

PNB Housing Finance Limited
 REGD. OFFICE: 9th Floor, Anilish Bhawan, 22, K.G. Marg, New Delhi-110001, PH: 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com
 BRANCH ADDRESS: Unit No. 103-106, 1st Floor, Centurion Business Park, Near Dwarka Hotel, Wagle Industrial Estate, Plot No. A-84, A-85, Thane West, Maharashtra - 400604

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitization and Reconstruction of Financial Assets & 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 borrower to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notices.

The borrower/s 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/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. 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.

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Demand Notice Date	Amount Outstanding	Date of Possession Taken	Description of the Property Mortgaged
HOU/THA/0722/1012438 B.C. Thane	Shilpesh Sitaram Shinde	22-Oct-25	Rs. 27,04,469.99/- (Rupees Twenty Seven Lakhs Four Thousand Four Hundred Sixty Nine & Ninety Nine Paise Only) as on 15-10-2025	11.02.2026 (Symbolic)	Flat No. 702 on Seventh floor, in the building No. 2, 1 BHK, in the project known as "Jewel Heights" Constructed on Plot No. 2, At Village Sonvli, Tal. Ambarnath At Badapur Thane, Maharashtra - 421053, India

PLACE- THANE, DATE:- 13-02-2026 AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

II-10 THE FREE PRESS JOURNAL | Mumbai, Saturday, February 14, 2026

मराठी मनाचा आवाज

नवशक्ति

www.navshakti.co.in

Tyger Home Finance Private Limited

Registered Office : Adani House, 56, Shrimali Society, Navrangpura, Ahmedabad 380 009, Gujarat, India
 Corporate Office : 1004/5, 10th Floor, C-Wing, One BKC, C-66, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051, Maharashtra, India,
 CIN: U65990GJ2016PTC093692, Web : www.tygerhomefinance.in

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas the undersigned being the Authorized Officer of the Tyger Home Finance Pvt Ltd, (formerly known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to "THFPL" under the Securitization and Reconstruction of Financial Assets & 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 borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notices.

The borrower/s 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/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of Tyger Home Finance Pvt Ltd (Adani Housing Finance Private Ltd), for the amount and interest thereon as per loan agreement. The borrower's attention is invited to provisions of Sub-section (8) and (9) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Loan A/C No./ Old Loan A/C No.	Name of the Borrower/ Co-Borrower/ Guarantor	Demand Notice date & Amount	Symbolic/ Physical Possession on
1.	802HLL001103381	SANKET RUPCHAND MALI / RUPCHAND NAMEDEV MALI / KAVITA RUPCHAND MALI	14-Sep-24 / Rs. 2071312/- as on 14-Sep-24	12-Feb-26 Physical Possession
2.	806HLL001115829	CHUNNU MIYA JAMMENA KHATOON / GUDDU MANSURI	13-Aug-25 / Rs. 2543890/- as on 12-Aug-25	6-Feb-26 Physical Possession

Mortgage Property- All that piece and parcel of Flat No. 2 admeasuring 530 Sq. ft. area on Ground in building No. B/20 Known as Shekhar Sahakar Gnuh Nirman CHSL. Constructed on land bearing Survey No. 31 (pt) situated at Village - Chikanghar, Tal. - Kalyan and Dist. - Thane Which is bounded as Under- East- Open Plot/Pond, West- Internal Road/Unity Apartment, North- Om Sai Heritage, South- Access Road.

Mortgage Property- All that piece and parcel of the Block No. 301, area admeasuring 603 sq. ft. carpet area on the 3rd floor in the building known as "Balaji NX" constructed on land bearing Survey No. 168/12 area admeasuring 283 sq. Meters lying and Situated at Village Mampur Taluka Karjat District Raigad. Which is bounded as under- East- Open Plot, West- Open Plot, North- Internal Road, South- Open Plot

Place: MUMBAI Date: 14.02.2026 Sd/-Authorized Officer For Tyger Home Finance Private Limited

बँक ऑफ महाराष्ट्र Bank of Maharashtra
 A GOVT. OF INDIA UNDERTAKING

Navi Mumbai Zonal Office:- CIDCO old admin building, P-17 Sector-1 Washi, Navi Mumbai.
 E-mail : bom2259@mahabank.co.in, legal_nvm@mahabank.co.in, Phone : 022-2087851/52

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (APPENDIX-IV-A)

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) 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 properties mortgaged/ charged to the Bank of Maharashtra, the possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on As is where is, As is what is and Whatever there is basis on **17.03.2026 between 11.00 am and 3.00 pm**, for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower(s) and Guarantor(s), amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit are also given as under:

Sr No	Branch	Borrower Name / Address	Guarantor	Short Description of immovable property with known encumbrances Possession Type	Amount Due as per demand notice	Reserve Price(In Rs)
1	ARB	Mr. Muzaffar Ali Asgar Ali Shaikh (Borrower/Mortgagor) Room No. 7, Chawl No. D-10, BMC Colony, Park Site, Vikhroli West, Mumbai- 400079	Na	Flat No 401, 4th Floor, Krishna Empires, Plot No 115, Sector-24, Puspak Node, Panvel, Taluka- Panvel, Dist- Raigad, Pin-410206 Possession Type:- Symbolic	Rs 3961265 plus unapplied Intt plus legal exp incurred till less recovery if any	3843000
2	ARB	JITENDRA BHOJAL DAS	Mr. Navin Narhari Bitling C/O Mrs. Laxmi Malesham Bhumala, Flat. No. - 203, A - Wing, Progressive Apartment, M.B. Estate Near Masjid, Virar West, Maharashtra - 401303	Flat No. 201, A Wing, Building No4, Rushabh Heights, Sector-II, Village-Dongre, Taluka-Vasai, Dist-Palghar Possession Type:- Symbolic	Rs.48,36,974 Plus unapplied interest towards housingloan facility	5674000
3	ARB	SUNIL JAGDISH KUSHWAHA	Mrs Vandana Kushwaha Flat No 403, 4th Floor Mangal Murti Complex, Plot No 19B, Sector-30, Owe, Kharghar, Taluka-Panvel Dist-Raigad	Flat No 403, 4th Floor Mangal Murti Complex, Plot No 19B, Sector-30, Owe, Kharghar, Taluka-Panvel Dist-Raigad Possession Type:- Symbolic	Rs 3458628/- along with interest thereon plus legal expenses incurred till date less recovery if any	3643121
4	ARB	Sainath Shankar Patil Flat No 703, 7th Floor, A Wing, Building No 02, Walchand Nagar, VIII Rai, Bhayander(West), Thane	Shankar Tukaram Patil Flat No 703, 7th Floor, A Wing, Building No 02, Walchand Nagar, VIII Rai, Bhayander(West), Thane	Flat No 703, 7th Floor, A Wing, Building No 02, Walchand Nagar, VIII Rai, Bhayander(West), Thane Possession Type:- Symbolic	Rs. 2605138.00 Along with further interest and expenses.	3506250
5	ARB	REKHA ARUN SINGH at no.701 & 702 sale building wing B sai sadan shastri Nagar Balrajeshwar mulund(WEST) Mumbai-400080	Na	Flat no 702, 7th floor, B Wing, Sai Sadan Building, CTS no 6(Pt), 7.7/1 to 7/3, 9.9/1 to 9/4 and 10(Pt) of S.No 256 & 257, Village Mulund (West), Shastri Nagar, Bal Rajeshwar Road, Mulund, Taluka Kurla District Mumbai-400080 Possession Type:- Physical	Rs 81,36,456/- plus unapplied interest thereon apart from penal interest plus incidental charges and expenses less recovery if any	2900000
6	ARB	M/s Balaji Textile Prop: Mr. Rajendra Laxmipati Katla House No. 263, Katla Niwas, Near Padmanagar Police Chowki, Agra Road, Padmanagar, Bhivandi, Thane- 421302	Mr. Laxmipati Komarayya Katla and Mr. Rajeshkumar Kailaschand Khanna	All the piece & Parcel of Gala No.2, Ground + 3 upper floor, residential building situated on Land bearing S.No.29/1, CTS No.9113, Village Kamatghar, Padmanagar, Bhivandi, Thane-421302adm. 7772.00 Sq. ft. Carpet Possession Type:- Symbolic	On 17.06.2021 Rs 3,53,13,867.59/- plus unapplied interest thereon with monthly rests, w.e.f. 17.06.2021 loan, plus all costs, charges and expenses or other incidental charges incurred thereof.	19798000
7	ARB	M/s Sarvajeet Textile Prop. Mr. Anil Hiranand Rajwani Office No.10 - A, Rattan Shopping Complex, Aman Talkies Road, Ulhasnagar 421002	Haresh Hiranand Rajwani Bunglow No. 16, BK.No. 543, SIRU Chowk, Ulhasnagar 421002 Mrs. Madhu Hiranand Rajwani Bunglow No.16 B K No.543, SIRU Chowk, Ulhasnagar 421002	Shed (Patra Shed) Bearing Unit No. 343 (p) Sheet no. 63, Plot no. 15 and 16 (Original Plot no. 25) Ulhasnagar 421002 Dist. Thane Possession Type:- Symbolic	Rs. 5017159.00 Plus unapplied interest thereon @ 13.20% p.a.w.e.f. 28.05.2027.	4794000
8	ARB	Mr. Harun Kasam Bhokiya Flat No. 303, 3rd floor, in the building known as Ashirvas corner opposite neelam park, near Sanghvi complex, Payyade Residency Road, Mira road (E) Situated at Bhayander, District -Thane	Mrs. Saruben Harun Bhogiya Flat No. 303, 3rd floor, in the building known as Ashirvas corner opposite neelam park, near Sanghvi complex, Payyade Residency Road, Mira road (E) Situated at Bhayander, District -Thane	All the pieces and parcel of land situated being and lying at Flat No. 303, 3rd floor in the building known as Ashirvas corner opposite neelam park, near Sanghvi complex, Payyade Residency Road, Mira road (E) Situated at Bhayander, District -Thane Possession Type:- Symbolic	Rs. 35,97,697.00 plus un-applied interest + Int. thereon @ 7.40% + 2% penal interest w.e.f. 01/09/2021 till date	4725000
9	ARB	JIGNEESH VASANT JETHVA 102/A Shri Ganesh CHS Gavanpada, Near fire Brigade Mulund East, Mumbai 400081	Seema Jignesh Jethva 102/A Shri Ganesh CHS Gavanpada, Near fire Brigade Mulund East, Mumbai 400081	Residential Flat No. 207 situated at 2nd floor, Phase II Building Known as Shiv Opal Wadhava Rhodiasta, survey No. 158 Hissa No. 9P Village Kamatghar Tal Bhivandi & Dist-Thane-421302. Possession Type:- Symbolic	Ledger Balance Rs. 34,76,732 And unapplied interest Rs. 2,82,756.45 =Total Rs. 37,59,488.45	2034900
10	ARB	Mr. Santosh Pandurang Gharat At Post Pargaon, Taluka and Dist Palghar 401102	Sheikh Akhtar Abdulla Punjari Sipra Apartment C Wing Near Naniwadekar Hospital Palghar 401404. Dipali Dilip Patil Laxmi Nagar Kardal D Wing Saphale East Saphale Dist Palghar 401102. Mr. Gangaram Shamrao Gharat At Post Pargaon Taluka Dist Palghar 401102.	Residential House No. 497 consists of ground + 1 st floor village Pargaon Tal & Dist-Palghar. Possession Type:- Symbolic	Rs.2247896/- plus unapplied interest from 31.05.2023	1793500
11	CBD BELAPUR	M/s Shree Jyotirling Distributor (Proprietor Mr. Sandeep Amrut Kurade) Address: Shop no 1, Ground Floor, Plot no 1462, Market Yard, Panvel, District Raigad, Maharashtra 410 206	Mr. Amrut Krishna Kurade Flat no B/202, 2nd Floor, Building no 2, Shree Sai Sharda CHSL, Plot no 12, Sector 17, Khanda Colony, New Panvel (West), District Raigad 410 206	Flat no B/202, 2nd Floor, Building no 2, Shree Sai Sharda CHSL, Plot no 12, Sector 17, Khanda Colony, New Panvel (West), District Raigad 410 206 Possession Type:- Symbolic	Rs.1,57,76,114/- One Core Fifty Seven Lacs Seventy Six Thousand One Hundred and Fourteen only plus interest @ 10.80% p.a. along with Expenses and other charges thereon (as applicable) w.e.f. 27.06.2025 within 60 days from the date of receipt of this notice	5322000
12	KAMOTHE	Satish Sudhakar Patil (Borrower) Flat No 203, 2nd Floor, B Wing, Shree Ram Arcade, Plot No 30, 31, 32 Sector 20, Kamotha Taluka Panvel, District Raigad 410209. Also at Flat No. A 104, Shree Complex, Plot No. 106/112, Sector 14, Kamotha 410209.	Sharda Sudhakar Patil (Guarantor for LAP Sr. No. 1) Flat No 203, 2nd Floor, B Wing, Shree Ram Arcade, Plot No 30, 31, 32 Sector 20, Kamotha Taluka Panvel, District Raigad 410209. Also at Flat No. A 104, Shree Complex, Plot No. 106/112, Sector 14, Kam 410209.	All that piece and parcel of the Flat at Majje Kamotha located at Sector 20, Plot No. 30, 31 and 32, bearing Flat No. - 203, 2nd floor, B Wing , in the building known as Shree Ram Arcade total admeasuring 70.61 sq.mtr carpet and 29.26 sq.mtr open terrace within the jurisdiction of Kamotha Tal- Panvel, Dist - Raigadh, State Maharashtra- 410206. Possession Type:- Symbolic	Rs 17,49,091.90 plus unapplied interest @ RLLR 8.30% + 1.65% (SPREAD) at present 9.95% w.e.f. towards Lap Individual Loan facility, Rs 1,29,659.77 plus unapplied interest @ RLLR +BSS 0.50% +Spread 2.50% at present 11.30% towards term loan	9358500
13	MAHAD	M/s Mahek Mobiles (Proprietor Mr. Mussharraf Mainuddin Dhanshe Borrower	Mrs. Zareena Ashfaq Sarkar Guarantor Mr. Maaz Mainuddin Dhanshe Guarantor 2	Flat no.204, admeasuring 650 sq.ft, 2nd floor, in Building Maaz Apartment, situated At Survey No. 111, Hissa No.1, Plot No.8, Village Pale, Taluka Mahad, Dist-Raigadh. Possession Type:- Symbolic	Rs.15,46,181/- plus unapplied interest @ 10.05% p.a. w.e.f. 12.08.2025 Cash Credit account, other charges and expenses	1844000
14	PEN	Mr. Ranjit Thakur (Borrower) Resides At- Flat no. 309, Plot no.30, Vastu Vrundavan CHS, Sector 8 A Airoli, Navi Mumbai Also At- Flat No.404, 4th Floor, Orchid, Riddhi Siddhi Complex, Survey No. 12A, CTS No.3193 and Survey No. 36 A, CTS No. 3182, Village Takai, Taluka Khalapur Khopoli Dist- Raigadh-410203.	NA	All that piece & parcel of the Flat at Mauje Takai Khopoli located at City Survey No. 3193, Survey no. 36 A, Hissa no. 12 A, bearing Flat No.A- 404, Fourth Floor , in the building known as ORCHID in Riddhi Siddhi Complex total admeasuring 32.18 Sq.Mtr. Carpet area (As per Assessment list New Property no. KHP 000115636 and Old Property no. W17 24001407) within the jurisdiction of Takai Khopoli Tal-Khalapur, Dist-Raigadh, State Maharashtra- 410203 Possession Type:- Symbolic	Rs 25,46,716.41 plus unapplied interest @ RLLR +0.70% +0% at present 9.00% w.e.f. 09.09.2025 towards Housing loan facility	1940000
15	ROHA I E	M/s Abhishek Transport (Borrower) Pro.: RAJENDRA MARUTI POKALE At Kharapatli, Post Kharapatli, Tal-Roha Dist. Raigad Maharashtra-402109	Mrs. Rajeshree Rajendra Pokale (Guarantor) At Kharapatli, Post Kharapatli, Tal-Roha Dist. Raigad Maharashtra-402109	All that piece and parcel of the shop located at Mouje Bhuvneshwar, Survey no. 22, Hissa no. 1+6B/1+2A, bearing Shop No.17, ground floor, in the Building known as Sanjeevani Lifestyle, total admeasuring area 411 sq. ft built up, at Bhuvaneshwar, Taluka-Roha, Dist- Raigad, Maharashtra- 402116. Possession Type:- Symbolic	Rs.12,42,520.39 plus unapplied interest w.e.f. 26.08.2025 @RLLR +1.00 +BSS (0.5)% i.e. at present 9.80% p.a. towards Term loan account, other charges and expenses	3493500
16	ULWE	Mr. Ashish Sangam Kadam (Borrower) Mr. Sangam Sonu Kadam (Co-Borrower) Mrs. Aarohi Ashish Kadam (Co-Borrower) All Resides at- Flat no 301, E-Wing, Swarna Jeevan Phase - 1, Survey no.110/3/B, 111/44, 111/15/2, Talaja Majkur, Panvel, Raigad, State -Maharashtra-410208.	NA	All that piece and parcel of the Flat located at Survey No. 110, Hissa No. 3/B, Survey No. 111, Hissa No. 14, Survey No. 111, Hissa No. 15/2, being Flat No. 301, 3rd Floor, E Wing, Building known as Building No. 2, Swarn Jivan Phase -1, having Carpet area 28.60 sq. mtr. enclosed balcony 4.27 sq.mtr, terrace 3.69 sq.mtr & Cupboard 1.08 sq.mtr at Mouje Talaje Majkur, falls within the jurisdiction of Taluka Panvel, Dist - Raigadh, State -Maharashtra-410208. Possession Type:- Symbolic	Rs. 23,49,766.75 plus unapplied interest @ 11.8530% p.a. at present on daily basis with monthly rests w.e.f. 25.08.2025 towards Housing Loan Facility	3420000
17	VARSAI	Mr. Yadav Jagannath Mhatre (Borrower) Mrs. Jagruti Yadav Mhatre (Co-borrower)	NA	All that piece & parcel of the Flat no. 5 A, located at Survey No. 359, Hissa No. 1, Municipal Ward/ Ghar no. 11/151, in the building known as Monark Sah. Gruh Nirman Sanshta Maryadi having built up area 600 sq. ft. within the local limits of Tal. Pen, Mouje Pen Nagarpalka, & falls within the jurisdiction of Dist-Raigad, State-Maharashtra-402107. Possession Type:- Symbolic	Rs 39,879.24/-plus unapplied interest @ RLLR at present 9.30% w.e.f.11.09.2024 towards Housing Loan Facility AND Rs.6,49,135/- plus unapplied interest @ RLLR + 1.40% at present 10.70% w.e.f.11.09.2024 towards To Up Loan Facility & expenses incurred for recovery	24,30,000

EMD 10% of Reserve Price
Date of Inspection : 23.02.2026
Contact Details :- For Sr. No. 1 to 10, Mr. Man Mohan Murmu, Branch Manager, ARB Branch-9552808185, Miss Sapna Tekwani, Manager ARB 9898499411.
For Sr No. 11 to 17 Mr. Rajeev Ranajn, Sr. Manager- 8839383746, Mrs. Megha Jaulkar, Sr Manager- 8424038477, Mr. Shashikant Dhengale Chief Manger- 9923004364.
For detailed terms and conditions of the sale, please refer to the link https://www.bankofmaharashtra.in/propsale.asp provided in the Bank's website and also on E-kray portal (www.baanknet.com).
Date: 13.02.2026
Place: Navi Mumbai

Authorized Officer
Bank of Maharashtra, Navi Mumbai Zone

ARKA ARKA FINCAP LIMITED
 Registered Add: 25/04, 25th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 Maharashtra, India

POSSESSION NOTICE (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorized Officer of ARKA FINCAP LIMITED under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 8 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices upon the Borrowers/Co-borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The Borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-borrowers and the public in general that the undersigned has taken physical 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 on the below-mentioned dates.

The Borrower/Co-borrowers 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 ARKA FINCAP LIMITED. The Borrower/Co-borrowers/Mortgagor(s) attention is invited to the provision of Section 13(8) of the SARFAESI Act, in respect of time available, to redeem the secured assets.

Name of Borrower/ Co-borrower	Date of Demand Notice	Date of Possession	Amount mentioned in Possession Notice (Rs.)
1.M/S. ART OF INTERIOR (BORROWER) 2. MR. MOHAMMAD AMIN HAWALDAR (CO-BORROWER) 3. Mrs. FARHEEN AMIN HAWALDAR (Co-Borrower)	March 06, 2025	February 12, 2026	Rs. 3,04,73,019.70/- (Rupees Three Crore Four Lacs Seventy-Three Thousand and Nineteen and Paise Seventy only)

Description of Properties- Property - 1: All that piece and parcel of the Immovable Property bearing Residential Unit No. 2203, in "A" Wing, on the 22nd Floor, admeasuring approximately 620 square feet Carpet area i.e. approximately 57.62 square meter carpet area (excluding the area of the balconies), in the Building known as "Lotus Residency", constructed on land bearing CTS Nos.137, 137/1 to 7, 136, 136/1 & 136/2 and in addition thereto the land bearing CTS No.135 (part) (and now CTS no.135B as per the sub-division order dated 08/07/2011), situated at Oshiwara District Centre, Ram Mandir Road, Goregaon (West), Mumbai - 400 104.

AND Property - 2: All that piece and parcel of the Immovable Property bearing Residential Unit No. 2202, in "A" Wing, on the 22nd Floor, admeasuring approximately 613 square feet Carpet area i.e. approximately 56.98 square meter carpet area (excluding the area of the balconies), in the Building known as "Lotus Residency", constructed on land bearing CTS Nos.137, 137/1 to 7, 136, 136/1 & 136/2 and in addition thereto the land bearing CTS No.135 (part) (and now CTS no.135B as per the sub-division order dated 08/07/2011), situated at Oshiwara District Centre, Ram Mandir Road, Goregaon (West), Mumbai - 400 104.

***In case of discrepancy in translation, the English version shall prevail.**

Place: - Mumbai
Date: - February 14th, 2026

Sd/- Authorized Officer
ARKA FINCAP LIMITED

Kirloskar Group Company
 The mark "Kirloskar" in the status line is owned by Kirloskar Proprietary Limited and ARKA Fincap Limited is the permitted user.

केनरा बँक Canara Bank
 A Govt. of India Undertaking

ARM BRANCH MUMBAI
 Canara Bank Building, 4th Floor, Adl Marban Path, Ballard Estate, Mumbai - 400 001
 Email: cb2360@canarabank.com TEL.: 2865948019/54 WEB: www.canarabank.com

SALE NOTICE

E-Auction Sale Notice For Sale of Immovable Properties The Securitization And Reconstruction Of Financial Assets and Enforcement of Security Interest Act, 2002 Read With Rules 8(6) & 9 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 properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on below Mentioned in Table for recovery of dues as described here below. The Earnest Money Deposit shall be deposited on or before below Mentioned in Table, by way of deposited in E-Wallet of M/s. PSB Alliance Private Limited (Baanknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said Challan. Details of EMD and other documents to be submitted to service provider on or before below Mentioned in Table. Date of inspection of properties is below Mentioned in Table with prior appointment with Authorized Officer.

Sr. No.	Name of Borrower(s) / Guarantor(s) / Mortgagor(s)	Outstanding	Details of Security/ies (Status of Possession)	Reserve Price (R.P.) Earnest Money Deposit (EMD)
1	M/s. Saish Group and Company	Rs. 19,23,588.19 (Rupees Nineteen lakhs Twenty Three Thousand Five Hundred Eighty Eight and Paise Nineteen Only) as on 13.02.2026 plus further interest thereon from 13.02.2026	Office No. 24, First Floor, Building No. A, New Gangathirth CHS Ltd., Govind Complex, Jari Mari Road, Tisgaon, Kalyan (East), Dist. Thane - 421 301. Property in name of Mr. Hareesh Datta Gaikwad & Mrs. Dhanshree Hareesh Gaikwad - ADM- 228 SQ FT BUILD UP AREA Boundries: East : Road, West : Internal Road, North : Commercial Shops, South : Gangathirth CHSL. (Symbolic Possession)	Rs. 18,84,000/- Rs. 1,88,400/-
2	Sri. Sarfaraj Ahmad Ansari	Rs. 33,83,202.98 (Rupees Thirty Three lakhs Eighty Three Thousand Two Hundred Two and Paise Ninety Eight Only) as on 13.02.2026 plus further interest thereon from 13.02.2026	Flat No. 404 On 4th Floor, Building No. 7-B, Known As " Shubh Vastu " Situated At Plot No. B-2, Of Survey No. 122, 123, 124, 125, 126, 127, 128, 131, 132, 140, 143A, 143/B, 144, 146/A, 146/B & 147 Of Village - Khatvali, Near Foodmax Hotel, Vasind (West), Taluka- Shahapur, District- Thane - 421 604. Property In Name Of Sri. Sarfaraj Ahmad Ansari Adm:- 505 Sq Ft Build Up Area Boundries: North: Open Plot, South: Building Number 7 D, East: Open Plot, West: Building Number 7 A (Physical Possession)	Rs. 16,67,000/- Rs. 1,66,700/-
3	Sri. Santosh Shankar Sharma	Rs. 44,01,447.87 (Rupees Forty Four Lakhs One Thousand Four Hundred Forty Seven and Paise Ninety Seven Only) as on 13.02.2026 plus further interest thereon from 14.02.2026	Flat No.201, 2nd Floor, Adm.382 Sq. Ft. Carpet Area, In The Building Known As Nirmla Pride, Situated At Old Survey No.88/1 B, 90/3/1, 90/4 To 8, New Survey No.175, Hissa/Plot No 31, Village -Mampur, Taluka -Karjat, Dist-Raigad Within The Jurisdiction Of Sub Registrar Karjat- 410101 Property In Name Of Sri. Sarfaraj Ahmad Ansari Adm:- 458 Sq Ft Build Up Area Boundries: North: Open Plot, South: Building Number 7 D, East: Open Plot, West: Building Number 7 A. (Symbolic Possession)	Rs. 16,20,000/- Rs. 1,62,000/-
4	Sri. Santosh Shankar Sharma	Rs. 44,01,447.87 (Rupees Forty Four Lakhs One Thousand Four Hundred Forty Seven and Paise Ninety Seven Only) as on 13.02.2026 plus further interest thereon from 14.02.2026	Flat No.202, 2nd Floor, Adm.382 Sqft Carpet Area, In The Building Known As Nirmla Pride, Situated At Old Survey No.88/1 B, 90/3/1, 90/4 To 8, New Survey No.175, Hissa/Plot No 31, Village -Mampur, Taluka -Karjat, Dist-Raigad Within The Jurisdiction Of Sub Registrar Karjat- 410101 Property In Name Of Sri. Sarfaraj Ahmad Ansari Adm:- 458 Sq Ft Build Up Area Boundries: North: Open Plot, South: Building Number 7 D, East: Open Plot, West: Building Number 7 A. (Physical Possession)	Rs. 16,00,000/- Rs. 1,60,000/-
5	Smt. Sangeeta Shripa Dhawde.	Rs. 45,58,152.22 (Rupees Forty Five Lakhs Fifty Eight Thousand One Hundred Fifty Two and Twenty Two paise only) as on 13.02.2026 plus further interest thereon from 14.02.2026	Flat No. 408, On The Fourth Floor, In B Wing, Area Adm.38.29 Sq. Mtrs., In The Project Known As Versatile Village " Situated At Village Nilje, Taluka -Kalyan & District -Thane, Bearing Old S. No. 11, New S. No.12, H. No.9, Ols S. No. 13, New S. No. 14, Old S. No.14, New S. No. 15, New S.No.16, New S. No. 17, H. No.1a, Ols S. No.16, New S.No.17 & H. No.1b. Admeasuring: 659.00 Sq Ft Built Up Area Boundaries: North: Internal Road, South- Vrundavan School, East-Chawl, West -Nilje Talav. (Symbolic Possession)	Rs. 33,60,900.00 Rs. 3,36,090.00
6	Sri. Anand Kantaram Gole.	Rs. 45,72,874.41 (Rupees Forty Five Lakh Seventy Two Thousand Eight Hundred Seventy Four and Forty One paise only) as on 13.02.2026 plus further interest and cost from 14.02.2026)	Residential Flat Owned By Sri.anand Kantaram Gole Flat No. 706, On The 7th Floor, Area 225 Sq. Ft. (Carpet Area), In The Building No.16, In The Society Known As "Sai Niketan Co-Operative Housing Society Limited " Situated At M.m.r.d.a Colony, R.C. Marg, Nea Rna Park, Vasinhaka, Chembur Village :Anik, Taluka Kurla & District -Mumbai Suburban-400074, Bearing C.T.S No.251/B Admeasuring: 225.00 Sq Ft Built Up Area Boundaries: North: Building No.17, South- Building No.15, East-Mhada Colony Road, West -Rna Park Chs. (Symbolic Possession)	Rs. 15,31,000/- Rs. 1,53,100/-

E-auction Date is 12.03.2026 & Last date of submission of Bid / EMD / Request letter for participation is 11.03.2026 before 5.00 p.m. Date of inspection of properties with prior appointment.

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Mr. Jyoti Joshi, Authorized Officer, Canara Bank ARM Branch, Mumbai (Mob. No. 8655948054) or Mr. Sumit Sinha, Manager (Mob No. : 9572280694) E-mail id: cb2360@canarabank.com during office hours on any working day or the service provide M/s. PSB Alliance (BAANKNET), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai - 400037, Contact Person Mr. Dharmesh Asher Mob.9892219848, (avp.projectmanager2@psballiance.com), Help desk No. 8291220220, (support.BAANKNET@psballiance.com), Website - https://baanknet.in

Place : Mumbai
Date : 13.02.2026

Sd/-
Authorized Officer,
ARM - Branch Canara Bank