IN THE DEBTS RECOVERY TRIBUNAL NO. II

MTNL BHAVAN, 3RD FLOOR STRAND ROAD, APPOLLO BANDAR, COLABA MARKET, COLABA, MUMBAI-400 005.

TRANSFER MISCELLANEOUS APPLICATION NO. 1 OF 2024

Exh. No.:10

Karnataka Bank Ltd. ...APPLICANT

VERSUS

Mrs. Saroj J. Karkada ...DEFENDANT

Prop. M/s. Saroj Sales Corpn & Anr

NOTICE

1. Whereas the application has been made to this Tribunal. The Copy of which is enclosed herewith. This is to give you notice, as to why relief asked for should not be granted. Take notice that the said application will be taken up for hearing by the Tribunal at 11:00 a.m. or at such time thereafter according to the convenience of the **Tribunal on 10.09.2026.**
2. You are requested to appear in person or by a Pleader/ Advocate duly instructed at the aforesaid time and file your reply if any
3. Take Notice that in default of, your appearance on the day mentioned herein before, the proceeding will be heard and determined in your absence.

Given under my hand and the seal of this Tribunal on this 19th day of May 2026.

SEAL

SD/-
I/C Registrar
DRT-II, Mumbai.

Name & address of all the defendants,

1. **Mrs. Saroj J. Karkada**
   Prop. M/s. Saroj Sales Corpn.
   Having Registered Office at
   S-8, Harjas Building, Harjas No. 3 CHS Ltd., Divine Home,
   L.M. Road, I.C. Colony, Borivali (West), Mumbai - 400 103

PUBLIC NOTICE

All the concerned persons including bonafied residents, environmental groups, NGO's and others are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s. Keystone Realtors Ltd, 702, Natraj, M.V. Road Junction, W. E. Highway, Andheri East, Mumbai - 400069, Maharashtra for Proposed Slum Rehabilitation Scheme on slum & non-slum plot bearing CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District, for "Shri Sai Shraddha-A SRA CHS (Prop.)" by M/s. Keystone Realtors Ltd. EC Letter No. SIA/MH/INFRA2/563816/2025 dated 22/05/2026. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests at https://parivesh.nic.in/

M/s. Keystone Realtors Ltd.
702, Natraj, M.V. Road Junction,
W. E. Highway, Andheri East,
Mumbai – 400069. Maharashtra

Piramal Finance

PIRAMAL FINANCE LIMITED
Registered Office Address: Unit No.601, 6th Floor Piramala Amiti Building ,Piramal Agastya Corporate Park , Kamani Junction, Opp Fire Station, LBS Marg, Kurla (West), Mumbai- 400 070.
CIN: L65910MH1984PLC032639, Webside:www.piramalfinance.com

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorised Officer of **Piramal Finance Limited (PFL) (Formerly Piramal Capital & Housing Finance Ltd.)** under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under Section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, notice is hereby given, once again, to the said Borrower(s) to pay to PFL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to PFL by the said Borrower(s) respectively.

Name of the Borrower(s)/ Guarantor(s)/ Loan Code	Demand Notice Date and Amount With NPA Date	Property address
(LC No. 14300002805 of Thane - Dombivli Branch) Badal Babu Shivota (Borrower) Deepa Bada Shivota (Co Borrower 1)	Dt : 20-05-2026 /₹ 5094791.87 /- (₹ Fifty lakh Ninety Four Thousand Seven Hundred Ninety One Only and Eighty Seven Paise) NPA (08-01-2023)	Chandragan Residancy, Flat No. 1706, 17th Floor, A- Wing, Near Kalpataru, Jwellers, Survey No. 70/6 Diva Shill Road, Diva Shil Road, Diva East, Thane-400612
(LC No. BLSA00040D49 of Mumbai - Kandivali Branch) Amit Anil Saraf (Borrower) Anil Ramchandra Saraf (Co Borrower 1)	Dt : 20-05-2026 /₹ 5613410 /- (₹ Fifty Six lakh Thirteen Thousand Four Hundred Ten Only) NPA (06-05-2026)	Flat No.A/602, adm. 550 sq. ft. carpet area on 6th Floor in Wing 'A' of the Building known as ' Kandivali Nav Jyoti' in 'Kandivali Nav Jyoti Co-op. Hsg. Soc. Ltd.' on the land bearing C.T.S. No.977 at Village Kandivali, Taluka Borivali in the Regn. District Mumbai Suburban.
(LC No. M0015992 of Thane Branch) Santu Maiti (Borrower) Juma Ghosh (Co Borrower 1)	Dt : 20-05-2026 /₹ 2175331 /- (₹ Twenty One lakh Seventy Five Thousand Three Hundred Thirty One Only) NPA (06-05-2026)	Flat No 207 ADM 400 sq. Feet Super Built Up area on the 2nd Floor of the Building Known as Sea View co-0p Hsg Soc Ltd R N P Park Bhyandar East Tal & Dist Thane on the land bearing old Survey no 165 New Survey No 30 Hissa No Part at Revenue village Khari, Dist Thane
(LC No. XPLLN000000283A of Thane Branch) Santu Maiti (Borrower) Juma Ghosh (Co Borrower 1)	Dt : 20-05-2026 /₹ 106635 /-(₹ One lakh Six Thousand Six Hundred Thirty Five Only) NPA (06-05-2026)	Flat No 207 ADM 400 sq. Feet Super Built Up area on the 2nd Floor of the Building Known as Sea View co-0p Hsg Soc Ltd R N P Park Bhyandar East Tal & Dist Thane on the land bearing old Survey no 165 New Survey No 30 Hissa No Part at Revenue village Khari, Dist Thane
(LC No. M0049301 of Thane Branch) Manish Gupta (Borrower) Birbal Gupta (Co Borrower 1)	Dt : 20-05-2026 /₹ 2171550 /- (₹ Twenty One lakh Seventy One Thousand Five Hundred Fifty Only) NPA (06-05-2026)	Flat No 704 07th Floor D Wing Siddhivinayak Residency Themghar Temghar Road Survey No 04 (pt) of Village Temghar Bhiwandi Bhiwandi District Thane 421308
(LC No. M0292990 of Thane - Kalyan Branch) Manish Gupta (Borrower) Birbal Gupta (Co Borrower 1)	Dt : 20-05-2026 /₹ 115689 /-(₹ One lakh Fifteen Thousand Six Hundred Eighty Nine Only) NPA (06-05-2026)	Flat No 704 07th Floor D Wing Siddhivinayak Residency Themghar Temghar Road Survey No 04 (pt) of Village Temghar Bhiwandi Bhiwandi District Thane 421308
(LC No. M0168912 of Thane - Ambernath Branch) Pooja Aniket Mhatre (Borrower) Aniket Mhatre (Co Borrower 1)	Dt : 20-05-2026 /₹ 5102903 /-(₹ Fifty One lakh Two Thousand Nine Hundred Three Only) NPA (06-05-2026)	Flat Bearing no 205 On 2nd Floor area admeasuring 31.985 Sq Mtrs C B area 3.960 Sq Mtrs F B area 1.380 Sq Mtrs Enclosed Balcony 7.105 Sq Mtrs in the building known as Chamunda Daffodils Contructed on land bearin plot no 10 Sector 22 at Village Ghansoli Taluka Thane Dist Thane and Sub Division and Sub Registration office Thane and Division and Registration Dist Thane
(LC No. XPLLN0000007443 of Thane - Ambernath Branch) Pooja Aniket Mhatre (Borrower) Aniket Mhatre (Co Borrower 1)	Dt : 20-05-2026 /₹ 35639 /-(₹ Thirty Five Thousand Six Hundred Thirty Nine Only) NPA (06-05-2026)	Flat Bearing no 205 On 2nd Floor area admeasuring 31.985 Sq Mtrs C B area 3.960 Sq Mtrs F B area 1.380 Sq Mtrs Enclosed Balcony 7.105 Sq Mtrs in the building known as Chamunda Daffodils Contructed on land bearin plot no 10 Sector 22 at Village Ghansoli Taluka Thane Dist Thane and Sub Division and Sub Registration office Thane and Division and Registration Dist Thane

If the said Borrowers shall fail to make payment to PFL as aforesaid, PFL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of PFL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or

Date : 30-05-2026 Place : Mumbai

Sd/- (Authorised Officer)
Piramal Finance Limited

जाहीर सुचना

आमचे पक्षकार सोलंकी डेव्हलपर्स व्दारा भागिदार श्री निर्मल देवीचंद सोलंकी ,कार्यालयीन पत्ता– निर्मल हाऊस ,टेंभी नाका ठाणे (प) यांनी दिलेल्या माहीती व सुचनेवरून पुढीलप्रमाणे मिळकतीच्या मालकी हक्काबाबत खात्री करण्यासाठी प्रस्तुत जाहीर सुचना देण्यात येत आहे. त्या अनुषांगाने सदर मिळकतीबाबत कोणाचेही विक्री, आगाऊ विक्री, खरेदी, अदला–बदल, देवाणघेवाण, भाडेपटट्, पोटभाडेपटट्या , गहाणखत, कुळवहीवाट, संमती, परवानगी, हस्तांतरण, धारणाधिकार, बोजा, कुलमुखत्यारपत्राव्दारे हक्क, ताबा, परीरक्षण, न्यास, सुविधा अधिकार, मृत्युपत्र, बक्षिस, धारणाधिकार (लिन),वारसा हक्क, हिस्सा, भेट, रस्ता, वाट अगर हद्दीबाबत अथवा अन्य स्वरूपाचा काही हक्क वाद असेल अथवा अन्य कशाहीप्रकारे कोणत्याही प्रकारे कोणत्याही स्वरूपाचे हितसंबध अथवा इतर हक्क असलेल्या किवां असल्याचा दावा करणाऱ्या कोणत्याही व्यक्तीने खाली सही करणार यांजकडे खाली दिलेल्या पत्यावर लेखी स्वरूपात आणि पुराव्याच्या प्रमाणित नकलासंह सदर मिळकतींमधील आपल्या दाव्याबाबत किंवा हक्काबाबत ही नोटिस प्रसिध्द झालेल्या दिवसांपासुन पुढील **१४ दिवसातं** कळविणे आवश्यक आहे. अन्यथा सदर मिळकतीमधील कुठल्याही व्यक्तीचे हक्क व कुठलेही हितसंबंध नाहीत असे समजण्यात येईल .सदर मिळकती मधील मालकी हक्क निर्वेध असल्याबद्दल प्रमाणपत्र देण्यात येईल.

परिशिष्ठ–अ

मिळकतीचे वर्णनः– मौजे–पांचपाखाडी ,ठाणे येथील भुखंड क्रं. ९१, टी पी एस –१ (क्षेत्रफळ–९८०.८२ चौ.मी.)

सही

ॲड. राजेश मुधोळकर

कार्यालय पत्ताः २०२, २०३ आनंद पॅलेस ,टेंबीनाका ,भवानी चौक,ठाणे

GP PARSIK SAHAKARI BANK LTD

(Multi-State Scheduled Bank)

Head Office : Sahakarmurti Gopinath Shivram Patil Bhavan, Parsik Nagar, Kalwa, Thane - 400 605.
Phone No. 022 25456500, Website : www.gpparsikbank.com

AUCTION SALE NOTICE

Whereas the undersigned being the Authorized Officer of GP Parsik Sahakari Bank Ltd. under SARFAESI Act, 2002 and in exercise of Powers conferred under Section 13 (4) read with Rule 6(2)/8(6) of the Security Enforcement Rules, 2002 invites sealed Tenders for the sale of under mentioned assets/properties on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS".

Offers in sealed cover are invited by the undersigned for conditions mentioned hereunder latest by29/06/2026 before 5.00 p.m. Please mention address of property to be purchased on the envelope. Auction will be conducted on 30/06/2026 at 11.30 a.m. to 4.00 p.m

Borrower:	Loan No. / Branch	Description of properties	Reserve Price & EMD Amt.	Outstanding Dues for Recovery of which Property are being sold (as per Demand notice)
Borrower: M/s. Surya Devlopers and Property Dealers Prop. Mr. Jairam Bhagirathi Rai Guarantors: 1) Mr. Vijay Shankar Rai 2) Mr. Musafir Jasu Prajapati	560/2 Kalamboli Branch	Plot No. E -97, admeasuring 60.11sq. Meters or thereabout along with residential unit consisting Ground + two upper floors admeasuring 59.154 sq. meters built up at Sector 12,Kharghar, Navi Mumbai,Taluka and Sub-District Panvel District- Raigad together with furniture fixtures and fittings therein.	Reserve Price Rs.1,43,00,000/- EMD Amount Rs.14,30,000/-	Demand Notice Dtd.20/12/2023 Rs.1,01,23,789.00 plus interest thereon andother expenses.
Date & Time for submission of tender By 29/06/2026 before 5.00 p.m.		Bid increase Amount Rs.25,000/-		Inspection of the Property: Dt. 23/06/2026 and time between 11.00 a.m. to 5.00p.m. Date & Time of auction:**30/06/2026 at 11.30 a.m.**

Detailed Terms and Conditions of the sale please refer the link Auction Sale provided in GP ParsikSahakari Bank Ltd., website **https://gpparsikbank.com/auctions.html**

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

The Borrower(s)/ Guarantor(s) & all other concerned parties hereinabove are hereby cautioned to closethe loan account before the date of Auction, failing which the Property will be auctioned and balance ifany will be recovered with interest and cost from you.

Place: Thane
Date: 29/05/2026

Sd/-
Authorised Officer
GP Parsik Sahakari Bank Ltd.,

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to IIFL Home Finance Limited (IIFL HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV, Gurgaon-122015. (Haryana) and **Branch Office at:- IIFL House Sun Infotech Park Road No. 16V Plot No.B-23 , Thane Industrial Area Wagle Estate Thane 400604 / Sai Arcade, 2nd Floor,Office No.201/202,Shivaji Chowk.Kalyan (W) 421301/ Kadam Building, First Floor, Opp Suman Medical, Badlapur West-421503** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflonehome.com

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
Mr. Jitendra Mishra Mrs. Chhaya Mishra Mr. Satish Mishra **(Prospect No- 876434)**	**10/01/2022 Rs. 1364211/-** (Rupees Thirteen Lakh Sixty Four Thousand Two Hundred and Eleven Only) **Bid Increase Amount Rs.25,000/-**(Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing:Flat No. 103, Admeasuring 19.292 Sq. Mtrs., On The 1St Floor, D Wing, of The Building Project Known As Sarthak Homes, Bearing Survey No. 11, Hissa No. 0, Situated At Village Mudre Budruk, Tal Karjat, Dist. Raigad, 410201, Maharashtra, India (Super Built Up Area admeasuring 350 Sq. Ft.)	**28/01/2025 Total Outstanding As On Date 12/05/2026 Rs.1589571.24** (Rupees Fifteen Lakh Eighty Nine Thousand Five Hundred Seventy One and Twenty Four Paise Only)	**Rs.1590000/-** (Rupees Fifteen Lakh Ninety Thousand Only) **Earnest Money Deposit (EMD) Rs.159000/-** (Rupees One Lakh Fifty Nine Thousand Only)
Mr.Dattaram Narayan Choudhary, Mrs. Rekha Dattaram Chaudhary Shree Samarth A Krupa Snacks Center **(Prospect No- IL10109792)**	**17/09/2024 Rs.2136399/-** (Rupees Twenty One Lakh Thirty Six Thousand Three Hundred & Ninety Nine Only) **Bid Increase Amount Rs.40000/-** (Rupees Forty Thousand Only)	All that part and parcel of the property bearing: Flat no.202, 2nd flr, B Wing, Building known as Shri Gurupooja Co-operative Housing Society Private Ltd Earlier Building known as Gurupooja Apartment, Constructed on Municipal House No.63, Situated at Vill. Shirgaon, Taluka Ambernath, Dist. Thane, India , 421503 Area Adm. (IN SQ. FT.): Property Type: Super Builtup Area, Carpet Area Property Area: 535.00, 404.00	**16/03/2026 Total Outstanding as On Date 12/05/2026 Rs. 2764350.15/ -** (Rupees Twenty Seven Lakh Sixty Four Thousand Three Hundred Fifty and Fifteen Paise Only)	**Rs.2765000/-** (Rupees Twenty Seven Lakh Sixty Five Thousand Only) **Earnest Money Deposit (EMD) Rs.276500/-** Rupees Two Lakh Seventy Six Thousand Five Hundred Only)
Mr. Umesh Anant Gawde Mrs. Sheetal Umesh Gawde **(Prospect No- 812083)**	**16/10/2023 Rs.1899492/-** (Rupees Eighteen Lakh Ninety Nine Thousand Four Hundred and Ninety Two Only) **Bid Increase Amount Rs.25,000/-**(Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No 003, Ground Floor, Carpet area Ad.Measuring: 319 Sq.ft, Super built up area Ad.Mesauring: 537 Sq.ft, H Wing, Dhruv Residency, Pashane Village , Vangani West , Tal: Karjat, Dist.Raigad, 421503, Maharashtra, India.	**13/01/2026 Total Outstanding as On Date 12/05/26 Rs.1774707.71** (Rupees Seventeen Lakh Seventy Four Thousand Seven Hundred Seven and Seventy One Paise Only)	**Rs.1775000/-** (Rupees Seventeen Lakh Seventy Five Thousand Only) **Earnest Money Deposit (EMD) Rs.177500/-** (Rupees One Lakh Seventy Seven Thousand Five Hundred Only)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
01/07/2026 1100 hrs -1400 hrs	03/07/2026 till 5 pm.	06/07/2026 1100 hrs-1300 hrs.

Mode of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit **https://www.iiflonehome.com** and pay through link available for the property/ Secured Asset only. **Note:** Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction. **For Balance Payment - Login https://www.iiflonehome.com >My Bid >Pay Balance Amount**

TERMS AND CONDITIONS:-

1. For participating in e-auction, Intending bidders required to register their details with the Service Provider **https://www. iiflonehome.com,** well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
5. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.
6. **Bidders are advised to go through the website https: // www.iiflonehome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.**
7. **For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- care@iiflonehome.com, Support Helpline no.1800 2672 499**.
8. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no.1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- care@iiflonehome.com.
9. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
10. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
11. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

STATUTARY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost

Place:- Maharashtra, Date: 30-May-2026 **Sd/- Authorised Officer, IIFL Home Finance Limited.**

PUBLIC NOTICE FOR CLARIFICATION

It has recently come to our attention that by a Public Notice dated 21st May 2026 ("**said Public Notice**"), Mr. Vivek Vinod Poddar and Ms. Rupa Vinod Poddar have shockingly disputed execution of the Binding Term Sheet dated 11th September 2018 ("**Term Sheet**") already signed and executed between our client, Mr. Sanjay Kanakrai Parekh on one hand and Mr. Vinod Shrikrishna Poddar (since deceased), Mr. Vivek Vinod Poddar, Ms. Rupa Vinod Poddar (collectively "**Owners**") on the other hand. Additionally, an objection has sought to be raised in respect of the Agreement/Deed of Transfer dated 11th September 2018 ("**DOT**") executed between our client Mr. Sanjay Kanakrai Parekh and Mr. Vivek Vinod Poddar, on account of its non-registration.

At the outset, we must clarify and inform the public at large that publication of the said Public Notice is no more than a blatant afterthought and counterblast to the Public Notice dated 20th May 2026 published by us, on behalf of our client. By our Public Notice, our client has already informed the public at large that disputes and differences concerning the above documents are already sub-judice before the Hon'ble Bombay High Court in the following legal proceedings:

1. Commercial Arbitration Petition (L) No. 17276 of 2026 filed under Section 9 of the Arbitration and Conciliation Act, 1996; and
2. Arbitration Application (L) No. 17553 of 2026 filed under Section 11 of the Arbitration and Conciliation Act, 1996.

It is also a matter of record that the aforementioned legal proceedings are sub-judice before the Hon'ble Bombay High Court. Despite the same, the owners, instead of proving such allegations before a competent court of law, have chosen to issue the said Public Notice.

In view thereof, our client is constrained to clarify and inform the general public that the contents of the said Public Notice are false, baseless, imaginary and contrary to the documents executed by the Owners themselves. The Term Sheet was duly executed by all the Owners themselves which has also been admitted by them in their contemporaneous correspondence. Additionally, by the said Public Notice, Mr. Vivek Vinod Poddar and Ms. Rupa Vinod Poddar have admitted that the original documents in respect of the properties being the subject matter of the Term Sheet and DOT are presently lying in escrow. Such an admission unequivocally establishes that the Term Sheet and DOT are in fact valid, binding and subsisting.

With respect to non-registration of the DOT, it must be clarified to the public at large that the same was on account of Mr. Vivek Vinod Poddar's own deliberate failure and neglect to come forward for its registration, in spite of repeated reminders, which fact is again documented in correspondence contemporaneously exchanged.

In view of the foregoing and pending the final adjudication and / or passing of appropriate orders in the aforementioned legal proceedings, which are filed for protecting and enforcing of our clients rights / interests under the Term Sheet and DOT, the public at large are once again cautioned from dealing directly or indirectly with the Owners and /or their representatives / agents / servants / assignees / in respect of the properties more particularly described in the Term Sheet (Schedule A of our Public Notice dated 20th May 2026) as well as the DOT (Schedule B of our Public Notice dated 20th May 2026) and / or any part or thereof, whether by mortgage, sale, gift, lease, lien, charge, trust, maintenance, easement transfer, leave and licence, or otherwise or any other right or interest whatsoever.

Dated this 30th day of May, 2026.

For

Advocate Raj Dani

Sd/-

32 – 33, Bombay Mutual Building
Sir P. M. Road, Above Citi Bank,
Fort, Mumbai – 400 001.

Tyger Home Finance Private Limited

TYGER HOME FINANCE

Registered Office : Unit No. 609 & 610, 6th Floor, Majestic, Near Law Garden, Panchvati Road, Ellisbridge, Ahmedabad, Gujarat – 380 006. **Corporate Office :** One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400 051. Maharashtra, India.
CIN: U65999GJ2017PTC098960, Website : www.tygerhomefinance.in

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

You the below mentioned Borrowers, Co-borrower(s) / Guarantor have availed loan/s facility(ies) have availed loan/s facility(ies) from **Tyger Home Finance Private Limted** (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') by mortgaging your immovable properties (Securities). Consequent to your defaults your loans were classified as non-performing assets. **Tyger Home Finance Private Limted** for the recovery of the outstanding dues, issued demand notice under Section 13(2) of The Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (the Act), the contents of which are being published herewith as per Section 13(2) of the Act read with rule 3(1) of the Security Interest (Enforcement) Rules, 2002

Sr. No	Loan Account No / Name of the Borrower / Co-Borrower/ Guarantor/	Mortgage Property Address	Demand Notice Date / O/s Amount / O/s Date
1	**8020HL001219219 / Avdhesh Kumar / Shanti Swaroop**	All that piece and parcel of Flat No.505, on Fifth Floor, in R-3 Wing, having area adm.about 494 Sq.Fts. Carpet in the Building known As "Dharti Hills" now society known as "Dharti Hills Co-operative Hosuing Society Ltd, constructed on plot of land bearing Survey No.140, Hiss No.8/A/2, Total Admeasuring Area 3900 sq mtr, situated at Village - Chikhloli, Taluka Ambernath, Dist-Thane. Which is Bounded as Under :- East- Karma Garden West- Aditya Royal Complex North- Open Plot South- R4 Wing	**16-May-26/ Rs.2596861/- As on Date 16-May-26**
2	**801HLL001187195 / Virendra Hiralal Pal / Sushiladevi Virendra Pal**	All that piece and parcel of Flat No. 402 on 4th Floor area on the 535 sq. ft. (Built-up) in the said building in "BALAJI APARTMENT", At Village Vadavali (Ambivali- W), Tal. Kalyan & Dist. Thane, bearing Survey No.l7, Hissa No.16, admeasuring 910.55 sq. mtrs., within the limits of Kalyan Dombivli Municipal Corporation, Registration District Thane and Sub District Kalyan Which is Bounded as Under :- East- Residency Building West- Residency Building North- Residency Building South- Mauli Apartment / Ambivli Road	**16-May-26/ Rs.1804144/- As on Date 16-May-26**
3	**8060HL001155686 / Rambhu Suresh Sharma / Ragani Devi**	All that piece and parcel of the Flat No.101,admeasuring 23.85 sq.Mtrs Carpet area on the 1st Floor, in E Wing, in the Building known as "Diksha Residency" constructed on land bearing House No.456B,lying being and situated at Village- Shivkar,Taluka-Panvel & District- Raigad Maharashtra Which is Bounded as Under :- East- Internal Road West- Open Plot North- Open Plot South- Mumbai-Satara Highway	**16-May-26/ Rs.1100015/- As on Date 16-May-26**
4	**8010HL001206299 / Tatyaso Shivaji Shinde / Pritee Tatyaso Shinde**	All that piece and parcel of Flat No. 05, area admeasuring 39.19 sq.mtrs Build-up area on Girund Floor, in "D" Wing in Building No.4 known as "Sai Krishika Apartment" constructed on land bearing Survey No.40,Hissa No.2,area admeasuring 0-27-3 H.R.situated at Village-Virar,Taluka Vasai & District-Palghar Which is Bounded as Under :- East- Open Plot West- Residential Building No.3 North- Sai Plaza South- Open Plot	**16-May-26/ Rs.1035443/- As on Date 16-May-26**
5	**806HLL001128965 / Vedika Patil / Vikram Kailas Patil/Kailas Rajaram Patil/Nayana Kailas Patil**	All that piece and parcel of property House No.726/A-1, area admeasuring 1350 sq.ft/sq mtrs known as "Rajaram Niwas" lying and situated at Village Veshvi, Taluka Uran, District Raigad Maharashtra. Which is Bounded as Under :- East- House of Ankush Balkrushna Gawade West- Owned open space North- Warehouse of Platinum Logistic South- House of Ratan Manik Patil	**16-May-26/ Rs.1652949/- As on Date 16-May-26**
6	**801HLL001224329 / Akshay Prabhakar Salve / Prabhakar K Salve/Premkala Prabhakar Salve**	All that piece and parcel of Flat No.C/G-10,admeasuring 198 sq.ft. Carpet area on Ground Floor, in C wing, in the building No.1, known as "N.G.Enclave & Society known as "N.G.Enclave Co-operative Housing Society Limited" constructed on land bearing Survey No.253, Hissa No.11 & 13 lying being and situated at Village Virar, Taluka Vasai District Palghar - 401305. Which is Bounded as Under :- East- Riddhi Siddhi Tower West- Shree Ganesh Sadan North- Ajita Complex South- Nagesh Apartment	**16-May-26/ Rs.1313393/- As on Date 16-May-26**
7	**8010HL001144021 / Kanchan Sandip Dhake / Mohini Sandip Dhake**	All that piece and parcel of Gala No.2, area admeasuring 180 sq.ft., Built up area, on the Ground floor, in the building known as "Bhoomi India Royal" constructed on land bearing House No. 299A, 299B, 299C & 519 situated at Village Nere, Taluka Panvel and District Raigad. Which is bounded as under :- East- Omkar Apartment West- Sai Arch Building North- Residential Building South- Internal Road	**16-May-26/ Rs.869430/- As on Date 16-May-26**
8	**801HLL001215050 / Sachin Sikandar Kamble / Sanhita Sachin Kamble**	All that piece and parcel Tenement No.709(4/A/7/709),on 7th Floor in building no.4/A within Turbhe,Mandale,Mankhurd MHADA EWS SCHEME Code no.2239-B,situated at Village-Mankhurd,Tal-Kurla and Mumbai Sub Urban District. Which is Bounded as Under :- East- Internal Road/ Water Tank Complex West- Building No.3A North- Building No.4B South- Complex Ground	**16-May-26/ Rs.1014592/- As on Date 16-May-26**
9	**8020HL001075345 / Anil Mahender Thakur / Rubi Devi**	All that peace and parcel of Property Flat No. 201, admeasuring 537 Square Feet (Built up area), situated on the second Floor, in the B-Wing of the building known as Sky Gangaram Villa being lying and situated on land bearing Survey No. 6, Hissa No. 3/3, Village Shelar, Bhiwandi, District Thane Which is Bounded as Under :- East- Access Road West- Chawl North- Hanuman Temple South- Internal Road	**22-May-26/ Rs.1490415/- As on Date 22-May-26**
10	**8020HL001164859/ 802HLL001164956 / Amol Dharmaraj Gamre / Amruta Amol Gamre**	All that piece and parcel of being Flat No.302 on Third Floor, Buiding No.107 and in the having admeasuring area about 283 Sq.fts. in the buidling known as "Samruddhi Evergreens" and in the society known as "Samruddhi Ever Greens Poddar Building No.101 to 118 Co.Op.Hosuing Society Ltd. regsitered under bearing No.TNA/AMB/HSG/(TC)/28899/2016-2017/Year 2016 and constructed on Gut No.4/2,5,7,8 & 10 admeasuring area about 24.99 Acres situated at Village Sape, Badlapur (E) Tal-Ambernath,Dist-Thane Which is Bounded as Under :- East- Buidling No.112 West- Building No.106 North- Building No.108 South- Open Plot	**22-May-26/ Rs.1455621/- (1206919 + 248702) As on Date 22-May-26**
11	**8010HL001211495/ 801HLL001215050 Sachin Sikandar Kamble / Sanhita Sachin Kamble**	All that piece and parcel Tenement No.709(4/A/7/709),on 7th Floor in building no.4/A within Turbhe,Mandale,Mankhurd MHADA EWS SCHEME Code no.2239-B,situated at Village-Mankhurd,Tal-Kurla and Mumbai Sub Urban District. Which is Bounded as Under :- East- Internal Road/ Water Tank Complex West- Building No.3A North- Building No.4B South- Complex Ground	**22-May-26/ Rs.1939354/- (922033 + 1017321) As on Date 22-May-26**

You the Borrower/s and Co-borrowers/Guarantor are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned herein above in full within 60 days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(13) of the said act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

Place : Maharashtra
Date : 30.05.2026

For Tyger Home Finance Pvt. Ltd.
Sd/-
Authorised Officer

ICICI Bank

Branch Office: ICICI Bank Ltd, Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Ackruti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to Rule 8(6)]
Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) 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.

This 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 Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F