


**PUBLIC NOTICE**

This is to inform the public in general that, "Mukesh kimtani Estates Pvt. Ltd." have been accorded with the Environmental Clearance by State Environment Impact Assessment Authority, Maharashtra (Government of Maharashtra) for their construction project at, **Survey No.22, Hissa No.2, Plot B, Kharadi, Pune vide letter dated 20/08/2025 uploaded on Parivesh Portal bearing EC Identification No.EC24C3802MH5907032N.**

This clearance is in accordance with the provisions of 'EIA Notification 2006. The copies of this letter are available with Maharashtra Pollution Control Board and may also be seen Department of Environment Government of Maharashtra on website <http://parivesh.nic.in>

Place - Pune  
Date 23/08/2025

**Mukesh kimtani Estates Pvt. Ltd.**



**Vishrantwadi Branch**  
A17, Kasturba Housing Society,VishrantWadi Pune-411015  
Email ID :  
ubin0560600@unionbankofindia.bank

**[Rule-8(1)]  
POSSESSION NOTICE  
(For immovable property)**

Whereas,

The undersigned being the authorised officer of Union Bank of India, VishrantWadi Branch, under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **02/06/2025** calling upon the borrower **Mrs.Shital Shrirang Gaikwad and Mr.Vijay Baburao Jadhav** to repay the amount mentioned in the notice being **Rs. 6,60,385.37/- (Rs Six Lacs Sixty Thousand Three Hundred Eighty Five and Thirty Seven Paise only)** 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 and the public in general that the undersigned has taken 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 this **21st day of the August, 2025.**

The borrower 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 the **UNION BANK OF INDIA** for an amount **Rs. 6,60,385.37/- (Rs Six Lacs Sixty Thousand Three Hundred Eighty Five and Thirty Seven Paise only)** and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower to redeem the secured assets.

**Description of Immovable Property**

All That piece and parcel of Flat No. C-3401 ON Fourth Floor in building No. C-3 AT sr No. - 2,(Part) , Project Known as "Mayur Kilbi" Dhanori Pune 411015.

**Bounded by :**

**On or towards East** : Sr.No.16

**On or towards West** : Shanori Gaonthan

**On or Towards North** : Part of Sr.No. 2

**On or towards South** : Sr.No.-1

Date: 21-08-2025  
Place: Pune

**Authorised Officer  
UNION BANK OF INDIA**



**WONDER HOME FINANCE LTD.**  
WONDER Corp. Office: 620, 6th Floor, North Block, World Trade Park, Malviya Nagar, JLN Road, Jaipur- 302017, TEL: 0141 - 4750000


**Demand Notice Under Section 13(2) of Securitisation Act of 2002**

As the Loan Account Became NPA therefore the Authorised Officer (AO) Under section 13 (2) of Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 had issued 60 day demand notice to the borrower as given in the table. According to the Notice if the Borrower does not deposit the amount within 60 days, the amount will be recovered from Auction of the security as given below. As the demand Notice send to the borrower/guarantor has not been served, copy of demand notice has also been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with future interest and recovery expense within 60 days, otherwise under the provisions of section 13(4) and 14 of the said Act, the AO is free to take possession of the Security as given below.

Name of the Borrower/ Co-Borrower / Mortgagor / Guarantor / Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged Property
(Loan A/c No.) LN21054AB23-24012924, Sh. Mahesh Rabhaji Mehetre S/o Rabhaji Baburao Mehetre (Borrower), Smt. Samiksha Mahesh Mehetre (Co-Borrower), Sh. Prashant Balasaheb Ranshinge (Guarantor)	18/8/2025 Rs. 7,91,077.85 Rs. Seven Lacs Ninety one thousand seventy seven and eighty five paise as on 14/8/2025	All that part and parcel of the property of Sh. Mahesh Rabhaji Mehetre situated at Flat No. 38, 5th Floor, Building No. A, Pradhan Mantri Awas Yojna, 106-A/12B/3B(Pai),Hadapsar, Taluka Haveli, Dist. Pune, Maharashtra- 411028 Admeasuring about 25.80 Sq. Meter.

Date: 22.08.2025  
Place: Pune, Maharashtra

**Authorised Officer  
Wonder Home Finance Ltd.**



**ADITYA BIRLA CAPITAL**  
Registered Office:Indian Rayon Compound, Veraval, Gujarat-362266.  
Branch Office :12<sup>th</sup> Floor, R Tack Park, Nirlon Complex, Nr. Hub Mall, Goregaon (E), Mumbai-400 063, MH.

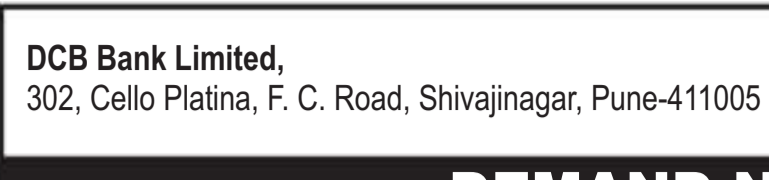
**DEMAND NOTICE**

UNDER SEC 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") READ WITH RULE 3 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("THE RULES") On scheme of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all SARFAESI actions initiated by Aditya Birla Finance Ltd. in relation to the mortgaged apportioned mentioned, stands transferred to Aditya Birla Capital Ltd., the amalgamated company.

Accordingly the undersigned being the Authorized officer of **Aditya Birla Capital Limited (ABCL)** under the Act and in exercise of powers conferred under Section 13(12) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) **within 60 days** from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is / are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted herein below:

In connection with the above, Notice is hereby given, once again, to the said Borrower's / Legal Heir(s) / Legal Representative(s) to pay to **ABCL, within 60 days** from the date of the respective Notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents / writings, if any, executed by the said Borrower's. As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to ABCL by the said Borrower's respectively.

Sr. No.	Name of the Borrower(s)	Demand Notice Date & NPA Date	Description of Immovable Property	
1	<b>1. Gajanan Welding And Forging</b> , Through Its Propertormr. Ravindr Baban Sutar, Cs No. 21/2300, Near Vighnhartha Ganesh Mandir, Ichalkaranji, Kolhapur, Pincode - 416115. <b>Contact:- 7745008028, Email: Ravindrastar8078@gmail.com. Also At:</b> Plot No. 6, C. S. No. 23284 (Old R. s No.78) Totally Admeasuring 414.02 Sq. Mtrs At Mouje Kabor, Tal- Hatkanagale, Dist. Kolhapur pincode - 416115.	08.08.2025 & 03.08.2025	All That Piece And Parcel Of The Land Admeasuring 55.90 Sq. Mtrs Along With Construction Thereon Out of C. S. No. 23284 (Old R. S. No. 78) Total Admeasuring 414.02 Sq. Mtrs At Mouje Kabor, Tal- Hatkanagale, Dist. Kolhapur And Bounded By:- On Towards- East: National High School, West: Government Road, South: Property of Sarfarj Khalifa, North: Property of Shabbir Vantmuri.	
	<b>2. Mr. Ravindr Baban Sutar</b> , S/o. Baban Ganpat Sutar, Jawahar Nagar, Akshay Hotel, Javal, Hatkanagale, Ichalkaranji, Kolhapur, Kolhapur Pincode - 416115. <b>Also At:</b> Plot No. 6, C. S. No. 23284 (Old R. S. No. 78) Totally Admeasuring 414.02 Sq. Mtrs At Mouje Kabor, Tal- Hatkanagale, Dist. Kolhapur pincode - 416115.	Total O/s. Dues Amt.		
	<b>3. Mrs. Sunita Ravindra Sutar</b> , D/o. Dinkar Laxman Sutar, Jawahar Nagar, Akshay Hotel, Javal, Hatkanagale, Ichalkaranji, Kolhapur, Kolhapur Pincode - 416115. <b>Contact: 7219286025, Email: Sunitasutar@gmail.com. Also At:</b> Plot No. 6, C. S. No. 23284 (Old R. S. No.78) Totally Admeasuring 414.02 Sq. Mtrs At Mouje Kabor, Tal- Hatkanagale, Dist. Kolhapur pincode - 416115.	Rs. 28,07,393/- as on 07.08.2025		
With further interest, additional interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and / or realization. If the said Borrower's shall fail to make payment to <b>ABCL</b> as aforesaid, then <b>ABCL</b> shall proceed against the above Secured Asset(s) / Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower's / Legal Heir(s) / Legal Representative(s) as to the costs and consequences.				
The said Borrower's / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s) / Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of <b>ABCL</b> . That please note that this is a final notice under Sec. 13(2) of the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (54 of 2002). Needless to say, that <b>ABCL</b> shall be within its right to exercise any or all of the rights referred to above against the borrower(s) entirely at their risk, responsibility & costs.				
<b>Place : Kolhapur, Maharashtra</b>		<b>sd/- Date : 24.08.2025</b>		
<b>Authorised Officer, ADITYA BIRLA CAPITAL LIMITED</b>				



**DCB Bank Limited,**  
302, Cello Platina, F. C. Road, Shivajinagar, Pune-411005

**DCB BANK**

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

You the below mentioned borrower(s), co-borrower(s) have availed loan/s facility(ies) from DCB Bank Limited by mortgaging your immovable properties (securities). Consequent to your defaults your loans were classified as non-performing assets. DCB Bank Limited 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 as and by way of service upon you. Details of the borrowers, co-borrowers, properties mortgaged, outstanding dues, demand notice sent under Section 13(2) and amount claimed there under are given as under:

Sr. No.	Name and address of the borrower, co-borrower/guarantor, loan account no., loan amount	Secured Property Address	1) Demand notice date 2) Outstanding dues 3) NPA Date
1	<b>1. Mr. VISHAL BALASAHAB SUTAR,</b> <b>2. Mrs. ANITA BALASAHAB SUTAR.</b> <b>All Address At:-</b> House No 70 Mhada Colony Ssc Board Ring Road Kolhapur - 416005 <b>Loan Account Number:-</b> DAHLKH00459697 <b>Loan Amount Sanctioned:</b> Rs.23,61,033/-	All Piece And Parcel Of Property Bearing Unit No.3 Admeasuring 750 Sq. Ft.1e 6970 Sq.mtr And R.c.c Construction Thereon Admeasuring At 63.31 Sq. Mtrs (681.32 Sq.ft) Out Of R.s. No.67 Plot No.137 Admeasuring At 250 Sq.mtrs Situated At Within The Local Limits Of Grampanchayat Morewadi Tal Karveer Dist Kolhapur.bounded By- East- 10 Ft Road, West- Plot No.138, South- Plot Out Of Unit No.1 & 2, North- Plot Out Of Unit No.4, (the Secured Assets)	<b>1)07-08-2025</b> <b>2)Rs.29,66,329.55/-</b> (Rupees Twenty Nine Lakh Sixty Six Thousand Three Hundred Twenty Nine and Fifty Five Paise Only) as on 7th/August 2025 <b>3)NPA Date -02-08-2025</b>
2	<b>1. Mr. ASHISH PIRCHANDRA SONI,</b> <b>2. Mr. KIRAN PIRCHANDRA VERMA.</b> <b>All Address At:-</b> Plot No 87 Lane No 1 Ubale Nagar Wagholi Pune-412207 <b>Loan Account Number:-</b> DRHLPSR00620492 <b>Loan Amount Sanctioned:</b> Rs.21,00,000/-	All That Piece And Parcel Of The Flat No.102 On 1st Floor Arya Building No A Carpet Area Admeasuring 32.58 Sq. Mtrs+dry Balcony Area Admeasuring 5.87 Sq. Mtrs In Scheme Known As Saarthi Swadesh Constructed On Land Bearing Gat No.359 Admeasuring 2 H.55.1 R.+ Pot Kharaba 0 H.01.8 R.Thus Total 2 H.56.9 R.Situated At Village Jambhul Taluka Maval Dist. Pune. (the Secured Assets)	<b>1)31-07-2025</b> <b>2)Rs.21,86,165/-</b> (Rupees Twenty One Lakh Eighty Six Thousand One Hundred Sixty Five Only) as on 31st July 2025 <b>3)NPA Date -03-07-2025</b>
3	<b>1.Mr.PRITHVIKIRAN RAGHURAM SHETTY,</b> <b>2. Mrs. SHIVSHARVARI AGRO PRODUCTS PVT LTD, IT'S AUTHORISED SIGNATORY,</b> <b>3. Mrs. MADHAVI PRITHAVIKIRAN SHETTY.</b> <b>All Address At:-</b> S No- 2/2, Flata Flat No - B-105, Suncity Rd Pune-411041 <b>Loan Account Number:-</b> DRBLPSR00588288 <b>Loan Amount Sanctioned:</b> Rs.20,22,000/-	All Piece And Parcel Of Residential Flat No.3 Wing -b Admeasuring 435 Sq. Ft (built Up) On Ground Floor The Building Known As 'gaushankar Park Co. Op Hsg Soc'ld' Constructed On Land Bearing S.no.5 Hissa No.24 Situated At Village Dhayari Taluka Haveli Dist.pune. Bounded By- East- Flat No.B.44, South- Road, West- Flat No.B.3/4, North- Flat No.b.3/2. (the Secured Assets)	<b>1)31-07-2025</b> <b>2)Rs.20,49,627/-</b> (Rupees Twenty Lakh Forty Nine Thousand Six Hundred Twenty Seven Only) as on 31st July 2025 <b>3)NPA Date -03-07-2025</b>
4	<b>1. Mrs. MEENAKSHI PIRCHANDRA VERMA,</b> <b>2. Mr. ASHISH PIRCHANDRA SONI.</b> <b>All Address At:-</b> Plot No 87 Lane No 1 Ubale Nagar, Behind Shiv Sagar Hotel Wagholi, Pune - 412207 <b>Loan Account Number:-</b> DRHLPSR00621163 <b>Loan Amount Sanctioned:</b> Rs.17,00,000/-	All That Piece And Parcel Of The Flat No.106 On 1st Floor Arya Building No A Carpet Area Admeasuring 30.59 Sq. Mtrs+dry Balcony Area Admeasuring 1.62 Sq. Mtrs + Terrace Admeasuring 7.25 Sq. Mtrs Total Admeasuring 39.46 Sq.mtr In Scheme Known As Saarthi Swadesh Constructed On Land Bearing Gat No.359 Admeasuring 2 H.55.1 R.+ Pot Kharaba 0 H.01.8 R.Thus Total 2 H.56.9 R Situated At Village Jambhul Taluka Maval Dist. Pune. (the Secured Assets)	<b>1) 31-07-2025</b> <b>2)Rs.17,78,262/-</b> (Rupees Seventeen Lakh Seventy Eight Thousand Two Hundred Sixty Two Only) as on 31st July 2025 <b>3)NPA Date -03-07-2025</b>
5	<b>1. Mr. AKASH RAJU GAIKWAD,</b> <b>2. Mrs. SONALI AKASH GAIKWAD,</b> <b>3. Mrs. CHHAYA SHIVAJI UKARANDE.</b> <b>All Address At:-</b> Row House No.148, Final Plot No.119/1/147, At Murarji Peth, T.p. Scheme No. 4, Solapur- 413001 <b>Loan Account Number:-</b> DBLASOL00584183 <b>Loan Amount Sanctioned:</b> Rs.5,50,000/-	All Piece And Parcel Of Property Bearing Core House No.148 On Ground Floor Admeasuring 25.60 Sq. Mtrs Equivalent To 275.45 Sq.fts And Which 20.31 Sq. Mtrs Equivalent To 218.53 Sq.fts Super Built Up Of The Final Plot No.119/1/147 Situated Noreale Wasti Solapur. Bounded By- East- Road, West- Core House No.147, North- Service Line, South- Pathway. (the Secured Assets)	<b>1) 07-08-2025</b> <b>2) Rs.5,99,528/-</b> (Rupees Five Lakh Ninety Nine Thousand Five Hundred Twenty Eight Only) as on 7th August 2025 <b>3)NPA Date -02-08-2025</b>

You the borrower/s and co-borrowers/guarantors are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned hereinabove 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-refered securities by way of sale, lease or otherwise without our consent.

Date: 24-08-2025  
Place: Kolhapur, Pune, Solapur.

**for DCB Bank Ltd,  
Authorized Officer**



**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
भारत सरकार का उद्यम

**एक परिवार एक बैंक**

**Satara Zonal office:**  
"Jeevan Tara", LIC Building, Koregaon Road, Satara - 415 001  
Tele.: 0(02162) 234536, 229338, 233204 Email : cmmaro\_sat@mahabank.co.in

**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.**

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Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price
				EMD Amt.
				Bid Increment Amt.
14	<b>BRANCH : Krishnanagar Borrower :-</b> 1. Mrs. Shubhada Basappa Kore 2. Mr. Basappa Baburao Kore <b>Guarantor :- NA</b>	Rs. 23,83,067.00/- (In Words Rupees Twenty-Three Lakhs Eighty-Three Thousand Sixty-Seven Only) as on 01/03/2025 plus further interest at applicable rates plus costs,	<b>Property Lot No. 14 :</b> All the pieces and parcels of land & property situated at CTS No. 591, 591/1 & 592 Shaniwar Peth, Om Heights, District Satara – 415002 Flat No. T -2 admeasuring 673.90 Sq. Fts situated at 3rd Floor and owned by Mrs. Shubhada Basappa Kore & Mr. Basappa Baburao Kore. <b>FLAT NO. T – 2 Bounded as :- On or Towards North:</b> By Wall, <b>On or Towards South:</b> By Flat No T-3, <b>On or Towards East:</b> By Road, <b>On or Towards West:</b> By Flat No. T-1 Together with all the fixtures and furniture etc. • <b>CERSAID ID: 200093902384</b> <b>(The Same Property is taken as collateral security in account M/s. R.K. Trading Company (Prop. Mrs. Shubhada Basappa Kore) (Borrower) &amp; Mr. Basappa Baburao Kore (Co-Borrower))</b> ↳ <b>Encumbrances:</b> Not Known • <b>Type of Possession :</b> Symbolic Possession	<b>RP :</b> Rs. 21,49,600/- (Rupees Twenty-One Lakhs Forty-Nine Thousand Six Hundred Only) <b>EMD :</b> Rs. 2,14,960/- (Rupees Two Lakhs Fourteen Thousand Nine Hundred and Sixty Only) <b>Bid increment Amount :</b> Rs. 10,000/- (Rupees Ten Thousand Only)
15	<b>BRANCH : Krishnanagar Borrower :-</b> 1. Mrs. Shubhada Basappa Kore 2. Mr. Basappa Baburao Kore <b>Guarantor :- NA</b>	Rs. 23,83,067.00/- (In Words Rupees Twenty-Three Lakhs Eighty-Three Thousand Sixty Seven Only) as on 01/03/2025 plus further interest at applicable rates plus costs,	<b>Property Lot No. 15 :</b> All the pieces and parcels of land & property situated at CTS No. 591, 591/1 & 592 Shaniwar Peth, Om Heights, District Satara – 415002 Flat No. T-3 admeasuring 536.30 Sq. Fts situated at 3rd Floor and owned by Mrs. Shubhada Basappa Kore & Mr. Basappa Baburao Kore. <b>FLAT NO T – 3 Bounded as :- On or Towards North:</b> By Flat No T-2, <b>On or Towards South:</b> By Wall, <b>On or Towards East:</b> By Road, <b>On or Towards West:</b> By Flat No. T-4, Together with all the fixtures and furniture etc. • <b>CERSAID ID: 200007135182</b> <b>(The Same Property is taken as collateral security in account M/s. R.K. Trading Company (Prop. Mrs. Shubhada Basappa Kore) (Borrower) &amp; Mr. Basappa Baburao Kore (Co-Borrower))</b> • <b>Encumbrances:</b> Not Known • <b>Type of Possession :</b> Symbolic Possession	<b>RP :</b> Rs. 17,58,800/- (Rupees Seventeen Lakhs Fifty Eight Thousand Eight Hundred Only) <b>EMD :</b> Rs. 1,75,880/- (Rupees One Lakhs Seventy Five Thousand Eight Hundred and Eighty Only) <b>Bid increment Amount :</b> Rs. 10,000/- (Rupees Ten Thousand Only)
16	<b>BRANCH : Kodoli Borrower :-</b> 1. Mr. Sudhir Vaman Jadhav 2. Mrs. Vanita Sudhir Jadhav <b>Guarantor :- NA</b>	Rs. 66,07,262.27/- (In Words Rupees Sixty-Six Lakhs Seven Thousand Two Hundred Sixty-Two and Paise Twenty-Seven Only) as on 07/10/2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	<b>Property Lot No. 16 :</b> Primary- Registered Mortgage of all the pieces and parcels of land and property at Grampanchayat Milkat No. 70 totally admeasuring 202.34 Sq. Mtrs. situated situated at Village- Shahapur, Tal- Dist- Satara and <b>bounded as :- East:</b> - Property of Mr. Shankar Mane, <b>South:</b> - By Road, <b>West:</b> - Calvert, <b>North:</b> - Property of Mr. Suresh Mane. • <b>CERSAID ID :- 200076457955</b> <b>(The same property is taken as collateral security in account M/s. Vitthal Dairy Farm (Prop. Mr. Sudhir Vaman Jadhav) (Borrower) &amp; Mrs. Vanita Sudhir Jadhav (Guarantor))</b> • <b>Encumbrances:</b> Not Known • <b>Type of Possession : Physical Possession</b>	<b>RP :</b> Rs. 38,55,600/- (Rupees Thirty Eight Lakhs Fifty Five Thousand Six Hundred Only) <b>EMD :</b> Rs. 3,85,560/- (Rupees Three Lakhs Eighty Five Thousand Five Hundred and Sixty Only) <b>Bid increment Amount :</b> Rs. 10,000/- (Rupees Ten Thousand Only)
17	<b>BRANCH : Kodoli Borrower :-</b> 1. Mr. Sudhir Vaman Jadhav 2. Mrs. Vanita Sudhir Jadhav <b>Guarantor :- NA</b>	Rs. 66,07,262.27/- (In Words Rupees Sixty-Six Lakhs Seven Thousand Two Hundred Sixty-Two and Paise Twenty-Seven Only) as on 07/10/2024 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	<b>Property Lot No. 17 :</b> Registered mortgage of all the pieces and parcels of land and property Grampanchayat Milkat No. 68, Ground + First Floor, admeasuring 604.08 Sq. Mtrs. and construction thereof "Zidd Bunglow", situated at Shahapur, Taluka and District – Satara and <b>bounded as :- East:</b> - Property of Mr. Babu Mane, <b>South:</b> - By Road., <b>West:</b> - By Road, <b>North:</b> - Property of Mr. Rajendra Mane • <b>CERSAID ID :- 200286226216</b> <b>(The same property is taken as collateral security in account M/s. Vitthal Dairy Farm (Prop. Mr. Sudhir Vaman Jadhav) (Borrower) &amp; Mrs. Vanita Sudhir Jadhav (Guarantor))</b> • <b>Encumbrances:</b> Not Known • <b>Type of Possession : Physical Possession</b>	<b>RP :</b> Rs. 1,06,46,250/- (Rupees One Cores Six lakhs Forty-Six Thousand Two Hundred and Fifty Only) <b>EMD :</b> Rs. 10,64,625/- (Rupees Ten Lakhs Sixty-Four Thousand Six Hundred and Twenty Five Only) <b>Bid increment Amount :</b> Rs. 10,000/- (Rupees Ten Thousand Only)
18	<b>BRANCH : Talmavale Borrower :-</b> 1. M/s. Renuka Ratan (RR) Foods (Prop. Mr. Vishal Arvind Pawar) <b>Guarantor: NA</b>	Rs. 26,48,676.00/- (In Words Rupees Twenty-Six Lakhs Forty-Eight Thousand Six Hundred Seventy-Six Only) as on 03/02/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	<b>Property Lot No. 18 :</b> Register Mortgage of NA land and construction on property situated at GAT No. 222 at Village Taigadewadi, Taluka –Patan, Dist. Satara mortgaged by the borrowers – Mr. Vishal Arvind Pawar at - All the piece and parcels of land and property situated being and lying at GAT No. 222, Village Taigadewadi in the registration Dist. Satara, Sub-Dist. Patan admeasuring 0.15HA <b>bounded as :- On or Towards North:</b> - Property of Modak, <b>On or Towards East:</b> - Road, <b>On or Towards West:</b> - Pathway, <b>On or Towards South:</b> - Property of Umesh Botre. Together with building and structure constructed there on and all the fixtures annexed thereto. • <b>CERSAID ID: 200055565212</b> • <b>Encumbrances:</b> Not Known • <b>Type of Possession : Symbolic Possession</b>	<b>RP :</b> Rs. 40,65,000/- (Rupees Forty Lakhs and Sixty Five Thousand Only) <b>EMD :</b> Rs. 4,06,500/- (Rupees Four Lakhs Six Thousand and Five Hundred Only) <b>Bid increment Amount :</b> Rs. 10,000/- (Rupees Ten Thousand Only)
19	<b>BRANCH : MSME Borrower :-</b> 1. <b>M/s. Heramb Hills And Agro Tourism Private Limited</b> (Directors :- Shri. Hrushikesh Rajendra Bahulekar, Shri. Harsh Ramchandra Bhosale, Shri. Nikhil Shankarrao Mali, Smt. Mrudula Nilesh Dere, Shri. Abhinay Gajanan Chand, Smt. Lata Amol Jadhav, Shri Dhairysheel Tukaram Bhosale, Shri Abhijit Shrirang Kirdat, Smt. Shubhangi Balasaheb Jorwekar, Shri. Jayant Mahadev Salunkhe , Shri. Pradip Uttam Rasal, Shri. Uday Dharmaji Indalkar, Smt. Shobha Bharat Lokhande, Shri. Ajit Sadashiv Salunkhe and Shri. Hemant Sampatrao Kadam) <b>Director and Guarantors :-</b> 1. Shri. Hrushikesh Rajendra Bahulekar, 2. Shri. Harsh Ramchandra Bhosale, 3. Shri. Nikhil Shankarrao Mali, 4. Smt. Mrudula Nilesh Dere, 5. Shri. Abhinay Gajanan Chand, 6. Smt. Lata Amol, 7. Shri Dhairysheel Tukaram Bhosale, 8. Shri Abhijit Shrirang Kirdat, 9. Smt. Shubhangi Balasaheb Jorwekar, 10. Shri. Jayant Mahadev Salunkhe , 11. Shri. Pradip Uttam Rasal, 12. Shri. Uday Dharmaji Indalkar, 13. Smt. Shobha Bharat Lokhande, 14. Shri. Ajit Sadashiv Salunkhe ,15. Shri. Hemant Sampatrao Kadam	Rs. 1,95,83,292.60/- (In Words Rupees One Crore Ninety-Five Lakhs Eighty-Three Thousand Two Hundred Ninety-Two and Paise Sixty Only) as on 13.01.2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	<b>Property Lot No. 19 :</b> Registered mortgage of all the pieces and parcels of land and property bearing Gat No.87/3 area 2 Hectors 28 R + Pot Kharaba 6 R, Assessment Rs. 3 and 19 pai along with the entire construction thereon at Niral Taluka - District Satara within jurisdiction of Sub Registrar Satara and bounded as : - On or Towards East: - Property owned by Jalindar Shinde and Jampala Kadam, <b>On or Towards West:</b> - Adj. Gat No. 73 and Kashinath Wangade and Suryakant Wangade, <b>On or Towards South:</b> - Urmodi Dam, <b>On or Towards North:</b> - Road at Mouje Niral Tal and Dist. Satara • <b>CERSAID ID :- 200057906145</b> • <b>Encumbrances:</b> Not Known • <b>Type of Possession : Physical Possession</b>	<b>RP :</b> Rs. 4,06,68,000/- (Rupees Four Crores Six Lakhs Sixty-Eight Thousand Only) <b>EMD :</b> Rs. 40,66,800/- (Rupees Foty Lakhs Sixty Six Thousand and Eight Hundred Only) <b>Bid increment Amount :</b> Rs. 10,000/- (Rupees Ten Thousand Only)

1. Date and time of E- Auction: 25/09/2025 between 01.00 p.m. and 05.00 p.m 2. Inspection Date & Time: 19/09/2025 to 24/09/2025 between 10:00 a.m. and 4:00 p.m. (With prior appointment only)

Bidders have to log in on the following website - "https://baanknet.com/eauction-psb" Registration of Bidders is essential with https://baanknet.com/eauction-psb and Bidders to upload requisite KYC documents. Please note that verification of KYC documents takes minimum four days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush.

For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/properties\_for\_sale.asp" provided in the Bank's website.

Once again please note that, interested bidders may deposit Pre-Bid EMD with ebkray before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in ebkray's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem."

The Bank reserves its right to postpone/defer/withdraw/cancel this e-auction without assigning any reasons and without any prior notice.

Date : 22/08/2025, Place : Satara

**(Annasaheb V. Shirsat)  
Chief Manager and Authorised Officer,  
Bank of Maharashtra, Satara Zone**