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ASSET RECOVERY BRANCH
Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004.
Email: ubin0578789@unionbankofindia.bank Mob.: 8169178780
**Mega E-auction For
Sale of Movable / Immovable Properties**

Sr. No.	Name of the Branch Name of the Borrowers / Guarantors and Type of Possession	Amount Due	Description of the Properties	Reserve Price	Earnest Money Deposit	Min. Bid Increment By which the Bid is to be increased								
13.	ARB PUNE ■ (7350321178) Mr. Deepak Meghnath Pillai & Mrs. Lisa Deepak Pillai (Physical possession)	Rs.25,67,911.00 (Rupees Twenty Five Lakh Sixty Seven Thousand Nine Hundred Eleven Rupees Only and further interest, cost and expenses thereafter.	All that Piece and Parcel of Flat no. 506, 5th floor, B Wing, Swapnapur Phase II, S. No. 312/1, 313/2, 312/2b, 312/4, CTS no. 6779,6780,6781,6808 at Village Pimpri Waghare Colony, Taluka Haveli, Pune – 411017 Bounded By East -By Flat no. 505 West -By open space North -By Passage & Flat no. 507 & 508 South -By Flat no.503	Rs.23,31,000/- (Rupees Twenty Three Lakh Thirty One Thousand Only)	10% of The Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)								
14.	ARB PUNE ■ (7350321178) Mr. Idris Mohammed Golawala (Symbolic Possession)	Rs.26,10,998.00 (Rupees Twenty Six Lakh Ten Thousand Nine Hundred Ninety Eight Rupees Only) as per Demand notice dated 18.05.2018 and further interest, cost and expenses thereafter	All that piece and parcel of the property bearing Flat No. 4, Adm. 500 Sq. Ft.i.e. 46.46 Sq. Mtrs. (built-up), on 3rd floor of the building situated at CTS No. 277 & 277/1 of Village Guruwarpeth, Tal-Haveli, Dist-Pune, Situated within the local limits of Pune Municipal Corporation and situated within the jurisdiction of Sub-Registrar Haveli.	Rs.17,85,000/- (Rupees Seventeen Lakh Eighty Five Thousand Only)	10% of The Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)								
15.	ARB -PUNE ■ (7498474301) M/s POONAM NX (Prop. Mrs. Anjali Kiran Somwanshi) (Symbolic possession)	Rs.30,68,459.13/- (Rupees Thirty lakhs Sixty-Eight Thousand Four Hundred Fifty-Nine Rupees and Thirteen Paisa Only) as per demand notice dt. 07-11-2022 + further interest and charges thereon after.	All The Piece And Parcel Of Flat No 301, 3rd Floor Admeasuring Area About 600 Sq Fts i.e. 55.76 Sq. Mtrs Situated At Sr.No.300, Village- Ganj Peth (Mahatma Phule Peth), Taluka: Haveli, Pune-411002	Rs. 25,62,000/- (Rupees Twenty Five Lakhs Sixty Two Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)								
16.	ARB -PUNE ■ (7588358627) M/s. Swami Computers and Enterprises Mrs.Mayuri Prashant Pawar, Mrs.Surekha Arjun pawar, Mr.Prashant Arjun Pawar, Mr.Arjun Sitaram Pawar (Symbolic possession)	Rs.70,57,911.84 (Rs. Seventy - Lakh Fifty - Seven Thousand Nine Hundred Eleven and Paise Eighty Four only) as per demand notice dated 30-10-2021 +Interest thereon after 30-10-2021	Property No.1 Commercial shop situated at Shop No. A-S-1 , Ground floor in the building named Ramkund Tower-A constructed on CTS No.6472A/2, plot no. 2/A area admeasuring of shop 15.93 sq.mtrs. i.e. 171.45 sq.feet having its nagarparkhad Milkat No. 1400 within the sub limits of nagar parishad Phaltan, Tal.Phaltan, Dist Satara, Pin 415523 Property No.2 Residential flat property situated at Flat No.B-1, Ground floor of building Ramkund Tower-B bearing CTS No.6472A/2, within Plot No. 2/B admeasuring built-up area of flat 637.17 sq.feet i.e. 59.21 sq.meters having its nagarparkha Milkat No.1410 within the sublimits of Phaltan municipal council, Tal.Phaltan, Dist. Satara , Pin 415523 Property No.3 Open non-agricultural plot situated at zirapwadi village bearing survey No.106/1/3, Plot No. 2 as per sale deed admeasuring area of plot 0.05 Ha and as per latest 7/12 extract admeasuring area of plot is 372.74 R within gram panchayat Zirapwadi,Tal Phaltan, Dist .Satara, Pin 415523	Property No.1 Rs.14,00,000/- (Rupees Fourteen lakh Only) Property No.2 Rs.19,44,000/- (Rupees Nineteen Lakh Forty Four Thousand Only) Property No.3 Rs.13,13,000/- (Rupees Thirteen Lakh Thirteen Thousand only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)								
17.	ARB -PUNE ■ (7588358627) Mr. Kiran Bhimrao Pawar (Symbolic Possession)	Rs.10,95,014.62 (Rupees Ten Lakh Ninety Five Thousand Fourteen and Paise Sixty Two only) as per demand notice date 30-06-2022 + interest and expenses thereon	All that piece and parcel of Flat No.B-2 Ground Floor, Ramkund Tower-B ,constructed on Plot No.2/B upon CTS No.6472A/2 Milkat No.W/3BZ2000353 Laxminagar,Phaltan Tal Phaltan Dist Satara 415523 admeasuring area 637.17 Sq.feet	Rs.18,55,000/- (Rupees Eighteen Lakh Fifty Five Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)								
18.	ARB -PUNE ■ (7588358627) Mrs. Sujata Uddhav Suryawanshi And Mr. Uddhav J. Suryawanshi Flat No.F-10, Building No.1, Neelmani Co-oprative society, Plot No.RH-176,G Block, MIDC, Akurdi, Pune 411019 (Symbolic Possession)	Rs.39,93,081.50 (Rupees Thirty Nine Lakh Ninety Three Thousand Eighty One and Paise Fifty only) as of 08-11-2024 plus further interest and expenses thereafter.	All the piece and parcel of property bearing residential Flat No.F-10 on the second floor in the Building No.1 in the society known as Neelmani Co-Operative HSG Society Ltd. Constructed on Plot No.RH-176, G Block of MIDCvillage Akurdi,Taluka Haveli, Dist Pune and built up area admeasuring 58.818 Sq.mtrs.and lying within the jurisdiction of sub-registrar Haveli and within the limits of PCMC	Rs.28,86,000/- (Rupees Twenty Eight Lakh Eighty Six Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)								
19.	ARB PUNE ■ (9321741655) Mr. Lakan Arjun Godhaniya And Mrs. Manisha Lakan Godhaniya, (Symbolic Possession)	Rs.42,14,091.17 (Rupees Forty Two Lakhs Fourteen Thousand Ninety One Paise Seventeen Only) and further interest, cost and expenses thereafter.	All that piece and parcel of the Residential Flat bearing No. 1002, situated on 10th Floor, in H Building, in "Green City Building H" Co-Op Housing Society Ltd., admeasuring 857 Sq. Ft. Salable build up along with Terrace admeasuring 71 sq. ft., and One Covered Car Parking No. H - 45 Constructed upon the land bearing S. No. 66, Hissa No. 3/13/1+3/11/1, 3/1 + S. No. 67, Near JSPM School, Handewadi Road, Hadapsar, Pune – 411028	Rs.46,62,000/- (Rupees Forty Six Lakhs Sixty Two Thousand Only)	10% of The Reserve Price	Rs.50,000/- (Rupees Fifty Thousand Only)								
20.	ARB PUNE ■ (9321741655) Mr. Sabyasachi Mishra And Mrs. Bhaktitala Mishra (Physical Possession)	Rs.22,91,054.41 (Rupees Twenty Two Lakh Ninety One Thousand Fifty Four and Paise Forty One Only) and further interest, cost and expenses thereafter	All that piece and parcel of the Residential Flat situated at Flat No 103 First Floor, Wing G, Dreams Rakshak, Measuring 659 SFT (61.24 Sq Mtrs) situated over land bearing Gat No 750A (Old Gat No 751A) Gade Basti, Behind Jain College, Wagholi, Pune - 412207	Rs.28,43,000/- (Rupees Twenty-Eight Lakhs Forty-Three Thousand Only)	10% of The Reserve Price	Rs.50,000/- (Rupees Fifty Thousand Only)								
21.	ARB -PUNE ■ (7498474301) Mr. Yuvraj Goroba Linge Mrs. Aparna Yuvraj Linge (Co-borrower) Mr. Sachin Jeevanrao Mane (Guarantor) (Physical Possession)	Rs.16,17,670.30 (Rupees Sixteen Lakh Seventeen Thousand Six Hundred Seventy and paisa Thirty Only) as per Demand notice dated 24.11.2015 and further interest, cost and expenses thereafter.	All that piece and parcel of the property, bearing Flat No.201 & 202, on the Second Floor, admeasuring about 507 + 496 (respectively) i.e., 1003 sq. ft., i.e., 93.18 Sq. Mts. (Built Up), in the building known as "Shree Ganesh Nandanvan" constructed on the property bearing Survey No.36, Hissa No.1/1, Area admeasuring about, 00H 09 Ares out of which 00H 2.75 Acres i.e., 275 Sq. Mts. Situated at Village – Ambegaon Budruk, and within the Registration District – Pune, Sub-Registration Taluka – Haveli, Dist – Pune and within the jurisdiction of Sub-registrar, Haveli, Pune and also within the limits of Pune Municipal Corporation and Bounded as under: East: By Mr. Jaynath Beldare's Property, South: By Road, West: By Road, North: By Mr. Shahjirao Beldare's Property	Rs. 19,33,000/- (Rupees Nineteen lakh Thirty Three Thousand only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)								
22.	ARB PUNE ■ (7350321178) Mrs. Sarika Suraj Patil (Symbolic Possession)	Rs.50,63,474.00 (Rupees Fifty Lakh Sixty Three Thousand Four Hundred Seventy Four Only) as per Demand notice dated 13/03/2023 and further interest, cost and expenses thereafter.	All that piece and parcel of flat no. 204, situated on 2nd floor, in the scheme known as Green Park, constructed on Survey No. 9, Hissa No. 3A, City Survey No. 1884 Situated at Village Dapodi Taluka Haveli Dist Pune & within the limits of pimpli chichwad municipal corporation and within the jurisdiction of Sub Registrar Haveli Pune, having 56.1 Sq. Mtrs, Carpet + attached terrace admeasuring area about 9.45 sq. mtrs + covered car parking	Rs. 63,16,000/- (Rupees Sixty Three Lakh Sixteen Thousand only)	10% of the Reserve Price mentioned above.	Rs.50,000/- (Rupees Fifty Thousand Only)								
23.	ARB -PUNE 78780 ■ (9130082186) M/s Amparo Safetech Pvt Ltd And Mr. Nilesh Ashok Bhujbal, Mrs. Shilpa Nilesh Bhujbal, Mr. Pandharinath Balasaheb Sabale, Mr. Mangesh Ashok Bhujbal (Symbolic possession)	Rs.59,64,521.05 (Rupees Fifty Nine Lakhs Sixty-Four Thousand Five Hundred Twenty One and Five Paisa Only) and interest thereon.	Industrial Building at plot no 10, S.G. Jakate Industrial Estate Gat no 184, Near John Deere company, Off Pune Nagar Road, Sanaswadi, Tal-Shirur, Dist- Pune adm 2152 sqft. and same is bounded as follows: East: Road West: Delux Bearing Company South: Plot No.11 in Gat No 184 North: Plot No 09 in Gat No. 184	Rs.65,00,000/- (Rupees Sixty-Five Lakhs Only)	10% of the Reserve Price mentioned above.	Rs.50,000/- (Rupees Fifty Thousand Only)								
24.	ARB PUNE ■ (9130082186) Balesha Milk and Milk Product Pvt. Ltd. Directors/Guarantors:- Rohidas Harishchandra Bhosale, Mrs. Sunita Rohidas Bhosale, Mrs. Manda Prakash Patole, Mr. Mansing Laxmanrao Sonavane.	Rs. 3,86,32,114.50 (Rupees Three Crore Eighty-Six Lakh Thirty-Two Thousand One Hundred Fourteen and Fifty paisa Only) as per demand notice dated 05.07.2018 + Further Interest, Expenses thereafter.	Property 01. Plant and Machinery in the name of BALESHA MILK AND MILK PRODUCTS at Gat No. 474/1 (P) Mauje Nirvi Tal Shirur, Dist Pune- 412210. (Physical Possession) Property 02. NA Land & Milk Dairy Plant Building (N A land admeasuring 1500 sq. mtr. And construction thereon build up area 652.01 sq. mtr.) at Gat No. 474/1 (P) Mauje Nirvi Tal Shirur, Dist Pune- 412210. (Physical Possession) Property 03. Commercial NA Land bearing Gat no. 474/1 (P), admeasuring 5193.11 sq. mtr. Situated at village Mauje Nirvi, Tal Shirur, Dist. Pune- 412210. (Physical Possession) Property 04. Residential Bungalow on NA LAND bearing Plot No. 14 (P), Gurukul HSG society, Near S T Stand, Shirur- Pune Road, Shirur. Sr no. 52/1/2, Tal Shirur, Dist. Pune – 412210 in the name of Mansingh L. Sonawane. (Symbolic Possession) Property 05. Residential flat on ground floor having G+3 building on plot bearing gat no 1088, Hissa no 4. Behind Wagholi Bus stand, Kesnand Road, Opposite to green nine Hotel, Village- Wagholi, Tal- Haveli, Dist- Pune 412207 in the name of MANDA P PATOLE. (Physical Possession)	Rs. 75,13,000/- (Rupees Seventy Five Lakhs Thirteen Thousand Only) Rs. 1,01,00,000/- (Rupees One Crore One Lakh Only) Rs. 77,25,000/- (Rupees Seventy Seven Lakhs Twenty Five Thousand Only) Rs. 35,80,000/- (Rupees Thirty Five Lakhs Eighty Thousand Only) Rs. 30,35,000/- (Rupees Thirty Lakhs Thirty Five Thousand Only)	10% of the Reserve Price mentioned above.	Rs.50,000/- (Rupees Fifty Thousand Only)								
25.	ARB -PUNE 78780 ■ (9130082186) M/s Muskan Enterprises Prop:Mr. Wahab Md. Naim Khan Mr. Md. Anwar Abdul Hasan Khan (Guarantor) (Symbolic Possession)	Rs.67,25,339.92 (Rupees Sixty-Seven Lakh Twenty-Five Thousand Three Hundred Thirty Nine and paisa Ninety Two Only) and interest thereon.	All that piece and parcel of land her diemtans and the property bearing S No 74, Hissa No 6 6C, Area admeasuring 93.27 sq. m. RCC built up area admeasuring 200 sq. mtr Milkat No 59 situated at 6C Sayyedhagar, Mohammed Wadi Road, Village Hadapsar within the local limits of PMC and also within the jurisdiction of Sub-Registrar Haveli No 1 to 27, Pune together with all appurtenances thereto and right of easements East: Property of S No 74 South: Common Road West: Property of S No 74 North: Property of Mr. Md Yusuf Sayyed	Rs.42,75,000/- (Rupees Forty-Two Lakhs Seventy Five Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rupees Twenty Five Thousand Only)								
26.	ARB -PUNE ■ (9130082186) Mr. Umesh Dnyanoba Kumbhar Mrs. Shalini Umesh Kumbhar (Symbolic Possession)	Rs. 44,26,820.69 (Rupees Forty-Four Lakhs Twenty Six Thousand Eight Hundred Twenty and Paise Sixty Nine Only) as per Demand notice dated 28-10-2024 and further interest, cost and expenses thereafter.	All that piece and parcel of property bearing flat No. 1, 1st floor, Palak Nisarg, Near Deshmukh Plaza, Hingane Khurd Sinhgad Road admeasuring area about 616 square feet, salable area and within local limit of Pune Municipal Corporation, Tal. Haveli, Dist. Pune. Bounded as below: On or towards East – Entry, On or towards West – Marginal space of the building, On or towards North – Lift and Flat No. 2, On or towards South – Marginal space of the building.	Rs. 26,10,000/- (Rupees Twenty Six Lakh Ten Thousand Only)	10% of the Reserve Price mentioned above.	Rs.25,000/- (Rupees Twenty Five Thousand Only)								
27.	ARB PUNE ■ (7498474301) Mrs. Manisha Satish Pachange & Mr. Satish Ankush Pachange (Symbolic Possession)	Rs.49,46,323.00 (Rupees Forty-Nine Lakhs Forty-Six Thousand Three Hundred Twenty-Three Only) as per demand notice dated 03.07.2018 + Interest and Expenses thereon after	All That Piece And Parcel Of Residential Flat No.1,Wing-A of Building known as Siddhant Classic, on First Floor, Area Adm:109.62 Sq.Mtrs.(Built Up), Plot No 25, Sr No. 199, 204, 205, 206/1, 209/1, Opp. Kidz School, Near The Chamber, Mauje Lohgaon, Vimam Nagar, Pune.	Rs.75,10,000/- (Rupees Seventy Five Lakhs Ten Thousands Only)	10% of the Reserve Price mentioned above	Rs.50,000/- (Rupees Fifty Thousand Only)								
28.	ARB -PUNE ■ (7498474301) M/s. Shree Communication (Symbolic possession)	Rs.53,75,902.30/- (Rupees Fifty-Three Lakhs Seventy-Five Thousand Nine Hundred Two and Thirty Paisa only) as per demand notice dated 30.08.2022 + Interest and Expenses thereon after	All that piece and parcel of land hereditaments and the property bearing Sr.No.74,Hissa No.13A, area adm. about 193 Sq.mtrs, R.C.C. Built up area adm.129.10 Sq.mtrs. P.M.C.Property No. P/F24/04006000. Situated at Lane No. A-28, Adarsh Colony, Sayyed Nagar, Mohammadwadi Road, Village Hadapsar, within the local limits of Pune Municipal Corporation and also within the jurisdiction of Sub-registrar, Haveli No.1 to 27, Pune together with all appurtenances thereto and right of easements and same is bounded as follows: <table border="1"><tr><td>On Or Towards East</td><td>Mohammadwadi Road</td><td>On Or Towards West</td><td>Property of Mr. Sayyad</td></tr><tr><td>On Or Towards South</td><td>Property of Mr. Raju Tamboli & Sasane</td><td>On Or Towards North</td><td>15 ft. Commen Road</td></tr></table>	On Or Towards East	Mohammadwadi Road	On Or Towards West	Property of Mr. Sayyad	On Or Towards South	Property of Mr. Raju Tamboli & Sasane	On Or Towards North	15 ft. Commen Road	Rs.76,72,000/- (Rupees Seventy Six Lakhs Seventy Two Thousand Only)	10% of the Reserve Price	Rs.50,000/- (Rupees Fifty Thousand Only)
On Or Towards East	Mohammadwadi Road	On Or Towards West	Property of Mr. Sayyad											
On Or Towards South	Property of Mr. Raju Tamboli & Sasane	On Or Towards North	15 ft. Commen Road											
29.	ARB PUNE ■ 735032117 Mr. Pramod Prakashrao Jadhav Mrs. Laxmi Sagar Mirajaonkar (Symbolic Possession)	Rs. 67,07,016.33 (Rupees Sixty Seven Lakh Seven Thousand Sixteen Rupees and Thirty Three Paisa Only) as per Demand notice dated 22.06.2023 and further interest, cost and expenses thereafter	All that part of the property consisting of land and building residential flat belonging to Mr. Pramod Prakashrao Jadhav Flat No. 7, 4th Floor, Mauli Complex, Measuring 86.39 Sq. Mtrs Situated at S. No. 18/2B/6 (Old S. No. 18/2B/5), Sukhsagar Nagar, Katraj, Taluka-Haveli, Pune – 411016 Bounded by: North: 1.5 m wide road and Plot No. 15 to 18 in private layout of same S. No. 18/2B/6 South: remaining land of same S. No 18/2B/6 East: 4.12m wide road and Plot No. 11 & 12 in private layout of same S. No. 18/2B/6 West: land owned by Mr. Ashok Kadam from same S. No. 18/2B/6	Rs. 33,94,000/- (Rupees Thirty Three Lakh Ninety Four Thousand Only)	10% of the Reserve Price mentioned above	Rs.25,000/- (Rs. Twenty Five thousand only)								

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AAVAS FINANCIERS LIMITED
 [CIN:L6592RJ2011PLC034297] Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302001

APPENDIX-IV-A [See proviso to rule 8(6)] Sale notice for sale of immovable properties
 E-auction Sale Notice for Sale of Immovable Assets 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.
 Notice is hereby given to the public in general and in particular to the Borrower(s)/Co-Borrower(s)/Mortgagor(s) and Guarantor(s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED, the same shall be referred herein after as AFL. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AFL viz. Secured Creditor.

 It is hereby informed that we are going to conduct public E-Auction through website <https://sarfaisi.auctiontiger.net>

Loan A/c Number / Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of E-Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person, Property Visit Date & Time
SHRIKANT PRABHAKAR DASARI, PREMILA DASARI (AC NO.) LPNUN02216-170033747	Rs. 9,48,973.00/- DUES AS ON 10 NOV 2025	12 SEP 24 DUES AS ON 11 SEP 24	5 MAR 25	FLAT NO 18, 4TH FLOOR SR NO 16 "RAMESWAR HEIGHT" HISSA NO. 3/1/8, AMBEAGON BK, PUNE, NEAR SILVER PARK AT VILLAGE AMBEAGON BK TAL-HAVELI-DIST-PUNE MAHARASHTRA PIN-411046 ADMEASURING 300 SQ.FT.	Rs. 648000/-	Rs. 648000/-	11.00 AM TO 01.00 PM 15 DEC 2025	ON OR BEFORE 14 DEC 2025	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE-411043, MAHA RASHTRA-INDIA	UGARSEN RINWA - 9875895867, PROPERTY VISIT DATE 13 DEC 2025 9.00 AM TO 5.00 PM

The terms and conditions of e-auction sale:-

(1.) The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. (2.) For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of AAVAS FINANCIERS LIMITED, Current account No.00548470000107 AAVAS FINANCIERS LIMITED, Regd. & Corp. Office : 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur 302020 IFSC Code: HDFC0000054, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no/DD No of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auction@avas.in (3.) All Interested participants / bidders are requested to visit the website <https://sarfaisi.auctiontiger.net> & <https://avas.in/sarfaisi-sale-notices> for further details help procedure & online training on E-Auction prospective bidder may contact including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact [e-mail of auction@avas.in](mailto:auction@avas.in) & ramprasad@auctontiger.net, Contact No. 8000023297.

Please Note: - This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co-Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Place : MAHARASHTRA Date : 12-11-2025

Authorised Officer Avas Financiers Limited



Regional Office: Shop No. 201 & 202, Stellar Enclave, Aundh, Pune - 411 007.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION 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 property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOUSE BASIS" on 28.11.2025 in between 12.00 Noon to 5.00 PM, for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details term and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. The under mentioned properties will be sold by Online E-Auction through website <https://baanknet.com> on 28.11.2025 for recovery of respective amounts plus interest and other expenses in the respective borrower's accounts.

 Online E-Auction through website <https://baanknet.com>

Date & Time of Auction: 28.11.2025 at 12.00 Noon to 05.00 PM

Sr. No.	Name of Account holder	Description of property	Reserve Price, EMD & Incremental Bid	Encumbrance & Possession	Amount Due as on Date of NPA	Branch Name & Manager's Contact No. & A/c details. Inspection date and time
1	Mr. Vishal Vishnupant Padawale Mr. Sushant Vijaykumar Patil	Flat No. 303, on 3rd Floor, in the Building B, Scheme known as "AAYUSH PARK COMPLEX", situated at S.No.32/2/1, 32/2/6, 32/2/5, near D. Y Patil Institute of Management and Entrepreneur, Varale, Taluka Maval, Pune 410507	Rs.1511000.00 Rs.151100.00 Rs.15110.00	Not known to AO Physical Possession	Rs. 16,43,530.93 as on 31.01.2025 plus further interest and charges thereon from 01.02.2025 and charges till date	A/c No: 583901980050000 IFSC UBIN0558397 UNION BANK OF INDIA Talegaon Dabhol Mr. Sachin Verma 775500778 Mr. Ashish Kumar 901517772 24.11.2025 from 15.00 pm to 17.00 pm
2	Archana Anant Chavan & Anant Balkrishna Chavan	Flat No. C-705, 427 carpet area and adjacent terrace adm 54 sq ft on 7th Floor, C Wing, Phase II, Apla Ghar, Chakan constructed on land property Gat no 407, Hissa no 1, and Gat no 409, Hissa no 4, Village Nanekwadi, Taluka Khed, Pune	Rs.1880500.00 Rs.188050.00 Rs.18805.00	Not known to AO Physical Possession	Rs. 14,79,737.74 as on 01.05.2023 with further interest thereon from 02.06.2023 at applicable rate of interest cost and charges till date	A/C no: 705701980050000 IFSC UBIN0570575 CHAKAN BRANCH Mr. Pawan Shukla 9324168353 Mr. Datatravay Tawale 95949 84223 24.11.2025 from 15.00 pm to 17.00 pm

Bidders are requested to visit the Bank's website www.unionbankofindia.co.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidders may also visit the website <https://baanknet.com>. The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e. www.unionbankofindia.co.in or <https://baanknet.com>

Date : 10.11.2025

Place: Pune



MANAPPURAM HOME FINANCE LIMITED FORMERLY MANAPPURAM HOME FINANCE PVT LTD

 Regd Office: IV/Floor, NO 102, UG 538A (NEW) Manappuram House Valiyam Thirusur, Kerala 680567 Corp Office: Manappuram House Valiyam Thirusur, Kerala 680567, India, Pin Code: 680567, A wing, Karakka Wall Street, Antheri-Kurru Road, Antheri East, Mumbai-400083, Maharashtra, India, Pin Code: 400083, Phone No: 022-66211000, Website: www.manappuramhomefin.com

POSSESSION NOTICE (For Immoveable Property)

Whereas, the undersigned being the authorised officer of Manappuram Home Finance Ltd ("MANHOFL") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest ("Act", 2002) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice calling upon the borrowers and co-borrowers to repay the amount mentioned in the notice and interest thereon within 60 days from the date of receipt of the notice. The undersigned being the authorised officer of Manappuram Home Finance Ltd has taken symbolic 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 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice calling upon the borrowers and co-borrowers to repay the amount mentioned in the notice and interest thereon within 60 days from the date of receipt of the notice. 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