



MAS FINANCIAL SERVICES LTD.

Registered Office: 6, Ground Floor, Narayan Chambers,
B/H. Patang Hotel, Ashram Road, Ahmedabad - 380 009.
Contact Person: Mr. Krunal I Joshi Mobile No. 9624072720.

APPENDIX - IV-A [SEE PROVISIO TO RULE 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice of the Immovable Assets under the Securitization and Reconstruction of the 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 property mortgaged / charged to the secured creditor i.e. **MAS Financial Services Ltd.** The physical possession of which has been taken by the authorized officer of **MAS Financial Services Ltd.** in the **Loan Account No. 5440038** with a right to sale the same on "As is What is, As is Where is, and Whatever There is without any Recourse Basis" for realization of company's dues.

1. BORROWER/S & GUARANTOR/S NAME & ADDRESS 2. TOTAL DUE + INTEREST	1. DESCRIPTION OF THE PROPERTY 2. A/C NO. FOR DEPOSITING EMD / OTHER AMOUNT
Loan Account No.: 5440038 1. M/S. PRIYANSHI SAREE (THROUGH ITS PROPRIETOR MR. VIJENDRA EKNATH PAUNIKAR) (APPLICANT) S.NO.190, HANDLOOM CLOTH MARKET, GANDHIBAG, NAGPUR, (MP) - 440002. ALSO AT, PLOT NO.12, MEHANDIBAGH ROAD, SHASHTRI INDUSTRIES, NAGPUR, (MP) - 440002 2. MR. VIJENDRA EKNATH PAUNIKAR (CO-APPLICANT & GUARANTOR) PLOT NO.12, MEHANDIBAGH ROAD, SHASHTRI INDUSTRIES, NAGPUR, (MP)440002 3. MRS.BABLI V. PAUNIKAR (CO-APPLICANT & GUARANTOR) PLOT NO.12, MEHANDIBAGH ROAD, SHASHTRI INDUSTRIES, NAGPUR, (MP)440002 AMOUNT RS.68, 71,557/- IN WORDS SIXTY EIGHT LAKHS SEVENTY ONE THOUSAND FIVE HUNDRED FIFTY SEVEN RUPEES. AS PER DEMAND NOTICE DATED 10/06/2025 + INTEREST TILL THE DATE OF REALIZATION AND COST, CHARGES AND OTHER EXPENSES.	ALL THAT PIECE AND PARCEL OF LAND BEARING OF WESTERN PORTION OF PLOT NO.12 ADMEASURING 575 SQ. FT (I.E. 53.49 SQ. MTRS), BEING A PORTION OF ENTIRE LAND BEARING KH. NO. 73 & 74 OF MOUZA - BINAKI, HAVING P.H.NO.10, BEARING CITY SURVEY NO.2565, SHEET NO.433/38 HAVING ITS MUNICIPAL CORPORATION HOUSE NO.2004/12, SITAUTED IN WARD NO.43, WITHIN THE LIMITS OF NAGPUR IMPROVEMENT TRUST, NAGPUR AND NAGPUR MUNICIPAL CORPORATION; NAGPUR IN TAHSIL AND DISTRICT NAGPUR. BOUNDARIES OF THE PROPERTY:- EAST : ROAD.; WEST : PLOT NO.13; NORTH : REMAINING PORTION OF PLOT NO.12; SOUTH : HOUSE OF SHRI.RAMESH PURI GOSWAMI 2. ACCOUNT NO.: 3010200016737 BANK NAME : AXIS BANK LTD IFSC CODE : UTIB0000003 MICR CODE : 380211002 BRANCH NAME : LAW GARDEN - AHMEDABAD
1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY
1) E-AUCTION DATE: 12/08/2026 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 11/08/2026 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 10/08/2026 - BETWEEN 10:00 AM TO 05:00 PM IST	1. RESERVE PRICE (IN INR) RS. 45,00,000/- (RUPEES FOURTY FIVE LAKHS ONLY) 2. EMD AMOUNT (IN INR) RS. 4,50,000/- (RUPEES FOUR LAKHS FIFTY THOUSAND ONLY)

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The Borrowers / Co-Borrowers / Guarantors are hereby notify to pay the sum as mentioned in the demand notice along with up to date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

For further detailed terms and conditions of Sale, please refer to the link <https://sarfaesi.auctiontiger.net> also available at **MAS FINANCIAL SERVICES LIMITED** website i.e. <https://MAS.co.in/sarfaesinotices.aspx>.

Place: Nagpur
Date: 08/07/2026

MAS Financial Services Ltd.
Authorized Officer