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UJJIVAN SMALL FINANCE BANK — **SECOND FLOOR, GMTT BUILDING D-7, SECTOR 3, NOIDA, U.P. - 201301**

DEMAND NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 THROUGH PAPER PUBLICATION

A notice is hereby given that the following borrower(s) have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the bank and said facilities have turned **Non Performing Assets** mentioned against each account. The notice under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 were issued to Borrower(s) / Guarantor(s) on their last known addresses by registered post. However the notices have been returned un-served and the Authorised Office has reasons to beleive that the Borrower(s) / Guarantor(s) are avoiding the service of notice, as such they are hereby informed by way of public notice about the same.

Name of the Branch & Borrower / Co-Borrower / Guarantor	Description of the Secured Assets	Date of NPA	Date of Demand Notice	Amount as per demand notice
BRANCH: 2298 - SANAWAD, M.P. **(1) Hareram Patel @Hareram** S/o Hiralal Patel (Borrower), Ward No. 15, Narmada Vihar Colony, Sanavad, Khargone, Madhya Pradesh - 451111. **Also at:-** Hareram Patel @Hareram S/o Hiralal Patel, Shop No. 12, Ward No. 13, situated between Sha. Ba. U. School to Besar Bai School, Khargone Road, North Line under Municipal Limit, Sanawad, Distt. Khargone, Madhya Pradesh - 451111 **(2) Sangeeta Bai** W/o Hareram Patel @ Hareram (Co-Borrower / Guarantor), House No. 11/1, Narmada Vihar Colony, Sanawad, Khargone, Madhya Pradesh - 451111. **Also at:-** Sangeeta Bai W/o Hareram Patel @Hareram, 136, Gram Khedibujurg, Tehsil Kasrawad, Khargone, Madhya Pradesh - 451111. **MSE - Secured (A/c No. 2298210180000003)**.	All that Part & Parcel of property having Shop No. 12, Ward No. 13, area measuring 100 sq. ft., situated between Sha. Ba. U. School to Besar Bai School, Khargone Road, North Line under Municipal Limit, Sanawad Distt. Khargone, Madhya Pradesh. **Which is bounded as follows:- Boundaries:- East:** Shop No. 11; **West:** Shop No. 13; **North:** Govt. Boys Higher School; **South:** Khargone Road. The Property belongs Hareram Patel @Hareram S/o Hiralal Patel i.e. No. 1 among you. **Details of Security Agreement:-** Registered Mortgage Dated: 03.08.2021.	03.01.2025	03.12.2025	**Rs. 11,50,181/-** as on **26.11.2025** plus interest and other charges at contracted rate from **27.11.2025**.

The above Borrower(s) / Guarantor(s) are advised to pay the amount mentioned in notice within 60 days from the date of publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of notice as per provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. Moreover the Borrower(s) / Guarantor(s) **are hereby restrained from dealing with any of the above secured assets mentioned above in any manner whatsoever, without our prior consent**. This is what prejudice to any other rights available to us under the subject Act and / or any other law in force.

Date: 14.01.2026 **Place:** Khargone (Madhya Pradesh) **Authorized Officer, Ujjivan Small Finance Bank**

Aadhar Housing Finance Ltd.

Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069
Datia Branch : 2nd floor,Pitambara Temple Road, Near Sita Nagar Lake, Rajghat, Tiraha, Datia City, Datia-475661. (M. P.)

POSSESSION NOTICE Appendix IV (for immovable property)

Whereas, the undersigned being the Authorized Officer of **Aadhar Housing Finance Limited (AHFL**) 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, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within **60 days** from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of AHFL for an amount as mentioned herein under with interest thereon.

S. N.	Name of the Borrower(s)/Co-Borrower(s) (Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 14600000423 / Datia Branch) Mukeem Khan (Borrower) Rahamin Begam (Co-Borrower)	All that piece and parcel of the property bearing, Patwari Halka No. 07, Ward No. 08, Survey No. 592/1/1, 592/1/2, Near Petrol Pump, Tehsil Seondha, Dist Datia, MP. **Boundaries** : East -Land of Seller, West - House of Kriparam Prajapati, North - Way 20Ft Wide, South - Land of Jagat Singh	**06-10-2025 & ₹ 5,68,463/-**	**12-01-2026**
2	(Loan Code No. 14610000394 / Datia Branch) Dinesh Roriya (Borrower) Anita Devi Jatav (Co-Borrower)	All that piece and parcel of the property bearing, Nagar Palika Dabra, Ward No. 03, Baghel Mohalla, Tehsil Dabra, Dist Gwalior. **Boundaries** : East -House of Bedram, West - Common Way, North - House of Santosh Jatav, South - House of Vrindavan Baghel	**09-10-2025 & ₹ 7,70,453/-**	**12-01-2026**
3	(Loan Code No. 14610000629 & 14610000632/ Datia Branch) Ishak Khan (Borrower) Nisha Bano (Co-Borrower)	All that piece and parcel of the property bearing, Mauja Indergarh, Patwari Halka No. 24, Ward No. 13, Bijasen Mohalla, Survey No. 1740, Teshil Indergarh, Dist Datia, . **Boundaries** : East -Land of Seller, West - Land of Seller, North - Way 20Ft Wide, South - Land of Bhagwan Das Jatav	**09-10-2025 & ₹ 10,14,990/-**	**12-01-2026**

Place : Madhya Pradesh **Authorised Officer**
Date : 15.01.2026 **Aadhar Housing Finance Limited**

TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
Tel: 1800 102 4345 ; **Website:** http://www. truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] 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 provision 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 Truhome Finance Limited (Formerly Shriram Housing Finance Limited), the Physical Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on 25-February-2026 between 11:00 a.m. to 01:00 p.m. for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.
Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of Inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
(1). MR. MOUSAM PATIDAR S/O RAKESH PATIDAR (2). MRS. ALKA PATIDAR W/O RAKESH PATIDAR (3). MR. RAKESH PATIDAR S/O GYANCHAND JI ADDRESS :- TRASURE FANTASY SECTOR C1-13 CAT ROAD, CGO COMPLEX INDORE,MP-452001. Loan Account Number :- SLPHINDR0002623 **Date of Possession & Type** 05th Jan 2026 and Physical Possession **Encumbranches known** Not Known	Demand Notice Date: 14-08-2025 Rs.72,59,796/- as on 08/08/2025 with further interest, Cost and Incidental expenses etc.	Rs. 88,00,000/- (Eighty Eight Lakh Only) **Bid Increment:** Rs.20,000/- (Rupees Twenty Thousand Only) and in such multiplies. **Earnest Money Deposit (EMD) (Rs.)** Rs. 8,80,000/- (Eight Lakh Eighty Thousand Only) **Last date for submission of EMD : 24-Feb-2026 Time 10.00 a.m. to 05.00 p.m.**	**25-FEB-2026 Auction Time: 11.00 A.M. to 01.00 p.m.**	**Shivpal Singh Choundawat 9406779761 Debjyoti Roy 9874702021 Property Inspection Date: 23-Feb-2026 Time 11.00 a.m. to 04.00 p.m.**

Description of Property

All that the piece and parcel of immovable property PRAKOSTH NUMBER M-05 SUPER BUILD-UP AREA 62 Sq. Ft., PRAKOSTH NUMBER M-13 SUPER BUILD-UP AREA 74 Sq. Ft, PRAKOSTH NUMBER M-14 SUPER BUILD-UP AREA 74 Sq.Ft AND PRAKOSTH NUMBER M-15 SUPER BUILD-UP AREA 69 Sq. Ft. SITUATED AT MEZZANINE FLOOR, SIDDHI VINAYAK A. C. MARKET – A, COMMERCIAL PLOT/HOUSE NO.184/2 DEVI AHILIYA MARG (NORTHERN PART OF OLD NO. 154 ON JAIL ROAD), INDORE, MADHYA PREDESH
BOUNDRIES OF PRAKOSTH NUMBER M-05: - EAST - PRAKOSTH NO. M-06, WEST - PRAKOSTH NO. M-04, NORTH - COMMON PASSAGE, SOUTH - HOUSE NO 184/1,
BOUNDRIES OF PRAKOSTH NUMBER M-13: - EAST - PRAKOSTH NO. M-12, WEST - PRAKOSTH NO. M-14, NORTH - SHRIRAM DHARMSHALA, SOUTH - COMMON PASSAGE
BOUNDRIES OF PRAKOSTH NUMBER M-14: - EAST - PRAKOSTH NO. M-13, WES - LIFT, NORTH - SHRIRAM DHARMSHALA, SOUTH - COMMON PASSAGE
BOUNDRIES OF PRAKOSTH NUMBER M-15: - EAST - LIFT, WEST - PRAKOSTH NO. M-16, NORTH - SHRIRAM DHARMSHALA, SOUTH - COMMON PASSAGE

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
(1). MR. MUKESH RATHORE S/O MR. MOHANLAL RATHORE (2). MRS. LALITA RATHORE W/O MR. MUKESH RATHORE ADDRESS: - 65, MOON PALACE COLONY, DASAHARA, MAIDAN, INDORE, MP – 452009. Loan Account Number :- SHLHINDR0002486 **Date of Possession & Type** 02nd Jan 2026 and Physical Possession **Encumbranches known** Not Known	Demand Notice Date: 10-01-2025 Rs. 51,80,463/- as on 09/01/2025 with further interest, Cost and Incidental expenses etc.	Rs. 1,19,25,000/- (One Crore Ninteen Lakh Twenty Five Thousand Only) **Bid Increment:** Rs.20,000/- (Rupees Twenty Thousand Only) and in such multiplies. **Earnest Money Deposit (EMD) (Rs.)** Rs. 11,92,500/- (Eleven Lakh Ninty Two Thousand Five Hundred Only) **Last date for submission of EMD : 24-Feb-2026. Time 10.00 a.m. to 05.00 p.m.**	**25-FEB-2026 Auction Time: 11.00 A.M. to 01.00 p.m.**	**Shivpal Singh Choundawat 9406779761 Debjyoti Roy 9874702021 Property Inspection Date: 23-Feb-2026 Time 11.00 a.m. to 04.00 p.m.**

Description of Property

All that piece and parcels of immovable property House on Southern part (Part B) of Plot on Survey No. 1478, Nearby Moon Palace Colony, Tehsil and District Indore, Madhya Pradesh. Admeasuring Area 900 Square feet. Bounded by: North :- Rest part of Plot (Northern part), South :- House No. 65, Moon Palace Colony, East :- Open Land, Backlane Road, West :- Road

1) **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.**
2) **The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.**

Place : Indore Sd/- Authorised Officer- Truhome Finance Limited
Date : 15-01-2026 (Formerly Shriram Housing Finance Limited)