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FINANCIAL EXPRESS

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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

| | NATE STORES BY JURISH A Government of India's | heartains | Email: ubinu5/8/89@unionbankofindia.bank Mob.: 81691/8/80 | | | |
|------------|---|---|---|---|---|---|
| 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 E 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, Swapnapurti Phase II, S. No. 312/1, 313/2, 312/2b, 312/4, CTS no. 6779,6780,6781,6808 at Village Pimpri Waghere 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 thousa only) |
| 14. | ARB PUNE ☐ (7350321178) Mr. Idris Mohammed Golawala (Symbolic Possession) | Rs.26,10,998.00 (Rupees Twenty Six Lakh Ten Thousand Nine Hundred Ninty 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 thousa 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, | 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 nagarparishad Milkat No. 1400 within the sub limits of nagar parishad Phaltan, Tal.Phaltan, Dist Satara, Pin 415523 | Property No.1 Rs.14,00,000/- (Rupees Fourteen lakh Only) | 10% of the Reserve Price | Rs. 25,000/- (Rs. Twenty Five thousa only) |
| | Mr.Prashant Arjun Pawar, Mr.Arjun Sitaram Pawar (Symbolic possession) | | 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 nagarpalika Milkat No.1410 within the sublimits of Phaltan municipal council, Tal.Phaltan, Dist. Satara, Pin 415523 | Property No.2 Rs.19,44,000/- (Rupees Nineteen Lakh Fourty Four Thousand Only) | 10% of the Reserve Price | Rs. 25,000/- (Rs. Twenty Five thousa only) |
| | | | 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.3 Rs.13,13,000/- (Rupees Thirteen Lakh Thirteen Thousand only) | 10% of the Reserve Price | Rs. 25,000/- (Rs. Twenty Five thousa 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.W3BZ2000353 Laxminagar,Phaltan Tal Phltan 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 thousa 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 Ninty 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 thousa only) |
| 19. | ARB PUNE [1] (9321741655) Mr. Lakhan Arjun Godhaniya And Mrs. Manisha Lakhan Godhaniya, (Symbolic Possession) | Rs.42,14,091.17 (Rupees Fourty 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 | i i | 10% of The Reserve Price | Rs.50,000/- (Rupees Fifty Thousand O |
| 20. | ARB PUNE [] (9321741655) Mr. Sabyasachi Mishra And Mrs. Bhaktitala Mishra (Physical Possession) | Rs.22,91,054.41 (Rupees Rwenty Two Lakh Ninety One Thousand Fifty Four and Paise Fourty 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 O |
| 21. | ARB -PUNE (7498474301) Mr. Yuvraj Goroba Linge Mrs. Aparna Yuvraj Linge (Coborrower) 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. fts., 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 Ares 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 Subregistrar, 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. Shahajirao 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 thous only) |
| 22. | ARB PUNE (7350321178) Mrs. Sarika Suraj Patil (Symbolic Possession) | 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 pimpri chichwad municipal corporation and within the jurisdication 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 C |
| 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 | | Rs.65,00,000 /- (Rupees Sixty-Five Lakhs Only) | 10% of the Reserve Price mentioned above. | Rs.50,000/- (Rupees Fifty Thousand O |
| 24. | ARB PUNE (9130082186) Balesha Milk and Milk Product Pvt. Ltd. | | 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. | Rs. 75,13,000/- (Rupees Seventy Five Lakhs Thirteen Thousand Only) Rs. 1,01,00,000/- | 10% of the Reserve Price mentioned above. 10% of the Reserve Price | Rs.50,000/- (Rupees Fifty Thousand C |
| | Directors/Guarantors:- Rohidas Harishchandra Bhosale, Mrs. Sunita Rohidas Bhosale, Mrs. Manda Prakash Patole, Mr. Mansing Laxmanrao Sonavane. | interest, Experises tricreation. | 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. | (Rupees One Crore One Lakh Only) Rs. 77,25,000/- | mentioned above. 10% of the Reserve Price | (Rupees Fifty Thousand O |
| | | | 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 Bunglow on NA LAND bearing Plot No. 14 (P), Gurukul HSG society, Near S T Stand, Shirur- Pune | (Rupees Seventy Seven Lakhs Twenty Five Thousand Only) Rs. 35,80,000/- (Rupees Thirty Five Lakhs | mentioned above. 10% of the Reserve Price mentioned above. | (Rupees Fifty Thousand Or Rs.50,000/- (Rupees Fifty Thousand Or |
| | | | 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 | Eighty Thousand Only) Rs. 30,35,000/- (Rupees Thirty Lakhs Thirty | 10% of the Reserve Price mentioned above. | Rs.50,000/- (Rupees Fifty Thousand Or |
| | ARB -PUNE 78780 | | stand, Kesnand Road, Opposite to green nine Hotel, Village- Wagholi, Tal- Haveli, Dist- Pune 412207 in the name of MANDA P PATOLE. (Physical Possession) All that piece and parcel of land here diatements 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 Sayyednagar, Mohammed Wadi Road, Village Hadapsar within the local limits of PMC and also within the jurisdiction of Sub-Registrar Haveli No 1 to 27, | Five Thousand Only) 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. | Wahab Md. Naim Khan Mr. Md. Anwar Abdul Hasan Khan (Guarantor) (Symbolic Possession) ARB -PUNE | Rs. 44,26,820.69 (Rupees Forty-Four Lakhs Twenty Six | 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 All that piece and parcel of property bearing flat No. 1, 1st floor, Palak Nisarg, Near Deshmukh Plaza, Hingane | Rs. 26,10,000/- | 10% of the Reserve Price | Rs.25,000/- |
| | | Thousand Eight Hundred Twenty and Paise Sixty Nine Only) as per Demand notice dated 28-10-2024 and further interest, cost and expenses thereafter. | 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. | (Rupees Twenty Six Lakh Ten Thousand Only) | mentioned above. | (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, Viman 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 herediatements 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/F/24/04006000. 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: On Or Towards East Mohammadwadi Road On Or Towards West On Or Towards Property of Mr. Raju Tamboli & Sasane 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) |
| 29. | ARB PUNE 735032117 Mr. Pramod Prakashrao Jadhav Mrs. Laxmi Sagar Mirajgaonkar (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 | Rs. 33,94,000/- (Rupees Thirty Three Lakh Ninty Four Thousand Only) | 10% of the Reserve Price mentioned above | Rs.25,000/- (Rs. Twenty Five thousand only) |





FINANCIAL EXPRESS

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020



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 you that we are going to conduct public E-Auction through website https://sarfaesi.auctiontiger.net

| Loan A/c Number / Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers | Dues As on | Date & Amount of 13(2) Demand Notice | Date of Posse- ssion | Description of Property | Reserve Price For Property | Earnest Money For Property | Date & Time of E-Auction | Date of Bid Sub- mission | E-Auction Place of Tender Submission | Contact Person, Property Visit Date & Time |
|--|---|--|----------------------------|---|----------------------------------|----------------------------------|--|--------------------------------|---|---|
| SHRIKANT PRABHAKAR DASARI, PREMILA DASARI (AC NO.) LNPUN02216- 170033747 | Rs. 9,48,973.00/- DUES AS ON 10 NOV 2025 | 12 SEP 24 Rs. 651462/- DUES AS ON 11 SEP 24 | 5 MAR 25 | FLAT NO 18, 4TH FLOOR SR NO 16 "RAMESWAR HEIGHT" HISSA NO. 3/1/8, AMBEGAON BK, PUNE, NEAR SILVER PARK AT VILLAGE AMBEGOAN BK TAL. HAVELI, DIST- PUNE, MAHARASHTRA PIN-411046 ADMEASURING 300 SO.FT. | Rs. 648000/- | Rs. 64800/- | 11.00 AM TO 01.00 PM 15 DEC 2025 | 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@aavas.in (3.) All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger.net & https://aavas.in/sarfaesi-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@aavas.in & ramprasad@auctiontiger.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 / interse 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 Aavas Financiers Limited**

Union Bank

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 PROVISON 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 RECOURSE 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 terms 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 Aug | | _ | 12.00 Noon to | |
|-----------|---|---|--|--|---|--|
| Sr No. | 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 Enterprenure, Varale, Taluka Maval, Pune 410507 | | 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 | A/c No:583901980050000 IFSC UBIN0558397 UNION BANK OF INDIA Talegaon Dabhade Mr. Sachin Verma 775500778 Mr. Ashish Kumar 901517772 24.11.2025 from 15.00 pm to 17.00pm |
| 2 | Archana Anant Chavan & Ananat 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 Nanekarwadi, 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. Dattatray 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 Portal. 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

Authorised Officer, Union Bank of India Place: Pune

MANAPPURAM HOME FINANCE LIMITED MANAPPURAM HOME N : U65923KL2010PLC039179. Regd Office: IV/470A (OLD) W/638A (NEW) Manappuram House Valapad Thrissur, Kerala 6805/ Corp Office: Manappuram Home Finance Limited, Third Floor, Unit No. 301 to 315. A Wing, 'Kanakia Wall Street', Andheri-Kurla Road, Andheri East, Mumbai-400093, Maharashtra, Phone No.: 022-55211000, Website: www.manappuramhometic.com POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the authorised officer of Manappuram Home Finance Ltd ("MAHOFIN") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest "[Act], 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) 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 receivers to 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 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 said rules. The homomer in particular and the public in secretal is hereby careford in the day with the the said rules. 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 Manappuram Home Finance.

| Sr. Na. | Name of Borrower and Co-borrower / Loon account number/ Branch | Description Of Secured Asset in Respect Of Which Interest Has Been Created | Date of Demand Notice sent & Outstanding Amount | Date o Pussessi |
|------------|---|---|---|--------------------|
| 1 | Ambadas Bhimraw Waghachoure. Pupali Ambadas Waghchaure, Bhimrao Bandu Waghcaure. Parshuram Dhondram Gunge, AML0030002843/ Satara | All That Piece And Parcel of Area Admeasuring About 01 R. Along With Constructed Premises Thereon Having Grampanchayat Milkat No. 301 Shuated At Bhavani Nagar Tal Walwa Dist. Sangli, Maharashtra, PinCode: 415302 East-RemainingPortionolGatNo. 63/1, West- Road, South-Property owned by Shankar Sambhaji Mohite, North-Road | 14-07-2025 & Rs.657125/- | 07-11 2025 |

Ltd

U GRO Capital Limited 4th Floor, Tower 3, Equinox Business Park, LBS Road, CAPITAL Kurla, Mumbai 400070 SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 30 DAYS FOR SALE OF IMMOVABLE ASSET(S) ["SECURED ASSET(S)"I UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 AND 9 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 Secured Asset(s) mortgaged / charged to U GRO Capital Limited ("Secured Creditor"), the possession of which has been taken by the authorised officer of Secured Creditor, will be sold on "As is what is" and "As is where is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below: SI Details of Borrower(s)/ Details of

|). | Guarantor(s) | Demand Notice | Details of Auction | | |
|----|---|---------------------------------------|---------------------------------|--|--|
| | 1. CHOICE SUPER | 13(2)Date of Notice: | Reserve Price | Rs. 1,35,80,000/- Rs. 13,58,000/- | |
| | SHOPEE 2. SUMAN BUDHARAM | 07-Aug-2025 | Last date of EMD Deposit | 15-12-2025 | |
| | MALEE 3. BUDHARAM | Outstanding Amount: | Date of Auction Time of Auction | 16-12-2025 11 AM to 01 PM | |
| | SHIVARAM MALEE Loan Account Number: UGPUNSS0000059547 & | Rs. 1,75,64,781/- as on 04-08-2025 | Incremental Value | Rs. 1,00,000/- | |
| | LICOLINDLIAAAAAAAA | | | 1 | |

DESCRIPTION OF SECURED ASSET: "All that part and parcel of All that consisting of Shop No G-26 admeasuring 31.27 Sq. Mtrs, on the Ground Floor, in the scheme known as Destination Cente I, constructed on land bearing Survey No. 6/2, S.No.7 and S No. 10/11/2, situated in NDC 1, situated at Nanded, Taluka - Haveli, District - Pune (hereinafter referred to as the ""Said Shop""). and Bounded by: North: Shop No 27 / Staircase, South: Shop No 25, East: Passage Area / Entrance West: Open Space / Other Shops The said property comprised in Town Survey Nos. 708/2 and 708/3 Ward - 3, Block - 8.

For detailed terms and conditions of the sale, please refer to the link provided in U GRO Capital Limited/Secured Creditor's website, i.e. www.ugrocapital.com or contact the undersigned at authorised.officer@ugrocapital.com Contact No.-9731972002 (Mr. Deepu Divakar) Place: MAHARASHTRA Sd/-(Authorised Officer) For UGRO Capital Limite Date: 12.11.2025

RELIGARE FINVEST LIMITED RELIGARE SME LOANS CIN: U74999DL1995PLC064132 Read, Office: Office No.101, 2E/23, First Floor, Jhandewalan Extn., New Delhi-110055

NOTICE FOR CANCELLATION OF AUCTION

It is informed to the general public that in the advertisement published in this newspaper dated 10.10.2025 Regarding "AUCTION-CUM-SALE NOTICE" of borrower Himalaya Distributors and others scheduled to be held on 13.11.2025, has been withdrawn / cancelled due to technical reasons.

Authorised Officer

Godrej Finance Limited

CORRIGENDUM GODREJ FINANCE LIMITED Registered Office: Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East)

Mumbai - 400079 Branch Address- Godrej Finance Limited, Third Floor, Gulmohar Plaza, ITI Road, Aundh, Pune-411007

Refer to the advertisement of the E-Auction Notice published in Financial Express (Eng.) & Punyanagari (Mar.), Pune Edition on November 10, 2025, under the Borrower's Name- Mrs. Pratibha Pramod Shinde. Due to an inadvertent mistake in the Online E-Auction Website it was mentioned as https://bankauctions.in instead of www.auctionbazaar.com. We, therefore, request to read the correct details as www.auctionbazaar.com. While the other contents in the above said notice remains unchanged. Date: November 12, 2025, Authorized Officer

Public Notice

NOTICE is hereby given that Tukaram Janardhan Kandage, is the owner /occupier of the Property mentioned in the Schedule written hereunder. The original title documents i.e. Correction Deed dt 20/5/2008 registered in the office of Sub Registrar Khed at serial No. 2452/2028 in respect of the property bearing Gat No. 679/2/3 situated at Village Kuruli, Taluka Khed, District Pune is lost/misplaced, In pursuance of the same the Tapan Tukaram Kandage has filed a Police complaint on 4/11/2025. In case some one receives the said original document/s or have knowledge about the same or have objection to mortgage the Schedule property are hereby called upon to intimate the same in writing to undersigned with the concrete proof within the period of 7 days of Publication of this notice, failing which bank will constructed that there is no objection and will proceed to sanction the loan by simple mortgage of the schedule property. In case, any person finds the above said title documents, kindly, contact Dnyanesh Khalashe, Mobile no. 7043122211.

PARIKSHIT GOLE, ADVOCATE, (B.S.L., LL.B. ADVOCATE) Office: 3 Ambekar Road, Flat No. 32 C building, Camp Pune 1 Pune

Chinmay Cooperative Housing Society,

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)

Place: Pune

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) under the "Securifization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (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 demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table: -

| Name of Borrower/Co-Borrower/ | 13(2) Notice | Description of Mortgaged Property | Possession | |
|---|--|--|------------|--|
| Mortgagor/Guarantor/Loan A/c No. | Date & Amount | | Taken | |
| (Loan A/C No.) L9001060121404290, L9001060833766936 & L9001060827327487, M/S Krushna Enterprises Through It'S Properitor Gautam Jibonkrishan Chacterjee (Borrower), Smt.Vijaya Gautam Chatterjee (Co-Borrower), Gautam Jibonkrishna Chatterjee (Co-Borrower) | 14-Aug-25 Rs. 6,20,457/- Rs. Six Lakh Twenty Thousand Four Hundred Fifty-Seven Only & Rs. 3,52,036/- Rs. Three Lakh Fifty-Two Thousand Thirty-Six Only & Rs. 7,11,828/- Rs. Seven Lakh Eleven Thousand Eight Hundred Twenty-Eight Only As On.12-Aug-25 | All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Survey No. 76/12, Flat No. 1, Building Num. C1, Third Floor, Wing Indraprasath, Village- Sangavi, Tal- Havell, Dist-Pune, Maharashtra Admeasuring 560 Sq Ft. Alongwith Terrace 167 Sq. Ft. East- Road , West- Plot. Of Fulawale, North- Road, South- Plot Num. 31 | 07-Nov-25 | |

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table. "The borrower's attention is Invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

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 AU Small Finance Bank Limited (A Scheduled Commercial Bank) for the amount and interest thereon mentioned in the above table.

Date : 11/11/2025 Place : Pune Authorised Officer AU Small Finance Bank Limited

Continue from Previous page....

Date: 11.11.2025

Place : Pune



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 B which the Bid is to b increased |
|------------|---|--|---|---|--|--|
| 30. | ARB -PUNE 78780 (7498474301) Mr. Preetam Pramod Ghatkar (Physical possession) | Rs.15,03,551.00 (Rupees Fifteen Lakhs Three Thousand Five Hundred Fifty One Only) +Interest thereon after. as per demand notice dated 02.07.2021 | Property No. 1: All That Piece And Parcel Of Flat No. 02, Situated On Ground Floor, Building No. A-3, In The Project Known As "Playtor Rajgurunagar", Constructed On Gat No/Survey No. 189(Part) & 190/1/A/2. Situated At Village - Satkarsthal, Taluka- Khed, District – Pune, Having Admeasuring Area About 238.08 Sq. Mtrs. I.e. 22.12 Sq. Mtrs. Carpet + Garden Admeasuring Area 237.13 Sq. Fts I.e. 22.03 Sq. Mtrs Total Admeasuring 475.21 Sq. Ft I.e. 44.16 Mtrs Bounded By: East-Flat No. 03 West-Flat No. 01 North-Side Margin South-Entrance | Rs. 9,27,000/- (Rupees Nine Lakh Twenty Seven Thousand Only) | 10% of the Reserve Price | Rs.25,000/- (Rs. Twenty Five thousand only) |
| | | Rs.15,07,287.95 (Rupees Fifteen Lakhs Seven Thousand Two Hundred Eighty Seven and Paise Ninety Five Only) +Interest thereon after. as per demand notice dated 02.07.2021 | Property No. 2: All That Piece And Parcel Of Flat No. 03, Situated On Ground Floor, Building No. A-3, In The Project Known As "Playtor Rajgurunagar", Constructed On Gat No/Survey No. 189(Part) & 190/1/A/2. Situated At Village - Satkarsthal, Taluka- Khed, District — Pune, Having Admeasuring Area About 238.08 Sq. Mtrs. I.e. 22.12 Sq. Mtrs. Carpet + Garden Admeasuring Area 237.13 Sq. Fts I.e. 22.03 Sq. Mtrs Total Admeasuring 475.21 Sq. Ft I.e. 44.16 Mtrs Bounded By: East-Staircase West-Flat No. 02 North-Side Margin South-Entrance | Rs. 9,27,000/- (Rupees Nine Lakh Twenty Seven Thousand Only) | 10% of the Reserve Price | Rs.25,000/- (Rs. Twenty Five thousand only) |
| 31. | ARB PUNE | Thirty Nine Thousand Four Hundred Fifty Nine Rupees and Sixteen Paisa Only) as per Demand notice dated 30.11.2024 and further interest, cost and expenses thereafter. | All that piece and parcel of the Flat No. 303, on 3rd floor, Wing A, admeasuring area 580 sq. fts. i.e. 53.88 sq. mtrs. + terrace admeasuring area 120 sq. fts. i.e. 11.14 sq. mtrs. In building known as "AMAN COMPLEX", constructed on City Survey No. 1295 & 1296, situated at Kasba Peth, Taluka Haveli, District Pune & within limits of Pune Municipal Corporation. Bounded by: East: By PMC Lane West: By CTS No. 1305, Kasba Peth South: By CTS No. 1297, 1298 & 1302, Kasba Peth North: By PMC Lane & CTS No 1294, Kasba Peth | Rs. 42,20,000/- (Rupees Fourty Two Lakh Twenty Thousand only) | 10% of the Reserve Price mentioned above | Rs.25,000/- (Rs. Twenty Five thousand only) |
| 32. | ARB PUNE (7350321178) M/S. Shriyash Petroleum Prop. Mr. Bapu Baburao Divekar (Borrower) Mr. Dipak Rambhau Lipne (Guarantor) (Symbolic Possession) | Seven Thousand Five Hundred Sixty Two Rupees | NA Land admeasuring area 2000.00 sq. mtrs i.e. 00H.20R out of Gat No. 512, situated at Village Boribel, Tal: Daund, Dist: Pune along with standing construction thereon. Bounded By: North: Out of Gat No. 512 South: Road East: Bhigwan-Alegaon Road (MDR No. 81) West: Out of Gat No. 512 | Rs. 50,00,000/- (Rupees Fifty Lakh Only) | 10% of the Reserve Price mentioned above | Rs.25,000/- (Rs. Twenty Five thousand only) |
| 33. | ARB -PUNE 78780 (9967917032) M/s Mauli Constructions Ms. Archana Dnyaneshwar Shinde (Proprietor) (Symbolic Possession) | | All that piece and parcel of land bearing plot of land Southern Sub Plinth No. B/18/A, from out of plinth No. B/18, totally admeasuring about 1700 sq. ft., along with construction standing thereon situated in the society named and styled as "Ragvilas Co-op Housing society Ltd" from out of S. Nos. 374A, 373 C and D (Corresponding it's Final Plot no.302) lying and being at village Ghorpadi, Sangamwadi (Koregaon Park), Pune situate within the Registration District of Pune, Situate within the Registration Joint Sub-District of Haveli No. I to XXVII, Pune, Situate within the Revenue Limits of Tahsil Haveli, Pune and situate within the limits of Pune municipal corporation, Pune which Plot of land with construction is Bounded as under: North: By Plot no. B/18/B, South: By 20 Feet Road No.3, East: By 20 Feet Road No.2, West: By 20 Feet Road No.3 and Plot No. B/19 | Rs.1,62,00,000/- (Rupees One Crore Sixty Two Lakh only) | 10% of the Reserve Price | Rs.1,00,000/- (Rupees One lakh Only) |
| 34. | ARB -PUNE 78780 | Seven Thousand One Hundred and Paisa Fifty only) as per Demand notice dated 07.08.2018 and further interest, cost and expenses thereafter. | All that piece and parcel of land admeasuring 0H 20R out of 0H 40R together with construction thereon bearing Grampanchayat property No. 868 out of GAT NO. 22/1, lying and situated at village Loni Kalbhor, Tal. Haveli, District Pune, within the limit of Loni Kalbhor and registration Dist. Pune 412201. Bounded as under: By East: Land of Pashankar, By West: Land of Gat No.22/4, By North: Pune Solapur Highway, By South: Mali Mala Area All that piece and parcel of land admeasuring 0H 20R out of 0H 40R together with construction thereon bearing Grampanchayat property No. 868 out of GAT NO. 22/4, lying and situated at village Loni Kalbhor, Tal. Haveli, District Pune, within the limit of Loni Kalbhor and registration Dist. Pune 412201. Bounded as under: By East: Land of Gat no. 22/1, By West: Internal Road of Mali Mala, By North: Pune Solapur Highway, By South: Mali Mala area | Rs.6,73,50,000/- (Rupees Six Crore Seventy- Three Lakh Fifty Thousand only) | 10% of the Reserve Price | Rs.1,00,000/- (Rupees One lakh Only) |
| 35. | ARB -PUNE 78780 (7498474301) Mrs.Sheetal Vrushant Jagtap (Symbolic possession) | Rs.1,15,41,371.55 (Rupees One Crore Fifteen Lakhs Forty One Thousand Three Hundred Seventy One and Fifty Five Paisa Only) as per demand notice dated 04.07.2022 + Interest and Expenses thereon after | All that piece and parcel of property bearing Apartment No.6, admeasuring 1068 Sq.Meters, Situated on the Second Floor along with Garage (Family Unit No.10) admeasuring 212 Sq. ft. with WC No.1 constructed and situated in the north-east corner of the said land and described in scheduled I above along with space in corner admeasuring about 40 Sq.Ft., in the said building named "Anjali Apartments Condominium" Constructed over the land and land appurtenant thereto and which Apartment No.6 | Rs.1,00,77,000/- (Rupees One Crore Seventy Seven Thousands Only) | 10% of the Reserve Price | Rs.1,00,000/- (Rupees One lakh Only) |

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit https://baanknet.com & https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx. All bidders are requested to visit the above site & complete the registration, KYC updation & payment 3 to 4 days before date of E-auction to avoid last minute rush.

Date & Time of E-Auction: 28.11.2025 (12:00 Noon to 5:00 PM)

The English version shall be final if any question of interpretatio arises.



Authorized Officer,

Union Bank of India