



Lot. No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of property(ies)) & Details of the encumbrances known to the secured creditors	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
			A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	B) Outstanding Amount as on 31/12/2025	
1	Branch : Ranjangaon M/s. Mahaganpati Steel Traders M/s. Mahaganpati Steel Traders , Milkat No. 1592, Ghat No. 1798, Near Hotel sarpanch, Nagar Pune Road, Ranjangaon, Taluka: Shirur Pune-412209. Also At Sh. Dhyaneshwar Sopan Shinde, A/p Ranjangaon Ganpati, Taluka Shirur, Dist Pune. 412209. Also at: Milkat No. 1256, Nagar Pune Road, Near Hotel Sarpanch, Ranjangaon Ganpati, Taluka: Shirur, Pune-412209. Satish Jaysingh Kshirsagar (Guarantor) Shinde wasti Mourya Ladging, Tal Shirur Dist. Pune 412209. Sh. Dhyaneshwar Sopan Shinde , Flat No. 4, Ground Floor, Plot No. 320 and 321, S. No. 1150 and 1152, Baburao Nagar, Tal. Shirur Pune 412209.	A. Flat No 4 Situated at Ground Floor N.A. Property bearing a plot no. 320 and 321 of survey No. 1150 and 1152 Situated at Baburao Nagar, Shirur, Pune 412210. Encumbrances : Not Known B. Flat No 23 situated at 3rd Floor, N.A. Property bearing a plot No. 320 and 321 of survey No. 1150 and 1152 Situated at Baburao Nagar, Shirur, Pune 412210. Encumbrances : Not Known	A) 30/09/2021 B) Rs. 39,63,337.85 as on 31/12/2025 + further interest w.e.f 01/01/2026 + Charges C) 07/12/2021 D) Symbolic Possession	Rs. 14 Lakhs Rs. 1.4 Lakhs Rs. 21000/- Rs. 12.60 Lakhs Rs. 1.26 Lakhs Rs. 21000/-	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
2	Branch : Pimpri Smt. Surekha Hanumant Janjire Smt. Surekha Hanumant Janjire , Flat No D2-502, Verve Apartment, Laxmi Chowk Road, Wakad, Pune- 411057. Also At: Flat No. 110, 1st Floor, Scheme NO. 1, Building No. A4, Shrinath Housing Society, Sector No. 34 and Sector No 36, Rahatani Link Road, Thergaon, Pune 411033. Also At: Kasari, Post: Kadaskhar, Tal Aashti, Beed 414208	Flat No. 110, 1st Floor, Scheme NO. 1, Building No. A4, Shrinath Housing Society, Sector No. 34 and Sector No 36, Rahatani Link Road, Thergaon, Pune 411033. Encumbrances : Not Known	A) 08/12/2021 B) Rs. 11,33,334.32/- as on 31/12/2025 + Future interest and other recovery charges WEF from 01/01/2026 C) 17/06/2022 D) Symbolic Possession	Rs. 15.11lakh Rs. 1.6 lakh Rs. 21000/-	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
3	Branch : Talegaon (Eobc) Mr. Rajesh Kumar Chauhan Mr. Rajesh Kumar Chauhan , House No. 786, C/o, Balkrushna Kotulkar, Near Shivaji Theatre, Somwar Peth, Talegaon 410506. Also at: Flat No. 102, 1st Floor, Tushar Co-Op Housing Society Ltd, Plot No. 283, S. No. 37-45, CTS No. 674, Yashwant Nagar, Talegaon Dabhade, Tal - Maval, Pune – 410507.	Flat No. 102, 1st Floor, Tushar Co-Op Housing Society Ltd, Plot No. 283, S. No. 37-45, CTS No. 674, Yashwant Nagar, Talegaon Dabhade, Tal - Maval, Pune – 410507. Encumbrances : Not Known	A) 20/07/2022 B) Rs. 26,47,246.24 as on 31/12/2025 + further interest w.e.f 01/01/2026 C) 17/06/2022 D) Symbolic Possession	Rs. 18.98 Lac Rs. 1.90 Lac Rs. 21000/-	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
4	Branch : Bhosari M/S 2P Venture M/S 2P Venture, Vinayak Govind Lad & Pratibha Vinay Lad (Partner- Guarantor) , Ghat no 165 Post kuruli Chimbli Phata Pune Nashik Highway, Pune 410501. Also at: Flat no 406 Mangalamb Building Adarsh Colony Road no 4 (lane no 4) Tingre Nagar Vishwakarla Pune 410501. Padma G Lad (Guarantor) Plot no. 2477, CTS No. 7696, R.S No. 1312, M.M Extension Belgaum 590016. Mrs Neeta Patil (Guarantor) House no 24/A Kore Galli Anandwadi Belgaum 590002. Mrs Ashwini S Hosurkar (Guarantor) Plot No. 29 Survey no 34/1 Road No 11F Near Kishor Garden, Vidyangan, Pune 411032.	Residential Property Bearing Plot no. 2477, CTS No. 7696, R.S No. 1312, Situated near Love Dale school M.M Extension Belgaum PIN 590016. Admeasuring plotArea 2400 Sqft. Encumbrances : Not Known	A) 01/03/2025 B) Rs. 1,51,57,966.30/- as on 31.12.2025 + further interest w.e.f 01.01.2026 + Charges C) 08/07/2025 D) Symbolic Possession	Rs. 125.08 Lakh Rs. 13.00 Lakh Rs. 5.00 Lakh	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
5	Branch : Talegaon E OBC Mr. Snehkumar Haushiram Sonawane Mr. Snehkumar Haushiram Sonawane , Flat no 103 Building No H Lake Shore Residency, Ghat No 393/2B2A/1, Old Sr No 393/2A/2 Khalade Mala, Village -Talegaon Dabhade Ti Maval Dist Pune 410507. Also at: Rutuja Ajay Mahale Matoshni Sadan, Nishigandha Colony Behind Yamaha Showroom Gulewadi Tal Sangammer dist Ahmednagar Pin 422608. Also at: Mrs. Jyoti Snehkumar Sonawane Flat no 103 Building No H LakeShore Residency Ghat No 393/2B2A/1, Old Sr No 393/2A/2 Khalade Mala, Village -Talegaon Dabhade Ti Maval Dist Pune 410507	Flat no 103 Building No H Lake Shore Residency, Ghat No 393/2B2A/1, Old Sr No 393/2A/2 Khalade Mala, Village -Talegaon Dabhade Ti Maval Dist Pune 410507. Encumbrances : Not Known	A) 30/06/2025 B) Rs. 158.39 Lakhs + as on 31/12/2026 + further interest w.e.f 01/01/2026 C) 11/09/2025 D) Symbolic Possession	Rs. 36.04 Lakhs Rs. 4.00 Lakhs Rs. 21000	18/02/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
6	Branch : Bhosari Skywin industries Skywin industries, Prop Mahadev D Raut , Gala No F-16, Vishweshwar industrial Premises Co-operative Society Ltd Plot no.134 & 135, Sector No.7, PCNTDA of Village Bhosari , Taluka-Haveli, Pune – 411026. (Property 2) Mahadev D Raut, Runal Florence, Phase I, Flat No.E- 5,First Floor, Plot no. 19+21, Sector 21, Yamunanagar, Nighdi Pradhikaran, Taluka-Haveli, Pune-411044	Property 1: Gala No F-16, Vishweshwar industrial Premises Co-operative Society Ltd. Plot no.134 & 135 ,Sector No. 7, PCNTDA of Village Bhosari , Taluka-Haveli, Pune – 411026. Property 2: Runal Florence, Phase I, Flat No.E- 5,First Floor, Plot no. 19+21, Sector 21, Yamunanagar, Nighdi Pradhikaran, Taluka-Haveli, Pune-411044. Encumbrances : Not Known	A) 04/07/2022 B) Rs. 390.53 Lakhs + as on 31/12/2026 + further interest w.e.f 01/01/2026 C) 04/10/2022 D) Symbolic Possession	(Property 1) Rs. 63.86 Lakhs (Property 2) Rs.51.44 Lakhs Rs. 7 Lakhs Rs. 1 Lakhs Rs. 1 Lakhs	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
7	Branch : Kasabapeth, Pune-218520 M/s Shrawan Joshi Engineering Pvt ltd M/s Shrawan Joshi Engineering Pvt ltd , Shop no. 15, Ground Floor, Wing B,Orchid Complex, 1367, Sadashiv Peth, Off Bajirao Road, Pune -411030. Also: Kavita Joshi, Legal Heir Late Shri GB Joshi 30, Yashshree Society, Near MIT College, Off Paud Road, Pune. Also: Smt. Asha Joshi, Legal Heir of Late Shri GB Joshi, Bunglow No. 148, Forest Trails, Paranjape Crescent Bunglow, Paud Road, Bhugaon Pune. Also: Savita Joshi & Other Legal Heir of Late Shri GB Joshi Bunglow No. 148, Forest Trails, Paranjape Crescent Bunglow, Paud Road, Bhugaon Pune. Also: Known and Unknown Legal Heir of Late Shri GB Joshi Bunglow No. 148, Forest Trails, ParanjapeCrescentBunglow, Paud Road, Bhugaon Pune. Also: Suraj k Ranade 30, YashshreeSociety, Near MIT College Off Paud Road Kothrud, Pune 411038. Also: Mahesh Duraiswamy 1/3, Trust Pakkam South Street Devnathan Street, Mandevli, Chennai, Tamilnadu 600028.	Shop no. 15, Ground Floor, Wing B ,Orchid, Complex, CTS-1367, (Old No 689)Sadashiv Peth, Off Bajirao Road ,Pune-411030. Encumbrances : Not Known	A) 24/09/2020 B) Rs. 493.37 Lakh + further interest w.e.f 01/01/2026 + other Charges C) 31/12/2020 D) Physical Possession	Rs. 172.34 Lakh Rs. 17.24 Lakh Rs. 1.00 Lakh	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
8	Branch : Nanapeth-290100 M/s Aniket Motors, Prop. Adivappa Hadpad M/s Aniket Motors, Prop. Adivappa Hadpad , Flat No.701, 7th Floor,Wing-A, Kanchan Onyx, S.No.9, Hissa ni.7/2, Near Dharmavat petrol Pump, (Bharat Petrol Pump) Village-Pisoli, Taluka-Haveli, Dist-pune-411048. Also at: Shop No 16, On Upper Ground Floor, Rajasa Enclave, Old Survey No 83 Hissa 2a/1a, Village Mouje, Katraj, Pune-411046. Also at: Shri Adivappa Kantappa Hadpad, Flat No.701, 7th Floor,Wing-A, Kanchan Onyx, S.No.9, Hissa ni.7/2, Near Dharmavat petrol Pump, (Bharat Petrol Pump) Village-Pisoli, Taluka-Haveli, Dist-Pune-411048. ALSO at: Flat No.34, Plot No.37, Sai Krupa Society, Shridhamagar, Near Ram Mandir, Dhankawadi, Pune-411043.	All that piece and parcel of Shop No.16, on Upper ground "Rajasa Enclave" constructed on land bearing old survey no 136, new survey no.83, Hissa 2A/1a at Village - Mouje Katraj, Taluka-Haveli, District-Pune-411048 admeasuring area 291 sqft i.e. 27.03 sqmtr built up area with loft area 13.57 sqmrt. Encumbrances : Not Known	A) 20/05/2022 B) Rs. 59.77 Lakh+ further interest + charges w.e.f 01/01/2026 C) 21/11/2022 D) Symbolic Possession	Rs. 48.33 Lakh Rs. 04.83 Lac Rs. 21000	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
9	Branch : Pimple Gurav, Pune Archana Shivaji Dede Archana Shivaji Dede , Flat no 107, 1st floor, in Building Project named Sai Kunj situated at Ghat no 661 near Aherwadi Chowk, Chikhali, Pune. Also at: Mr. Shivaji Shahu Dede, Flat no 107, 1st floor, in Building Project named Sai Kunj situated at Ghat no 661 near Aherwadi Chowk, Chikhali, Pune	Flat no 107, 1st floor, in Building Project named Sai Kunj situated at Ghat no 661 (P), 662, 663 near Aherwadi Chowk, Chikhali Pune. Encumbrances : Not Known	A) 06/07/2022 B) Rs. 62.77 Lacs+ further interest+ charges wef 01/01/2026 C) 22/11/2022 D) Symbolic Possession	Rs. 32.57 Lac Rs. 3.00 Lac Rs. 21000	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
10	Branch : Pashan-049500 Subhangi Suraj Padwalkar Mrs. Subhangi Suraj Padwalkar , Flat No.501, 5th Floor,Building/Wing No. East-B,Opulent Central Park,S.No.86, Hissa No.2B/214,2B/2/1,2B/2/1/5, Off Manjari Stud farm, Next to Bharat Petrol pump, Manjari Budruk,,Tasli-Haveli, Dist-Pune - 412307. Also at: Mr. Suraj C Padwalkar, Flat No.501, 5th Floor, Building/Wing No. East-B,Opulent Central Park,S.No.86, Hissa No.2B/214,2B/2/1,2B/2/1/5, Off Manjari Stud farm, Next to Bharat Petrol pump, Manjari Budruk,,Tasli-Haveli, Dist-Pune , Maharashtra-412307 admeasuring carpet area 69.67 sq mtr i.e. 750 sq ft car parking area 0.09 sqmtr. Encumbrances : Not Known	Flat No.501, 5th Floor, Building/Wing No. East-B, Opulent Central Park,S.No.86, Hissa No.2B/214,2B/2/1,2B/2/1/5, Off Manjari Stud farm, Next to Bharat Petrol pump, Manjari Budruk,,Tasli-Haveli, Dist-Pune , Maharashtra-412307 admeasuring carpet area 69.67 sq mtr i.e. 750 sq ft car parking area 0.09 sqmtr. Encumbrances : Not Known	A) 24/05/2021 B) Rs. 57.84 Lakh + further interest + charges w.e.f 01/01/2026 C) 03/03/2022 D) Symbolic Possession	Rs. 47.11Lakh Rs. 4.72 Lakh Rs. 21000.00	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
11	Branch : Nanapeth-290100 Mr.Thajuddin Habib Pathan Mr. Thajuddin Habib Pathan Deceased , Flat No.706 Kohinoor Ambrosia CHS SNo.-73 Opp-Runwal Seagull Handewadi Road Hadapsar Road Pune-411013. Also at: Mr. Thajuddin Habib Pathan Deceased, Flat No.27 Niles Classic Handewadi Road Satav Nagar ,Hadapsar Road Pune-411028. Also at: Legal Heir of Mr. Thajuddin Habib Pathan, Mrs. Lalita Thajuddin Pathan, Flat No.706 Kohinoor Ambrosia CHS SNo.-73 Opp-Runwal Seagull Handewadi Road Hadapsar Road Pune-411013. Also at: Flat No.27 Niles Classic Handewadi Road Satav Nagar ,Hadapsar Road Pune-411028.	1) Residential Flat No – 706, 7th Floor. A-Wing, Kohinoor Ambrosia, S.No. 73/320 to 339 to 344, Hadapsar, Taluka – Haveli, Distt.Pune – 411028,Admeasuring area 1010 sq.ft.i.e.93.83 Sqmt. Encumbrances : Not Known 2) Residential Flat No – 27, 5th Floor, C-Wing, Niles Classic, S.No. – 73/342 to 347, Hadapsar, Taluka – Haveli, Distt. Pune – 411028,Admeasuring area 775 sq.ft Encumbrances : Not Known	A) 01.10.2018 B) Rs. 50.16 Lakhs+ further interest + charges w.e.f 01/01/2026 C) 03/03/2025 D) Physical Possession	Rs. 51.68 Lakh Rs. 5.17 Lac Rs. 21000	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
12	Branch : Nanapeth-290100 Vishnu Arjun Kadam Sh. Vishnu Arjun Kadam , Flat No.1, 1st Floor, D-Wing, Navdeep Magasvargiya CHS Ltd. S.No.43/46, Greenland County, Near Manaji nagar, Ganpati Temple Lane, Manaji Nagar, Narhe. Also at: Smt.Vandana Vishnu Kadam , Flat No. 1, 1st Floor, D-Wing, Navdeep Magasvargiya CHS Ltd. S.No.43/46, Greenland County, Near Manaji nagar, Ganpati Temple Lane, Manaji Nagar, Narhe,PUNE-411041. Also at: Sh. Vishnu Arjun Kadam , Smt.Vandana Vishnu Kadam , Both at: Flat No.2, 1st Floor, D-Wing, Navdeep Magasvargiya CHS Ltd. S.No.43/46, Greenland County, Near Manaji nagar, Ganpati Temple Lane, Manaji Nagar, Narhe,PUNE-411041. Also at: Sh. Vishnu Arjun Kadam , Smt.Vandana Vishnu Kadam , Both at: Flat No.2, 1st Floor, D-Wing, Navdeep Magasvargiya CHS Ltd. S.No.43/46, Greenland County, Near Manaji nagar, Ganpati Temple Lane, Manaji Nagar, Narhe,PUNE-411041.	Flat no.1 & 2, Building No.D, first floor, Navdeep Magasvargiya CHS Ltd. S.No.43/46			

FE SUNDAY

15

**POSSESSION NOTICE**

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in their respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the date mentioned below. The borrower and guarantor 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 Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

S N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession	
1	Indrajit P Ashtekar, Pandurang Janardan Ashtekar, Nilkhan Pandurang Ashtekar, Vidya Padurang Ashtekar, HLO0000000132414	20-May-24 Rs.1546052 as on 15-May-24	Milkat No 673, Akole, Akole, Indapur, Indapur, Pune, Maharashtra, 413130, Total area adms 2000.00 sq ft North-Road, South-Property of Harischandrapur Janardhan Ashtekar, East-Property of Vinayak Janardhan Ashtekar, West-Road	Symbolic Possession Taken on 06-Jan-25	
2	Sitaram Mahadev Wagh, Shubhangi Sitaram Wagh LP000000065035	19-Dec-24 Rs.506495 as on 09-Dec-24	All that pieces and parcels of Ghat No.326/2/b total area adms 64560sq ft & construction there upon area admeasuring 1485 sq ft said Grampachayat Milkat No 378 (its old Milkat No 445) within the limit of Village Lavang and Grampachayat Lavang Tal- Mais North-Property of Sanjay Wagh, South-Property of Utam Wagh in Ghat No. 193/7, West-Property of Vijay Wagh	Symbolic Possession Taken on 05-Jan-25	
3	Amol Chandrakant Ingawale, Vijaya Amol Ingawale, Chandrakant Bhagawan Ingawale HLO000000074936 LP0000000049419	13-Aug-25 Rs.809242 & Rs.201592 as on 11-Aug-25	Property No.703, Shivaji Chowk, Near Hanuman Mandir, Building Name Bhagwanti Lila, Cts No.80, Pimple Nilak, Pune -411027, North-Mr.Daggdu Pawar Property, South-Vijay Anant Ingawale Property, Mr.Suryakant Bhagwan Ingawale Property, West-Road	Symbolic Possession Taken on 07-Jan-25	
4	Ravi Sham Mire, Kavita Suresh Pawa, HLO00000006819	23-Jul-25 Rs.1370448 as on 09-Jul-25	Schedule I- Description of the said Land, All that piece and parcel of land on ground bearing S. No. 29/1A/3 situated at Revenue village Keshavnagar (Mundhwa) total admeasuring about 3174 sq.ft., i.e. 294.98 sq.mts. within the registration district Pune Sub district Tal. Haveli and within the limits of Zilla Parishad Pune and Tal. Panchayat Samitee Haveli, Dist. Pune SCHEDULE-II Schedule of the Said Flat, All that piece and parcel of Flat No. 204 in the building known as "KLASSIK TERRACE," Admeasuring area 375 sq.ft. of (Built-up) i.e. 34.83 sq. mtrs. on the Second Floor, including the area of open space and the balconies, common areas alongwith Common Two Wheeler Parking, having Property No. 6/602/08, which is situated at S. No.29/1A/3 situated at Mouze Keshavnagar, Tal. Haveli, Dist- Pune North-Flat no 205, South-Flat no 203 , East- Passage , West-Set back	Symbolic Possession Taken on 08-Jan-25	
5	Nikhil Lalchand Khedekar, Mina Lalchand Khedekar, Kalyani Nikhil Khedekar LP0000000114691	13-Aug-25 Rs.3794124 as on 11-Aug-25	All that piece and parcel of land bearing Ghat No. 373 totally admeasuring about 00 Hectar 21 Area upon construction totally admeasuring about 2700 sq.ft. w/c assess of rs 00. 97 p. situated at Village Uruli Kanchan Taluka Haveli, Dist. Pune within the limits of Zilla Parishad Pune Taluka Panchayat Samiti Haveli Which bounded as under North -Pune solarupur Road, South-Bhimaji Khedekar Property , East- Shankar Khedekar Property, West-Devidas Khedekar Property	Symbolic Possession Taken on 08-Jan-25	

Date : 11.01.2026

Place : Pune

Authorised officer
Vastu Housing Finance Corporation Ltd

Indian Overseas Bank

Asset Recovery Management Branch : 2nd Floor, 272, Shaniwar Peth, Opposite Omkareshwar Temple, Pune 411030.
Tel. No. : 020-25660210, 25660134 Email : iob2584@iob.in

Public Notice For E-Auction For Sale of Immovable Properties

Sale of Immovable Properties Mortgaged to the Bank Under The Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. (No.54 Of 2002)

Whereas, the Authorized Officer of Indian Overseas Bank has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on 'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS' and 'WHATEVER THERE IS', for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://baanknet.com/eauction-psb/bidder-registration>)

Sl. No.	Name of the branch and Name of account / Promoters / Directors / Guarantors	NPA Date / Date of Demand Notice & amount U/s 13(2) / Date of Possession Symbolic (\$) / Physical (P)	Description of the Property & Owner of the Property	Reserve Price EMD Bid Increase
1.	Branch - ARMB, Pune Borrower: Mrs. Chhaya Dhananjay Madane and Mr. Dhananjay Chandrakant Madane Address : Gadamodi Pingale Wasti, A/p Khamgaon Tal. Daund, Dist. Pune-412214.	NPA Date : 31.12.2022 Demand Notice : 23.03.2023 Rs. 18,07,785.75 Plus further interest Symbolic Possession : 03.10.2023 Rs. 18,95,239.58 plus further interest Physical Possession : 09.07.2025 Rs. 18,07,785.75 Plus further interest	Residential Flat No. B 403 on 4th Floor admeasuring Total Carpet Area 554 Sq ft i.e. 51.48 Sq mts in B wing of building no. 2 of project "Vrundavan City" situated on Non agriculture area admeasuring 10800 sq mts out of ghat no. 150 of Village Kedgaon station, Tal. Daund, Dist. Pune. Boundaries as under : East: Flat No. 402 of Same Floor, Duct and Passage, North : Open Duct & thereafter Flat No. B 404 & Lift, West: Internal road of ground floor & thereafter A wing of Building No. 1, South: Internal vacant land of ground floor & thereafter commercial building	Rs. 12,65,000/- Rs. 1,26,500/- Rs. 20,000/-
2.	Branch : ARMB, Pune M/s Shree Enterprises Prop: Mr. Atul Abaso Rupnarawar Address : Near Z. P. School, Dapodi, Village- Dapodi, Tal- Daund, Dist- Pune-412203	NPA Date : 02.05.2022 Demand Notice : 23.05.2022 Rs. 21,10,519.40 Plus further interest Physical Possession : 11.12.2024 Rs. 29,84,294.49 Plus further interest	Office Shop No. 01 Total Built Up Area 173.37 Sq. feet i.e. 16.11 sq meter & Office Shop No. 02 Total Built Up Area 137.75 Sq. Feet i.e. 12.80 sq.meter on First Floor in the building "Anand Residency" situated on non agriculture area admeasuring 1750 sq. meters i.e 00H 17.5R out of Ghat No. 210 (Old. Ghat No. 257) of Village Boripardi, Pune - 412203 Boundaries as under : East: Common Staircase and office no.03, North :Common Passage, West : Common stairs, South: Hotel Annapurna	Rs. 14,90,000/- Rs. 1,49,000/- Rs. 20,000/-
3.	Branch : ARMB, Pune Mrs. Swati Rajeshwar Jadhav and Mr. Rajeshwar Bansilal Jadhav (Borrower/Mortgagor) Address : Flat No. 26, 3rd Floor, Shree Datta Park, Building No-E, Ghat No-141/1, Kedgaon, Tal-Daund, Pune-412203	NPA Date : 31.05.2018 Demand Notice : 04.06.2018 Rs. 17,82,033.00 Plus further interest Symbolic Possession : 14.12.2018 Rs. 18,65,329.00 plus further interest Physical Possession : 24.03.2023 Rs. 17,82,033.00 Plus further interest	All that part and parcel of the property consisting of Flat No-26, in the name if Mrs. Swati Rajeshwar Jadhav and Mr. Rajeshwar Bansilal Jadhav, it's Total Area 50.33 Sq. Meter & One Scooter Parking in Building "E" known as "Shree Datta Park" Ghat No. 141/1 of Village Kedgaon Station Tal. Daund, Dist. Pune, Boundaries as under : East: Duct Passage and Flat No-25, North : Duct and Flat No-27, West: Outer Side of Building and thereafter 9 Meter Internal Road, South : Outer Side of Building	Rs. 12,70,000/- Rs. 1,27,000/- Rs. 20,000/-

Note - Future interest at the contractual rate on the above mentioned amount and incidental expenses, cost, charges, etc. to be added.
"This may also be treated as a 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 holding of e-auction on the above mentioned date."

"PSB Alliance (baanknet) having Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near wadala Truck Terminal, Wadala East, Mumbai -400037 (contact Phone & E mail Id : 8291220220 and support.Baanknet@psballiance.com) The intending Bidders / Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://baanknet.com/eauction-psb/bidder-registration>

Collection Account Number	Account Name and Branch	Name of the Nodal Officer & Contact No. for Inspection of property	Commencement of e-Auction	Submission of online application for Bid with EMD	Last date for submission of online application for Bid With EMD	Inspection of the Property
25840113035001 IFSC Code - IOBA0002584	SARFAESI Sale Parking Account Branch - ARM Branch, Pune	Mr. Priya Ranjan Prakash, Mob. No: 9724705538 Mr. Shekhar Kulkarni Mob.- 9552852682	Date - 29/01/2026 Time - 11.00 AM to 3.00 PM	From 21/01/2026 onwards	28/01/2026 before 4.00 PM	19/01/2026 to 21/01/2026 from 11.00 AM to 3.00PM

Date : 09/01/2026
Place : Pune

For detailed terms and conditions please visit - <https://baanknet.com/eauction-psb/bidder-registration>, <https://www.iob.in/e-Auctions.aspx>

Authorised Officer, Indian Overseas Bank

		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	
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Lot. No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagers of property/ies) & Details of the encumbrances known to the secured creditors	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 31/12/2025 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction
16	Branch : Bibwewadi (098610) Pravin Uttam Shinolikar Pravin Uttam Shinolikar, Venkatesh Plaza, S No 22, Flat No 8, 2nd Floor, Balaji nagar Dhankawadi, Pune 411043	1) Flat no 1001, 10th Floor Wing C, in the building Hamy Park situated at Plot no A, Survey no 19/1 to 4A/18 to 19/1 to 4B. Village Katraj, Pune 411046. Encumbrances : Not Known	A) 26/12/2022 B) Rs.86,41,765.57 as on 31/12/2025 + further interest + charges C) 24/04/2023 D) Symbolic Possession	Rs. 48.39 Lakh Rs. 4.84 Lakh Rs. 21000/-	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
17	Branch : Bibwewadi (098610) Dilip Uttam Shinolikar Dilip Uttam Shinolikar, Add:- Venkatesh Plaza, S No 22, Flat No 8, 2nd Floor, Balaji nagar Dhankawadi, Pune 411043	1) Flat no 1004, 10th floor, Wing C, in the building Hamy Park situated at Plot no A, Survey no 19/1 to 4A/18 to 19/1 to 4B. Village Katraj, Pune 411043. Encumbrances : Not Known	A) 26/12/2022 B) Rs. 94,32,432.37 as on 31.12.2025 + further interest + charges C) 24/04/2023 D) Symbolic Possession	Rs. 48.37 Lakh Rs. 4.84 Lakh Rs. 21000/-	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
18	Branch : Bibwewadi (098610) Nutan Dilip Shinolikar Nutan Dilip Shinolikar, Add:- Venkatesh Plaza, S No 22, Flat No 8, 2nd Floor, Balaji nagar Dhankawadi, Pune 411043	1) Flat no 1003, 10th floor, Wing A, in the building Hamy Park situated at Plot no A, Survey no 19/1 to 4A/18 to 19/1 to 4B. Village Katraj, Pune 411043. Encumbrances : Not Known	A) 26/12/2022 B) Rs. 75,86,632.49 as on 31/12/2025 + further interest + charges C) 24/04/2023 D) Physical Possession	Rs. 30.77 Lakh Rs. 3.08 Lakh Rs. 21000/-	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
19	Branch : Pune- Bibwewadi/098610 Nikhil Pramod Ghatkari and Trupti Nikhil Ghatkari Nikhil Pramod Ghatkari and Trupti Nikhil Ghatkari, Shivam Vihar A- Wing, Flat No. 402, Ambethan Chakan Road, Near Yashwant Nagar, Pune-410501	1) Flat No. 101, 1st floor, Shree Ganesh Residency, at Ghat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil Pramod Ghatkari and Mrs. Trupti Nikhil Ghatkari Encumbrances : Not Known	A) 24/05/2021 B) Rs.80,92,037.02 as on 31/12/2025 + Charges + further interest C) 08/12/2021 D) Physical Possession	Rs. 16.02 Lacs Rs. 1.60 Lacs Rs 21000	28/01/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
		2) Flat No. 102, 1st floor, Shree Ganesh Residency, at Ghat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil Pramod Ghatkari and Mrs. Trupti Nikhil Ghatkari Encumbrances : Not Known		Rs. 16.20Lacs Rs. 1.62Lacs Rs 21000	
		3) Flat No. 103, 1st floor, Shree Ganesh Residency, at Ghat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil Pramod Ghatkari and Mrs. Trupti Nikhil Ghatkari Encumbrances : Not Known		Rs. 16.15Lacs Rs. 1.61Lacs Rs 21000	

TERMS & CONDITIONS : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions : 1) The property/ies are being held on "AS IS WHERE IS", "AS IS WHAT IS BASIS" "WHATEVER THERE IS BASIS". 2) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 3) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 28/01/2026, & 18/02/2026 at 11.00 Hrs to 15.00 Hrs . 4) For detailed term and conditions of the sale, please refer "<https://baanknet.com>" & www.pnbindia.in.

Date : 09/01/2026
Place: Pune

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