated At Survey No. 45/2 Of Village Wanwadi Pune Situated Within The Limits Of Registration District Pune, Sub-District Taluka Haveli Within The Limits Of Pune Municipal Corporation And Within The Jurisdiction Of Sub-Registrar Haveli Pune.
H03308200723084706, H03308200723084706L, H03308230823073604	1. Nikhil Ashok Kolpe 2. Ashok Laxman Kolpe	Demand Notice Date: 29/05/2026 NPA Date: 04/05/2026	Rs. 4791272.11/- (Rupees Forty-seven Lakh Ninety-one Thousand Two Hundred Seventy-two And Eleven Paise Only.) As On Date 25.05.2026	Schedule - I All Peace And Parcel Of Flat No 604, Adm. Area 586 Sq Ft. i.e. 54.47 Sq Mtr And Additional Saleable Terrace Area Adm 3.25 Sq. Mtr. i.e. 35 Sq. Mtr. On Six Floor In Wing No. U In The Building Known As Acruti Countrywoods (New Name Hubtown Countrywoods Co-Op Housing Society Ltd) Alongwith Open Parking Area Adm 107 Sq. Fts., Village Kondhwa Budruk, Pune Within The Limit Of Pune Municipal Corporation And Registration Limit Of Sub-Registrar Haveli, Pune.
PUNHL18000023	1. Rakesh Sanjay Lagad 2. Chhaya Sanjay Lagad	Demand Notice Date: 23/05/2026 NPA Date: 08/05/2026	Rs. 6174246.72/- (Rupees Fifty One Lakh Thirty Six Thousand Eight Hundred Eighty Nine and Ninety Four Paise Only.) As On Date 14.05.2026	Schedule - I FIN. A-704, 7th Floor, , Area Adm 76.64 Sq. Mtr Carpet, Attach Trrace Arae Adm 6.13 Sq Mtr Carpet, Project Known As Nanded City, Bldg- Lalit, In The Scheme Ndr No 2, Constructed On Sr N O. 12, Hissa No.2A,4A/2,4A/2/3,4A/2/4,Situated At Village - Nanded, Tal-Haveli, Dis-Pune Maharashtra 411041
PUNHL17000745	1. Sachin Shankar Yadav 2. M/s. Aditya Bharat Gas Agency (Through Its Proprietor Mr. Sachin S Yadav) 3. Rupali Yadav 4. M/s. Sunshine Fine Chemsol (I) Pvt Ltd. (Through Its Director Mr. Sachin S Yadav)	Demand Notice Date: 20/05/2026 NPA Date: 08/05/2026	Rs. 6174246.72/- (Rupees Sixty One Lakh Seventy Four Thousand Two Hundred Forty Six and Seventy Two Paise Only.) As On Date 14.05.2026	Schedule - I Shop No. 2, Ground Floor, Saleable Area 498 Sq. Ft, In The Building Known As Kulsuwamini Kasturi, Constructed On Gat No 115 (Old S No 1244) And Gat No 116 (Old S No 1246), in The Village Medankarwadi, Chakan Shikrapur Road, Pune, In Jurisdiction Of Subregistrars Haveli Pune
H17502230919051131L, H17502230919051131T	1. Sagor Arun Shinde 2. Arun Dadu Shinde 3. Shital Arun Shinde	Demand Notice Date: 18/05/2026 NPA Date: 08/05/2026	Rs. 11646032.78/- (One Crore Sixteen Lakh Forty Six Thousand Thirty Two Rupees and Seventy Eight Paise Only.) As On Date 14.05.2026	Schedule - I Unit No. 095-2704 Admeasuring Carpet Area Of About 101.06 Sq. Mtrs (Excluding The Area Covered By The External Walls, Area Under Service Shafts, Exclusive Balcony Or Varhanda Area And Exclusive Open Terrace Area, But Includes Area Covered By The Internal Partition Walls) Alongwith The Terrace Having 12.60 Sq. Mtrs Situated On The 27th Floor Of Tower No. 095, The Project Known As Amonara Neo Towers Situate At Land Bearing Secotor No R-26 Out Of S No. 138+139+173+177+181+187 To 201 And 242 To 244 Vide Mutation Entry No 35460 In Amonara Township At Village Sadesataranali, Hadapsar Within The Registration Sub-district Of Haveli, Taluka Haveli, District Pune And The Said Unit Is Bounded As Under:
PUNHL18000023	Rakesh Sanjay Lagad Chhaya Sanjay Lagad	Demand Notice Date: 23/05/2026 NPA Date: 08/05/2026	Rs. 5136889.94/- (Rupees Fifty One Lakh Thirty Six Thousand Eight Hundred Eighty Nine and Ninety Four Paise Only.) As On Date 14.05.2026	Schedule - I FIN. A-704, 7th Floor, , Area Adm 76.64 Sq. Mtr Carpet, Attach Trtrace Arae Adm 6.13 Sq Mtr Carpet, Project Known As Nanded City, Bldg- Lalit, In The Scheme Ndr No 2, Constructed On Sr N O. 12, Hissa No.2A,4A/2,4A/2/3,4A/2/4,Situated At Village - Nanded, Tal-Haveli, Dis-Pune Maharashtra 411041

Date: 23.06.2026
Place: Pune
 Sd/-
Authorized Officer
 For L&T FINANCE LIMITED

OMKARA ASSETS RECONSTRUCTION PVT. LTD
Registered Office: No. 9, M. P. Nagar, First Street, Kongu Nagar Extension, Tirupur - 641607 CIN: U67100TZ2014PTC020363
 Corporate Office: Kohinor Square, 47th Floor, N.C Kulkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai - 400028.
 Contact No- 022-6923 1111/9773406175. Email: mumbai@omkaraarc.com | Mob.: +91 9769170774

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

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 9(6) and Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.
 Notice is hereby given to the public in general and in particular to the Borrowers/Co-borrowers Datta Khanderao Chavan (The Borrower), Shobha Chavan (The Co-Borrower) that the below described immovable property mortgaged/charged to the Secured Creditor, and the Physical Possession of which has been taken by Omkara Assets Reconstruction Private Limited (OARPL), Secured Creditor, on 07.11.2025. The below-mentioned property will be sold on "As is where is", "As is what is" and "Whatever there is" and without recourse basis on 15.07.2026 at 01.00 pm (last date and time for submission of bids is 14.07.2026 by 6.00 PM), for recovery of Rs. 56,37,955.04/- (Rupees Fifty Six Lakh Thirty Seven Thousand Nine Hundred Fifty Five and Four Paise only) as on 01.01.2021, plus accrued interest/unrealized interest at the contractual rate (s) together with incidental expenses, costs, charges, etc. except recovery till the date of payment due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower.
 The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 21/2024-25 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors under Assignment Agreement dated 19/03/2025 along with underlying security of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. FURTHER you are prohibited U/s 13(1) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

The description of the Immovable Properties, the reserve price, earnest money deposit, and known encumbrances (if any) are as follows:

Name of Borrower(s)/ Guarantors/ Mortgagors	Owner of the property	Demand Notice Date as on 01.01.2021 and Amount	Reserve Price	Bid Increment Amount	EMD	Date & Time of Inspection
Datta Khanderao Chavan (The Borrower), Shobha Chavan (The Co-Borrower)	Mr. Datta Khanderao Chavan	Rs. 56,37,955.04/- (Rupees Fifty Six Lakh Thirty Seven Thousand Nine Hundred Fifty Five & Four Paise only)	Rs. 40,00,000/-	Rs. 30,000/-	Rs. 4,00,000/-	Date: 02/07/2026 Time: 1PM to 2PM

Details of the Secured Asset : All Piece Parcel Of Flat No D, measuring an extent of 1190 sq ft situated at 2nd Floor, Ajinkyatara, S.No.39, Hissa No.31, Thergaon, Pune 411033 Boundaries: West: Road, North: Road, East: Open Plot, South: Open Plot.

Date of E- Auction & Time : 15.07.2026 at 01:00 PM to 02:00 pm | Last date & time for submission of bid letter of participation/KYC Document/Proof of EMD: 14.07.2026 up to 6:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.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 or remittance by way of NEFT/ RTGS) is 14.07.2026 by 6:00 PM. The intended 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 "Ms. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeajays.com, and for any property related query contact the Authorized Officer, Mr. Tanaji Mandavkar, Mobile: +91 9769170774, +91 9082080789/Mail: tanaji@omkaraarc.com

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) and 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) read with 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 advice 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: 23.06.2026 / **Place:** Pune **Sd/-, Authorized Officer, Omkara Assets Reconstruction Pvt Ltd., (Acting in its capacity as a Trustee of Omkara PS 21/2024-25 Trust)**

L&T Finance Limited
Registered Office: L&T Finance Limited, Brindavan Building Plot No. 177, Kalina, CST Road, Near Mercedes Showroom Santacruz (East), Mumbai 400 098
CIN No.: L67120MH2008PLC181833
Branch office: Pune



PUBLIC AUCTION FOR SALE OF MORTGAGED PROPERTY
 The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [54 OF 2002] and in exercise of powers conferred under the said Act is auctioning the following property on "AS IS WHERE IS BASIS" and "AS IS WHAT IS CONDITION" by way of "PUBLIC AUCTION" for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Physical Possession taken	Earnest Money Deposit 10% or more of RP (In ₹)	Secured Debt	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Tejnarayan Ramaurath 2. Gunjadevi Tejnarayan Choudhary 3. M/s. Sangita Variety (Through Its Proprietor Tejnarayan Choudhary)	All The Piece And Parcel Of The Property Address: Flat No. 20, Admeasuring 26.95 Sq. Mtrs On The 4th Floor, In The Building Known As "Shalini Corner" Which Is Constructed On The Property Bearing Plot No. 17 Out Of Survey No. 23, 24, 55, 57 58 83 Corresponding CTS No. 159 Situated At Revenue Village Hingane Budurk, Karvenagar, Taluka Haveli, District Pune, Which Is Within The Local Limits Of Pune Municipal Corporation And Within The Jurisdiction Of Registration District Sub-Registrar Taluka Haveli, District Pune	H01438260 821120052	29th August 2025	Rs. 2,19,373/-	As per Demand Notice dated 10-10-2024, Total outstanding of Rs.31,54,392.97/- as on date 08/10/2024	Rs. 02/07/2026 (BID Incremental Value :- 10,000/-) with prior appointment.	On 02/07/2026 from 10.00 A.M to 5.30 P.M	10/07/2026 from 11:00 A.M TO 12:00 P.M

TERMS AND CONDITIONS OF PUBLIC AUCTION

- The E-auction Sale is being conducted online by the Authorised Officer through the website <https://sarfaesi.auctiontiger.net/EPROC/> under the provisions of SARFAESI Act with the aid and through public e-auction mode.
- The public E-auction will be conducted on the date and time mentioned herein above, when the secured assets mentioned above will be sold on "AS IS WHERE IS" BASIS & "AS IS WHAT IT IS" CONDITION.
- For participating in the public 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 assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before **09/07/2026 TILL 6:00 P.M.**
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25 % (inclusive of EMD) of his/its offer by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on **10/07/2026** i.e., day of e-auction or on the next working day i.e., **11/07/2026**, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed have been failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact the authorised officer i.e. **Name - Mr. Vikas Singh, Contact No. 8669189048 & Mr. Dilip Mishra, Contact No. 7575021496, L&T Finance Ltd, Brindavan, Plot no. 177, CST Road, Kalina, Santacruz (East), Mumbai - 400 098, Maharashtra, India.** At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called up on to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L & T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT, 2002.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

Date: 23.06.2026
Place: Pune
 Sd/-
Authorized Officer
 For L&T Finance Limited



ACRE Assets Care & Reconstruction Enterprise Ltd
Registered Office: 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel: 91-11-43115600 Fax: 91-11-43115618
Corporate Office: Unit No.: 502, C Wing, One BKC, Radius Developers, Plot No.: C-66, G-Block, Bandra Kurla Complex, Mumbai- 400051 Tel.: 022 68643101 E-mail: acre.arc@acreinodia.in Website: www.acreinodia.in CIN: U65993DL2002PLC115769

MAKING ASSETS WORK

APPENDIX IV-A SALE NOTICE 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 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.
 Notice is hereby given to public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to **Assets Care & Reconstruction Enterprise Ltd.** (CIN:U65993DL2002PLC115769) ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis for the recovery of amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned below for each property:

DETAILS OF SECURED ASSET

Sr. No.	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor (s)/ Guarantors	Total Outstanding Dues as on 02nd June 2026	Reserve Price	Earnest Money Deposit (In Rs.)	Bank account details for EMD payment through demand draft/RTGS/NEFT	Auction Date & Time	EMD Date & Time	Description of The Secured Asset:	Barcode Scan to view PDF
1	101MSM001021686 ACRE 188 TRUST	Shantanu Mohan Kindre (Borrower) Asha Mohan Kindre (Co-Borrower), Mohan Baburao Kindre (Co-Borrower), Vinayak Baburao Kindre (Co-Borrower)	Rs. 4115680/- (Rupees Forty One Lakhs Fifteen Thousand Six Hundred Eighty Only) as on along with applicable interest, charges and expenses till the date of payment and realization	Rs. 20,55,000/- (Rupees Twenty Lakhs Fifty Five Thousand Only)	Rs. 2,05,000/- (Rupees Two Lakhs Five Hundred Fifty Only)	Account Name : ACRE-188-TRUST Account Number : 011050200043471 Bank : Federal Bank IFSC : FDRL0001105	28th July 2026 2:30 PM to 3:30 PM	27th July 2026 till 4:00 PM	DESCRIPTION OF THE SECURED ASSET: Flat No. 401 on the Fourth Floor of the building known as "Shivprasad", admeasuring 805 sq. ft. (equivalent to 74.79 sq. mtrs.) with a carpet area of 671 sq. ft., constructed on Plot No. 132 corresponding to City Survey No. 1739, admeasuring 2,920 sq. ft. (73 ft. x 40 ft.), situated at Village Mouje Shivne (Utam Nagar), Taluka Haveli, within the jurisdiction of Sub-Registrar Haveli No. 17/27, Pune, Tehsil Dar Haveli, Zilla Parishad Pune and Panchayat Samiti Haveli, bearing Gram Panchayat Property No. 309/13	
2	AFH000800176811 ACRE 166 TRUST	Suryakant Jagannath Kadam (Borrower) Sangita Suryakant Kadam (Co-Borrower),	Rs. 1689891/- (Rupees Sixteen Lakhs Eighty Eight Thousand Nine Hundred Eighty One Only) as on along with applicable interest, charges and expenses till the date of payment and realization	Rs. 11,52,000/- (Rupees Eleven Lakhs Fifty Two Thousand Only)	Rs. 1,15,200/- (Rupees One Lakh Fifteen Thousand Two Hundred Only)	Account Name : ACRE-166-TRUST Account Number : 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	28th July 2026 2:30 PM to 3:30 PM	27th July 2026 till 4:00 PM	DESCRIPTION OF THE SECURED ASSET: Unit No. A6-519, admeasuring 19.97 sq. mtrs. (equivalent to 215 sq. ft.) carpet area, situated on the Sixth Floor of the building known as "A6" in the residential project "XRBIA AMBI", constructed on non-agricultural land admeasuring 04 Hectares 64.5 Acres bearing Gat Nos. 36, 37, 39, 40 and 339, situated at Village Ambi, Taluka Maval, District Pune.	

1. EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above
 2. Web page for Auction <https://www.bankauctions.com>
 3. Contact Details **1800-209-2989 / auction.support@acreinodia.in**
 4. Inspection of the Property on prior appointment basis only
 5. For detailed terms and condition of the sale, please visit the website www.acreinodia.in/www.bankauctions.com

Date: 23/06/2026, **Place:** Pune
 Sd/- **Authorized Officer, Assets Care & Reconstruction Enterprise Ltd.**