**Bank of India**
Relationship Beyond Banking

**Pune Zonal Office :**
1162/6, Shivajinagar, University Road,
Pune - 05. **Ph.:** 020-25535421 / 25535414
**Email :** Pune.Csd@bankofindia.co.in

## Notice Regarding Shifting of Pimpri Branch

This is to inform all our customers that PIMPRI branch will be shifted to the new address mentioned herein below with effect from **27/01/2026.**

All banking services, including Locker operations will be available at new premises from **27/01/2026.**

**New address: Bank of India Pimpri Branch,**
**BSNL Co-axial Building, BSNL Chinchwad Telephone Exchange Compound, "C" Block (C1 & C5), MIDC, Chichwad Pune, PIN 411 019**

**Sd/-**
**Date : 05/01/2026, Place : Pune** **Zonal Manager, Pune Zone**

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बैंक ऑफ महाराष्ट्र
**Bank of Maharashtra**

**Pune City Zone :** Yashomangal,
4th Floor, F.C. Road,
Shivaji Nagar, Pune - 411 005.
Ph.: 020-25573419 / 3420

## Public Notice

All customers and public in general are hereby informed that the Timings of the following branches of Bank of Maharashtra, Pune City Zone will change w.e.f. **09.02.2026**

| Sr. No. | Branch Name & Code | Area | Existing Banking Hours | Revised Banking Hours w.e.f. 09.02.2026 |
|---|---|---|---|---|
| 1. | **TMV Colony (320)** | All other Areas | 09.00 a.m. to 04.00 p.m. | **10.00 a.m. to 05.00 p.m.** |
| 2. | **Narayan Peth (154)** | All other Areas | 09.00 a.m. to 04.00 p.m. | **10.00 a.m. to 05.00 p.m.** |
| 3. | **Salisbury Park (340)** | All other Areas | 09.00 a.m. to 04.00 p.m. | **10.00 a.m. to 05.00 p.m.** |

All are requested to take note of the above change.

**Pune City Zonal Office**

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FINSERV

## BAJAJ HOUSING FINANCE LIMITED

**Corporate Office:** Cerebrum It Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra - 411014 **Branch Office:** Jaiwant Building, Mumbai Pune Road, Mahavir Chowk, Near Priya Furniture, Chinchwad, Pune- 411019 **AUTHORIZED OFFICER'S DETAILS: NAME** Rahul Singh/ **EMAIL ID:** Rahul.singh4@bajajhousing.co.in **MOB NO.** +91 9978336633 & 8669189048

**APPENDIX IV -A [Rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

E-Auction Sale notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of the Security Interest Act 2002 read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

| Details of Borrower/Co Borrowers /Guarantor(S) and Loan Details | Description Of The Immovable Properties | Details of E Auction |
|---|---|---|
| **LAN:- 402HSL48640751 & 402TSH49471662**<br>**1.Sachdev Kamal Vijaykumar (Borrower)**<br>**At:** Flat No 803 B Wing Aarshay Society Lohegaon , Opp Sant Tukaram School Pune-411047<br>**2. Sachadev Nupur Kamal (Co-borrower)**<br>**At:** FL No B 803 Bldg A-B Sr No 68/1/2, 68/1/2/2 AAS Pune-411047<br>**Both At:** Flat No B 803 BLDG A-B SR No 68/1/2, 68/1/2/2 , AAS Vishthnawadi Pune 411047<br>**Outstanding amount - Rs. 43,85,470/-** (Rupees Forty Three Lakhs Eighty Five Thousand Four Hundred Seventy Only)as on 03/01/2026 along with future interest and charges accrued w.e.f. 03/01/2026 | All that piece and parcel of the immovable property Being Flat No 803 B Wing Aarshay Society SR , 68/1/2, 68/1/2, Lohegaon Opp Sant Tukaram School Pune Maharashtra 411047 India | **E-auction Date :- 22/01/2026** between 11:00 am to 12:00 pm with unlimited extension of 5 minutes<br>**Last date of submission of Earnest Money Deposit (EMD) with Kyc is :- 21/01/2026** up to 5:00p.m. (IST.)<br>**Date of Inspection:- 06-01-26 to 21-01-26** between 11:00 am to 4:00 pm (IST).<br>**Reserve Price:** For Immovable Property **Rs. 20,88,000/- (Rupees Twenty Lakhs Eighty Eight Thousand Only)**<br>**The Earnest Money Deposit Will Be Rs. 2,08,800/- (Rupees Two Lakh Eight Thousand Eight Hundred Only)**<br>**Bid Increment – Rs. 25,000/- (Rupees Twenty Five Thousand Only) & In Such Multiples.** |

**Terms and Conditions of the Public Auction are as under:** • The Secured asset will not be sold below the Reserve price. • The Auction Sale will be online through e-auction portal. • The e-Auction will take place through portal https://bankauctions.in, on 22/01/2026 from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each. • For detailed terms and conditions please refer company website URL https://www.bajajhousingfinance.in/auction-notices or for any clarification please connect with Authorized officer.

**Date: 6th January, 2026 : Place:- Pune** **Authorized Officer, (Rahul Singh) Bajaj Housing Finance Limited**

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FINSERV

## BAJAJ HOUSING FINANCE LIMITED

**Corporate Office:** Cerebrum It Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra - 411014
**Branch Office:** C/4 Plot no. 12, Kohinoor Estate Hsg. Soc, Mula Road, Near Kamal Nayan Bajaj Garden, Wakdewadi, Pune-411003 **AUTHORIZED OFFICER'S DETAILS: NAME** Rahul Singh/ **EMAIL ID:** Rahul.singh4@bajajhousing.co.in **MOB NO.** +91 9978336633 & 8669189048

**APPENDIX IV -A [Rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

E-Auction Sale notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of the Security Interest Act 2002 read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

| Details of Borrower/Co Borrowers /Guarantor(S) and Loan Details | Description of The Immovable Property | Details of E Auction |
|---|---|---|
| **LAN:- 402HSL89266703 & 402TSH89321739**<br>**1. Pandurang R Kondhalkar (Borrower)**<br>**2. Priyanka P Kondhalkar (Co-Borrower)**<br>At S No 16/2/3/12 Fl No 10 Ganesh Chaitanya Ambegaon, Bk, Pune, Maharashtra- 411046<br>**Outstanding Amount - Rs. 52,03,367 /-** (Rupees Fifty Two Lakhs Three Thousand Three Hundred Sixty Seven Only) as on 03/01/2026 along with future interest and charges accrued w.e.f. 03/01/2026 | **Schedule Property**<br>All that piece and parcel of the immovable property Being Flat No 10 Second Floor Ganesh Chaitanya, Cooperative Housing Society Ltd Plot No 121314, Out Of S No 16 Hissa No 3212 Ambegaon BK, Pune, Maharashtra-411046 | **E-auction date** :- 23/01/2026 between 11:00 am to 12:00 pm with unlimited extension of 5 minutes<br>**Last date of submission of Earnest Money Deposit (EMD) with KYC is** :- 22/01/2026 up to 5:00p.m. (IST.)<br>**Date of Inspection**:- 06/01/2026 to 22/01/2026 between 11:00 am to 4:00 pm (IST).<br>**Reserve Price:** For Immovable Property **Rs. 15,75,000/- (Rupees Fifteen Lakhs Seventy Five Thousand Only)**<br>**The Earnest Money Deposit will be Rs. 1,57,500/- (Rupees One Lakh Fifty Seven Thousand Five Hundred Only)** 10% of Reserve Price.<br>**Bid Increment** –Rs. 25,000/- (Rupees Twenty Five Thousand Only) & in such multiples. |

**Terms and Conditions of the Public Auction are as under:** •The Secured asset will not be sold below the Reserve price.•The Auction Sale will be online through e-auction portal.•The e-Auction will take place through portal https://bankauctions.in, on 23/01/2026 from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each.•For detailed terms and conditions please refer company website URL https://www.bajajhousingfinance.in/auction-notices or for any clarification please connect with Authorized officer.

**Date: 06.01.2026 Place:- PUNE** **Authorized Officer (Rahul Singh) Bajaj Housing Finance Limited**

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TATA

## TATA CAPITAL HOUSING FINANCE LIMITED

**Registered Address:** 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
**Branch Address :** TATA CAPITAL HOUSING FINANCE LIMITED, ABIL, 1st Floor Avaanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030

### NOTICE FOR SALE OF IMMOVABLE PROPERTY

**(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)**

**(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)**

E-Auction Notice of **15 days** for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold **on 22-01-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis"** for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said **22-01-2026.** The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **21-01-2026** till 5.00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED,** ABIL, 1st Floor Avaanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

| Sr. No | Loan A/c. No | Name of Borrower(s)/ Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s) | Date of Demand Notice | Reserve Price | Outstanding as on |
|---|---|---|---|---|---|
| 1. | 10422078 & 100945 00 & TCH HF02790 00100135 206 & TCHIN06 39000100 234976 | **MR. JAY PRADEEP TANNA**<br>**MR. PRADEEP ZAMANDAS TANNA**<br>**MRS. NEETA PRADEEP TANNA** | Rs. 9,56,225/- is due and payable by you under Agreement no. 10422078 and an amount of Rs. 16,07,736/- is due and payable by you under Agreement no. 10094500 an amount of Rs. 5,53,384/- is due and payable by you under Agreement no. TCHHF027900010013520 6 and an amount of Rs. 9,44,295/- is due and payable by you under Agreement no. TCHIN0639000100234976 totalling to Rs. 40,61,640/- ------ 08-04-2025 | **Rs. 37,00,000/-**<br>**Earnest Money Deposit (EMD):- Rs. 3,70,000 /-**<br>**Type of possession :** Symbolic | Rs.1684292/- is due and payable by you under Agreement no. 10094500 and an amount of Rs. 1066839/- is due and payable by you under Agreement no. 10422078 and an amount of Rs. 583896/- is due and payable by you under Agreement no. TCHHF027900010013520 6 totalling to Rs. 4359845/- ------ 27-12-2025 |

**Description of the Immovable Property :** All that piece and parcel of the property bearing Flat No. 103 admeasuring carpet area of 77.57 Sq. Mtrs. Situated on First Floor of the Building style as Bbaldota Centre situated at C.T.S. No. 72 and 73 totally admeasuring an area of 753 Sq. Mtrs. within the Registration Sub Dist. Taluka Haveli, Dist. Pune and within the limits of Zilla Parishad Pune and Grampanchayat Mouje Uruli Kanchan Pune.

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| 2. | TCHHL02 78000100 076075 & TCHHF02 79000100 075094 | **MR. SHASHIKANT KANTHE**<br>**MRS. VIJAYA VITTHAL KANTHE**<br>**MRS. ASHWINI SHASHIKANT KANTHE** | Rs. 584734/- is due and payable by you under Agreement no. TCHHL027800010007607 5 and an amount of Rs. 353464/- is due and payable by you under Agreement no. TCHHF027900010007509 4 totalling to Rs. 938198/- ------ 22-10-2022 | **Rs. 7,00,000/-**<br>**Earnest Money Deposit (EMD): - Rs. 70,000 /-**<br>**Type of possession :** Physical | Rs. 577948/- is due and payable by you under Agreement no. TCHHF027900010007509 4 and an amount of Rs. 1012557/- is due and payable by you under Agreement no. TCHHL027800010007607 5 totalling to Rs. 1590505/- ------ 27-12-2025 |

**Description of the Immovable Property : Schedule - A :** All the piece and parcel of land and ground situated and lying and belling at village – Shiraswadi in Registration Haveli and Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Shiraswadi bearing Gat No. 49 part admeasuring area 00 H 60 R. Bounded as follows : On or towards East : Part of Gat No. 49, On or towards West : Internal Road in Gat No. 49, On or towards South : Part of Gat No. 49, On or towards North : Shiraswadi Road.
**Schedule - B :** Name of the project / scheme - 'Sai Sankul' Wing - E, Flat No. - G1, Floor - Ground, Admeasuring area about 240 Sq. Ft. Carpet, Its built up area 312 Sq. Ft. as Demarked in Map.

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| 3. | 9570460 & TCHIN06 39000100 063817 | **MR. SWAPNIL POPAT ADHAV.**<br>**MR. POPAT RAGHU ADHAV**<br>**MRS. POOJA SWAPNIL ADHAV** | Rs. 942258/- is due and payable by you under Agreement no. 9570460 and an amount of Rs. 133674/- is due and payable by you under Agreement no. TCHIN0639000100063817 totalling to Rs. 1075932/- ------ 12-10-2023 | **Rs. 5,50,000/-**<br>**Earnest Money Deposit (EMD): - Rs. 55,000 /-**<br>**Type of possession :** Physical | Rs. 1312024/- is due and payable by you under Agreement no. 9570460 and an amount of Rs. 190333/- is due and payable by you under Agreement no. TCHIN0639000100063817 totalling to Rs. 1502357/- ------ 27-12-2025 |

**Description of the Immovable Property :** All that piece and parcel of the residential tenement / premises No. 111 admeasuring 24.06 Sq. Mtrs. Carpet area (including the area of the balconies and fungible area) being constructed on the First Floor of the said Building No. 'A3' in the project known as "Playtor Rajgurunagar" constructed on land bearing Survey No. 189 & 190/1/A/2 situated at village Satkarsthal, Tal. Khed, Dist. Pune

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| 4. | 10582009 & TCHIN06 39000100 065540 | **MR. VIJAY PRAFULLA POTNIS**<br>**MRS. PRITI VIJAY POTNIS** | Rs. 2084897/- is due and payable by you under Agreement no. 10582009 and an amount of Rs. 62539/- is due and payable by you under Agreement no. TCHIN0639000100065540 totalling to Rs. 2147436/- ------ 09-05-2024 | **Rs. 15,00,000/-**<br>**Earnest Money Deposit (EMD) : - Rs. 1,50,000 /-**<br>**Type of possession :** Physical | Rs. 2704650/- is due and payable by you under Agreement no. 10582009 and an amount of Rs. 99949/- is due and payable by you under Agreement no. TCHIN0639000100065540 totalling to Rs. 2804599/- ------ 27-12-2025 |

**Description of the Immovable Property :** All that piece and parcel of the The Residential Flat admeasuring 31.27 Sq. Mtrs. Carpet area of Flat bearing No. 902 situated on the Ninth Floor in Building "B" of the Housing Complex to be known as "Kalash" under construction on the land more particularly describe in the first schedule herein above written (with exclusive right of user of the open terrace at eye level admeasuring 3.60 Sq. Mtrs. And with exclusive enclosed Balcony admeasuring 6.42 Sq. Mtrs. And with exclusive Balcony/Dry Balcony admeasuring 2.62 Sq. Mtrs. Carpet area appurtenant thereto) and which Flat together with Open Terrace at eye level on the attached Floor Plan. Out of Gat No. 449 (old Survey No. 59, Hissa No. 14), Gat No. 604 (Old Survey No. 84, Hissa No. 3) & Gat No. 605 (Old Survey No. 84, Hissa No. 2), village Kasar Amboli, Taluka Mulshi, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Mulshi (Paud), District Pune.

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|---|---|---|---|---|---|
| 5. | 10010369 | **MRS. MANISHA AMITKUMAR MAHANURE**<br>**MR. AMITKUMAR GUNDURAO MAHANURE** | Rs. 6,07,597/-<br>----------<br>20-09-2021 | **Rs. 3,50,000/-**<br>**Earnest Money Deposit (EMD) : - Rs. 35,000 /-**<br>**Type of possession :** Physical | Rs. 1097684/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** All that piece and parcel of the **Schedule - A :** All that piece and parcel of land forming nonagricultural land admeasuring 04 Hectare – 64.5 Are all situated at village Ambi, Taluka Maval, District Pune as per the sanctioned layout plan of project known as "Xrbia Ambi" lying and being village Ambi, Taluka Maval, District of Pune. **Schedule - B :** The Residential Flat admeasuring 14.86 Sq. Mtrs. (equivalent to 160 Sq. Ft.) carpet area bearing No. 201 situate on the Second Floor in "A2" Building of the Complex to be known as "Xrbia Ambi" under construction on the land more particularly described in the First Schedule herein above written.

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| 6. | 9604038 | **MRS. MANISHA VIJAY BHANDARE (BORROWER)**<br>**MR. VIJAY BABAN BHANDARE (CO-BORROWER)** | Rs. 14,58,717/-<br>----------<br>10th February, 2020 | **Rs. 7,90,000/-**<br>**Earnest Money Deposit (EMD): - Rs. 79,000/-**<br>**Type of possession :** Physical | Rs. 3045588/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** All that piece and parcel of the Flat No. 405, on the 4TH Floor, in the "Indrayani Heights Phase II" Scheme, at village Koregaon Bhima, Taluka Shirur, within the limits of Shirur Panchayat Samiti, Grampanchayat, District Pune.

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| 7. | 9939892 | **MR. BABASAHEB KESHAV BANGAR**<br>**MRS. LAKSHMI BAPURAO NAGARGOJE** | Rs. 4,90,351/-<br>----------<br>22-10-2022 | **Rs. 3,50,000/-**<br>**Earnest Money Deposit (EMD): - Rs. 35,000/-**<br>**Type of possession :** Physical | Rs. 867036/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property : Schedule -A :** All that piece and parcel of land forming non agricultural land admeasuring 2 Hectares 91.36 Ares bearing Gat No. 240 out of land totally admeasuring 8 Hectares 65 Ares as per the sanctioned layout plan of project known as "Xrbia Abode" lying and being village Jambhul, Taluka Maval District of Pune and within the limits of the Zilla parishad village Jambhul and Grampanchayat Village Jambhul.
**Schedule - B :** The Residential Flat admeasuring 15.33 Sq. Mtrs. (equivalent to 165 Sq. Ft.) Carpet area bearing No. 317 situate on the Third Floor in "B3" building of the said complex to be known as "Xrbia Abode" under construction on the land more particularly describe in the first Schedule herein above written.

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| 8. | 9989163 | **MR. ELVIS JOE MORAES (Borrower),**<br>**MRS. GENEVIEVE FRANCIS PETERS (Co-Borrower)** | Rs. 8,85,304/-<br>----------<br>15-Jan-2020 | **Rs. 4,00,000/-**<br>**Earnest Money Deposit (EMD) : - Rs. 40,000 /-**<br>**Type of possession :** Physical | Rs. 2539738/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** The Residential Flat admeasuring 19.32 Sq. Mtrs. (equivalent to 208 Sq. Ft.) carpet area bearing No. 205 situated on the Second Floor in 'A4' building of the said complex to be known as "Xrbia Ambi" under construction on the land forming nonagricultural land admeasuring 04 Hectare – 64.5 Are all situated at Village Ambi Taluka Maval District Pune

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|---|---|---|---|---|---|
| 9. | 9852649 | **MR. GORAKH BANSUDE (BORROWER)**<br>**MRS. ASHWINI BANSUDE (CO-BORROWER)** | Rs. 11,48,407/-<br>----------<br>26.04.2021 | **Rs. 7,50,000/-**<br>**Earnest Money Deposit (EMD) :- Rs. 75,000/-**<br>**Type of possession :** Physical | Rs. 2872478/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property : Schedule - A Property 01 :-** All The Piece And Parcel Of Immovable Property Bearing **Flat No. 705,** on the 7th Floor, of Building A-5, carpet area Admeasuring 509 Sq. Feet, i.e. 47.29 Sq. Meters, Along With Adjacent Terrace Admeasuring Area about 82 Sq. Feet, i.e. 7.62 Sq. Meter, and Along With One Covered Car Parking Admeasuring Area about 9.29 Sq. Meters, In The Project Known As " Aapla Ghar Uralikanchan ", Constructed On Land Bearing New Gat No. 751 & 752, of Moje Vill : Shindwane, Ta : Haveli, Di. : Pune. Bounded As Follows :- East By : Gat No. 773. West By : Gat No. 754, 752. North By : Gat No. 774, And Lake. South By : Gat No. 756, 757.
**Property 02 :-** All The Piece And Parcel Of Immovable Property Bearing **Flat No. 706,** on the 7th Floor, of Building A-5, carpet area Admeasuring 509 Sq. Feet, i.e. 47.29 Sq. Meters, Along With Adjacent Terrace Admeasuring Area about 82 Sq. Feet, i.e. 7.62 Sq. Meter, and Along With One Covered Car Parking Admeasuring Area about 9.29 Sq. Meters, In The Project Known As " Aapla Ghar Uralikanchan ", Constructed On Land Bearing New Gat No. 751 & 752, of Moje Vill : Shindwane, Ta : Haveli, Di. : Pune. Bounded As Follows:- East By : Gat No. 751. West By : Road. North By : Lake (Part Of Gat No. 752). South By : Gat No. 753.

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|---|---|---|---|---|---|
| 10. | 9980319 | **MR. JAVED HUSEN MUJAWAR (Borrower)**<br>**MRS. JASMIN JAVED MUJAWAR (Co-Borrower),** | Rs. 8,53,609/-<br>----------<br>09-July-2019 | **Rs. 4,00,000/-**<br>**Earnest Money Deposit (EMD) :- Rs. 40,000 /-**<br>**Type of possession :** Physical | Rs. 2114352/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** The Residential Flat admeasuring 19.23 Sq. Mtrs. (equivalent to 207 Sq. Ft.) Carpet area bearing No. 112 situate on the First Floor in "A6" Building of the said Complex to be known as "Xrbia Ambi" on the land admeasuring 04 Hectare – 64.5 Are all situated at Village Ambi, Taluka Maval, District Pune

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|---|---|---|---|---|---|
| 11. | 9475964 | **MR. MADHUP DARSHAN JOSHI**<br>**MRS. TARA JOSHI** | Rs. 11,32,316/-<br>----------<br>14-10-2021 | **Rs. 5,00,000/-**<br>**Earnest Money Deposit (EMD): - Rs. 50,000/-**<br>**Type of possession :** Physical | Rs. 2108320/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** All that consisting of Flat No. 401 admeasuring area 336 Sq. Ft. i.e. 31.21 Sq. Mtrs. On Fourth Floor in Building No. 'A-2 Onyz' in the project known as "Playtor Ranjangaon" constructed on the land bearing Gat No. 697 (Old Survey No. 217/1) situated at village Karegaon, Taluka Shirur, Dist. Pune.

| | | | | | |
|---|---|---|---|---|---|
| 12. | 9460505 | **MR. ROSHAN VASANTARAO NANDEKAR (BORROWER)** | Rs. 20,61,726/-<br>----------<br>16th September, 2019 | **Rs. 9,99,000/-**<br>**Earnest Money Deposit (EMD) : - Rs. 99,900/-**<br>**Type of possession :** Physical | Rs. 5205726/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** All that Consisting of Flat No. C – 309 admeasuring 549 Sq. Ft. i.e. 51 Sq. Mtrs. on the Third Floor and 1 Scooter Parking admeasuring 2 Sq. Mtrs. in Phase II in the project known as "Apala Ghar Sanaswadi" constructed on the land bearing Gat No. 165, Gat No. 175, Gat No. 176, Gat No. 181 and Gat No. 183 situated at Village Dhingrajwadi, Taluka Shirur, District Pune.

| | | | | | |
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| 13. | 9848010 | **Mr. Shankar Rangnath Balwadkar**<br>**Mrs. Pournima Shankar Balwadkar** | Rs. 6,75,942/-<br>----------<br>28-04-2021 | **Rs. 4,90,000/-**<br>**Earnest Money Deposit (EMD) :- Rs. 49,000/-**<br>**Type of possession :** Physical | Rs. 1320727/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** All that piece and parcel of Immovable property bearing Flat No. 305 on the 3rd Floor of Building No. C - 3, admeasuring 174.94 sq. fts., i.e. 16.25 sq. mtrs., (Total carpet area), along with right to use the Terrace area admeasuring about 1.57 sq. mtrs., in " PLAYTOR PAUD C ", situate at Gat No. 245, area admeasuring about 01 H 66.1 R out of which 0 H 50 R area admeasuring & situate at Gat No. 266 area admeasuring about 0 H 35.6 R out of which 0 H 25 R area admeasuring of Moje Village : Paud, Ta : Mulshi, Di.: Pune Bounded :- East : - Gat no 244 & 222 West :- Gat no 240 North :- Forest South :- Remaining land

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| 14. | 9862589 | **MR. VIKRAM DEY (Borrower),**<br>**MRS. URVASHI VIKRAM DEY (Co-Borrower)** | Rs. 601355/-<br>----------<br>24-07-2021 | **Rs. 3,50,000/-**<br>**Earnest Money Deposit (EMD) :- Rs. 35,000/-**<br>**Type of possession :** Physical | Rs. 1288680/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** The Residential Flat admeasuring 14.59 Sq. Mtrs. (equivalent to 157 Sq. Ft.) carpet area bearing No. 510 situated on the Fifth Floor in "A2" Building of the said complex to be known as "Xrbia Ambi" under construction on the land admeasuring 04 Hectare - 64.5 Are all situated at village Ambi, Taluka Maval, District Pune as per the sanctioned layout plan of project known as "Xrbia Ambi" lying and being village Ambi, Taluka Maval, District of Pune.

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| 15. | 9512250 | **PRATIMA SURYAKANT UPADHYAY (BORROWER)**<br>**HEMANT KUMAR NARENDRA UPADHYAY (CO-BORROWER)** | Rs. 12,51,525/-<br>----------<br>07th February, 2018 | **Rs. 4,00,000/-**<br>**Earnest Money Deposit (EMD): - Rs. 40,000/-**<br>**Type of possession :** Physical | Rs. 3732247/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** Flat /Unit No. 212 on Second Floor admeasuring 336 Square Ft. i.e. 31.21 Sq. Mts. (Total Carpet Area), Building "A2 Jasper". Gat No. 697 (Old Gat No. 217/1) admeasuring 05 H 26 R out of the total land admeasuring 06 Hectares 46 R and assessed at 04 Rupees 69 Paise situated at Village Karegaon, Taluka Shirur, District Pune and within the local limits of Zilla Parishad village Karegaon Grampanchayat Karegaon and bounded as follows : On or towards the East : Gat No. 680 & 697, On or towards the West : Gat No. 696, On or towards the South : Karegaon Falake mala Road, On or towards the North : Gat No. 685.

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| 16. | 9933630 | **Mrs. Surekha Yadav Ingale (Borrower)**<br>**Mr. Yadav Rama Ingale (Co-Borrower)** | Rs. 4,94,439/-<br>----------<br>26.04.2021 | **Rs. 3,00,000/-**<br>**Earnest Money Deposit (EMD): - Rs. 30,000 /-**<br>**Type of possession :** Physical | Rs. 1234064/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** All That Piece And Parcel Of Immovable Property Bearing Flat No. 221, On The 2nd Floor Of Building No. B2, Admeasuring 15.33 Sq. Meters, (Equivalent To 165 Sq. Ft.), In The Scheme Known As " Xrbia Abode ", Situated At Gat No. 240, Total admeasuring 8 He. 65 Ares, paiki 2 He. 91.36 Ares, of Moje Vill : Jambhul, Ta : Maval, Di. : Pune. Bounded As Follows:- East By : Survey No. 192, West By : Survey No. 174, North By : X Survey No. 178, South By : Access Road.

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| 17. | 9541815 | **MRS. POONAM SANTOSH JADHAV (BORROWER),**<br>**MR. SANTOSH BHIM RAO JADHAV (CO-BORROWER)** | Rs. 13,09,861/-<br>----------<br>30-04-2021 | **Rs. 7,00,000/-**<br>**Earnest Money Deposit (EMD) : - Rs. 70,000/-**<br>**Type of possession :** Physical | Rs. 2399145/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** All that piece and parcel of residential Property bearing Flat No.509, admeasuring area 299 Sq. Ft. i.e. 27.78 Sq. Mtrs. Along with terrace admeasuring are 43 Sq. Ft. i.e. 3.99 Mtrs. On the Fifth Floor, in Wing No.A6, along with One Two Wheeler Parking admeasuring 2 Sq.Mtrs. in the project Know as " MAPLE SHELTERS URALIKANCHAN -1" out of the Land bearing Gate No.751 and Gate No. 752 situated at Village, Shindwane Taluk, Haveri District Pune.

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| 18. | TCHHL02 78000100 086856 | **MR. VINAY RAJSHEKHAR HANDIGOL**<br>**MRS. RENUKA R HANDIGOL** | Rs. 12,02,293/-<br>----------<br>15-11-2022 | **Rs. 9,90,000/-**<br>**Earnest Money Deposit (EMD) : - Rs. 99,000/-**<br>**Type of possession :** Physical | Rs. 1888646/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** All that piece and parcel of the property bearing Flat No. 6 on the Second Floor admeasuring area about 382 Sq. Ft. Carpet, its built up area 496 Sq. Ft. as Demarked in Map, in Wing No. 'C' in the project known as "Sai Sankul" situated and lying and being at village Shiraswadi in Registration Haveli and Tal. Haveli, Dist. Pune Bounded :- East : - Part of Gat No. 49 West :- Internal Road in Gat No. 49 North ;- Shiraswadi Road South ;- Part of Gat No. 49

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| 19. | 9968802 & 10036547 | **MR. ABHIJEET SATISH KAMBLE**<br>**MRS. MEENA SATISH KAMBLE** | Rs. 10,43,376/- is due and payable by you under Agreement no. 9968802 and an amount of Rs. 19,174 /- is due and payable by you under Agreement no. 10036547. totalling to Rs. 10,62,550/- 15-02-2024 | **Rs. 7,11,000/-**<br>**Earnest Money Deposit (EMD) : - Rs. 71,100 /-**<br>**Type of possession :** Physical | Rs. 1363302/- is due and payable by you under Agreement no. 9968802 and an amount of Rs. 24888/- is due and payable by you under Agreement no. 10036547 totalling to Rs. 1388190/- 27-12-2025 |

**Description of the Immovable Property :** All that piece and parcel of the property bearing Flat No. 13 in Building No. A-3 admeasuring 355 Sq. Ft. i.e. 32.98 Sq. Mtrs. Carpet area, on 4TH Floor of the Building No./ Wing "A" being constructed on the bearing Gat No. 289 admeasuring 01 H 54.80 Ares i.e. 15480 Sq. Mtrs. Out of 05 H 74 Ares out of 06 H 16 Ares situated at Mauje Chikhalse, Tal. Maval, Dist. Pune and within the limits of Jilha Parishad Pune within the limits of Sub Registrar Maval.

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| 20. | 9787655 | **MR. SANDEEP POOJARI**<br>**MRS. SAVITRI NARAYAN PUJARI** | Rs. 10,26,107/-<br>----------<br>17-11-2022 | **Rs. 6,90,000/-**<br>**Earnest Money Deposit (EMD) : - Rs. 69,000/-**<br>**Type of possession :** Physical | Rs. 1623960/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** All that consisting of Flat No. 611 admeasuring area 275.02 Sq. Ft. i.e. 25.55 Sq. Mtrs. on Sixth Floor in Building No. 'A1' in the project known as "Playtor Paud A" constructed on the land bearing Gat No. 222 (Old Gat No. 106/3 and Survey No. 305/3), Gat No. 223 (Old Gat No. 106/4 and Survey No. 305/4), Gat No. 224 (Old Gat No. 106/2 and Survey No. 305/2), Gat No. 225 (Old Gat No. 106/1 and Survey No. 305/1), Gat No. 226 (Old Gat No. 107/1 and Survey No. 306/1), Gat No. 230 (Old Gat No. 119/12 and Survey No. 311/12), situated at village Paud, Tal. Mulshi, Dist. Pune.

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| 21. | 9901642 | **MR. SHASHIKANT RAJURKAR**<br>**MRS. CHITRA RAJURKAR** | Rs. 13,53,518/-<br>----------<br>07-06-2023 | **Rs. 7,00,000/-**<br>**Earnest Money Deposit (EMD) : - Rs. 70,000/-**<br>**Type of possession :** Physical | Rs. 2170021/-<br>----------<br>27-12-2025 |

**Description of the Immovable Property :** All that piece and parcel of immovable property bearing Flat / Unit No. 110 on First Floor admeasuring 275.02 Sq. Ft. i.e. 25.55 Sq. Mtrs. (total carpet area) of the said Building No. B3, in the Building known as 'Playtor Paud B', situated at Gat No. 218, 219, 220, 221 at village Paud, Tal. Mulshi, Dist. Pune.

**Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.**
At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.
The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:
**NOTE :** The E-auction of the properties will take place through portal https://auctionbazaar.com on 22-01-2026 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.
**Terms and Condition : 1.** The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable