

<p>LAN: LXPUN00216-170033629 Branch: Pune Borrower: Mangesh Rajgopal Pise Co-Borrower: Netravati Mangesh Pise Guarantor : Ganesh Rajgopal Pise</p>	<p>14-08-2018 For Rs: 4799817 (Rupees Four Lakh Seventy Nine Thousand Nine Hundred & Eighty One Only)</p>	<p>Plot No 17B, Sai Srushti S No 219 Pinjan Wasti Mauje Uruli Devachi Tal. Haveli Dist. Pune 412308 Maharashtra</p>	<p>Reserve Price: Rs.250000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 250000/- (Twenty Five Thousand Only)</p>
<p>LAN: LXCHA00316-170034611 Branch: Chakan Borrower: Shrikrishna Balasaheb Bhambure Co-Borrower: Kiran Balasaheb Bhambure Guarantor : Sachin Sahebrao Bhambure</p>	<p>20-12-2018 For Rs: 2210326/- (Rupees Twenty Two Lakh Ten Thousand Three Hundred & Twenty Six Only)</p>	<p>Bhamburwad House No.629 Khed Pune Old Vadgaon Road 410505 Khed Pune Maharashtra</p>	<p>Reserve Price: Rs.2000000/- (Twenty Lakh Only) EMD: Rs. 200000/- (Two Lakh Only)</p>
<p>LAN: LXPUN00416-170036396 Branch: Pune Borrower: Mahuradra Ramachandra Palake Co-Borrower: Swati Mahuradra Palke</p>	<p>20-11-2018 For Rs: 826132/- (Rupees Eight Lakh Twenty Six Thousand One Hundred & Thirty Two Only)</p>	<p>Flat No. 14, First Floor, Building No 7, Type Q, Dreams Nivara, Grampanchayat Property No. 1567, At Gut No. 532, Hissa No. 12.3, Koregaon Mul, Taluka Haveli, District Pune-412202 Maharashtra</p>	<p>Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only)</p>

<p>LAN: LXPUN00216-170037193 Branch: Pune Borrower: Pavan Nandev Avate Co-Borrower: Jayashri Pawan Avate</p>	<p>29-09-2018 For Rs: 491845/- (Rupees Four Lakh Ninety One Thousand Eight Hundred & Forty Five Only)</p>	<p>Plot No 14, Sai Srushti, S. No. 219, Pinjan Wasti, Near Ranjeet Developers (Greens), Mauje -Uruli Devachi Haveli, Pune -412308 Maharashtra</p>	<p>Reserve Price: Rs.250000/- (Two Lakh Fifty Thousand Only) EMD: Rs. 25000/- (Twenty Five Thousand Only)</p>
<p>LAN: LXPUN00416-170042217 Branch: Pune Borrower: Sagar Ravsaheb Kulkarni Co-Borrower: Arun Purushottam Kulkarni</p>	<p>28-05-2018 For Rs: 1035167/- (Rupees Ten Lakh Thirty Five Thousand One Hundred & Sixty Seven Only)</p>	<p>Plot No-62 A& B2 B, Get No-344, Mauje Jagwadi, Nr Grampanchayat jagwadi, Baramati, Pune 412206 Bhorey Pune Maharashtra</p>	<p>Reserve Price: Rs.100000/- (One Lakh Only) EMD: Rs. 10000/- (Ten Thousand Only)</p>
<p>LAN: LXPUN00415-160009629 Branch: Pune Borrower: Bhatu Murlihar Salunkhe Co-Borrower: Manisha Bhatu Salunkhe</p>	<p>20-04-2021 For Rs: 1051881/- (Rupees Ten Lakh Fifty One Thousand Eight Hundred & Eighty One Only)</p>	<p>Flat No - 401, 4Th Floor, Shantai Apartment, Survey No - 85, Hissa No. - 1B/2/1, Haveli, Pune, Kalpataru Estate, Pune, Maharashtra -411061</p>	<p>Reserve Price: Rs.1200000/- (Twelve Lakh Only) EMD: Rs. 120000/- (One Lakh Twenty Thousand Only)</p>
<p>LAN: LXPUN00315-160015893 Branch: Pune Borrower: Waman Limbraj Jadhav Co-Borrower: Vandana Waman Jadhav</p>	<p>29-09-2018 For Rs: 2272115/- (Rupees Twenty Two Lakh Seventy Two Thousand One Hundred & Fifteen Only)</p>	<p>B-17, Sanklap Market, Bhekrai Nagar S.No.177, Hissa No.33, Fursungi, Haveli, Near. Vitthal Petrol Pump, Pune -412308 Maharashtra</p>	<p>Reserve Price: Rs.1500000/- (Fifteen Lakh Only) EMD: Rs. 150000/- (One Lakh Fifty Thousand Only)</p>

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may contact to the auction terms & conditions and process on the same portal and may contact to **Tushar Chandrakant Sutar-888886035/Ashish Sharad Dhapte-897679151/Manish Vasudev Dankale-897683972/Ajit Dattatraya Gaikwad-9321972466/Navnath Dattatraya Kumbhar-910431722/Reju Mahadev Kamble-892895411/Sandeep Bhiwaji Patil-9763414677/Salesh Yengor 9833801159**, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: +91 83709 96966, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction and the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Terms/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may accept/modify/cancel the bid offer or post-poned the auction without assigning any reason therefor and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her's favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorised officer of Phoenix shall not be responsible in any way for any third-party claim/interference/bidder should furnish an undertaking that he/she is not dis-qualified as per provisions of Sec 29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

**Place : Maharashtra
Date : 04.03.2026**

**Sd/-, Authorized Officer,
Phoenix ARC Private Limited**

Utkarsh Small Finance Bank
Aapki Ummeed Ka Khaata
(A Scheduled Commercial Bank)

Registered & Corp. office - Utkarsh Tower, NH-37 (Airport Road) Sahamapur, Kazi Sarai, Harhua Yaranasi - Uttar Pradesh 221015

Notice is hereby given under the securitization and Reconstruction of Financial Assets and Enforcement (Security) Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of Security Interest (enforcement) rules 2002, the authorised officer issued a Demand Notice on the dates noted against each asset as mentioned hereinafter, calling them to repay the amount within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the under noted borrowers having failed to repay the amount that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him/her under section 13(4) of the said act read with rule 8 of the said rules on the dates mentioned against each account.

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of UTKARSH SMALL FINANCE BANK LIMITED for the amounts and interests thereon mentioned against each account herein below. The attention of the borrowers detailed hereunder is invited to the provisions of sub-section (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of Branch	Name of the Account	Name of the Borrower/Guarantor (Owner of the property)	Description of the charged/ mortgaged property (all part & parcel of the property consisting of)	Date of Demand Notice	Date of possession notice	Amount outstanding as on the date of demand Notice
1.	Pune	AHSANUL HAQUE KHAN	AHSANUL HAQUE KHAN (Borrower/ Mortgagee) & AFSANA KHATUN AHSANUL HAQUE KHAN (Co Borrower)	ALL THAT PIECE & PARCEL Flat No 601 carpet area measuring 835.06 Sq Ft i.e. 77.60 SqMtrs and Built up Area measuring 918.56 Sq Ft i.e. 85.36 SqMtrs on Sixth Floor inclusive of balcony along with parking space area measuring 107.84 Sq Ft i.e. 10.00 SqMtrs in the Project known as "MAYA APARTMENT", constructed on land bearing Final Plot No 431, Plot No. 3, CTS No 112, measuring 7760 SqMtrs situated at Village Gultekodi, Taluka-Haveli, District-Pune. Boundaries bounded by-East: Plot No 4, West: Open Space North: Canal South: 20 Ft Road	28/10/2025	27/02/2026	Amount outstanding- Rs.36,386.07 (Rs. Eighty Three Lakh Ninety Six Thousand Three Hundred Sixteen and Paise Seven Only)

**Place: Pune
Date: 04.03.2026**

**Authorized officer,
Utkarsh Small Finance Bank**

Manappuram Home Finance Ltd.
FORMERLY MANAPPURAM HOME FINANCE PVT. LTD.
CIN: U65923K12010PC0039179, Regd. Off: 8/56 A, Padmaprabha Building, Near Sreeram Swami Temple, Cherpu - Thrivayalloor Road, Thrivayalloor, Thiruvananthapuram, Kerala 690567

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 ("SARFAESI 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 a Demand Notice calling upon the borrowers and co-borrowers to repay the amount mentioned in the notice and interest thereon within 60 days from the date of receipt of the 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 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 Ltd as mentioned below for each of the respective properties:

Sr. No.	Name of Borrower and Co-borrower / Loan account number / Branch	Description of Secured Asset in respect of which interest has been created	Date of Demand Notice sent & Outstanding Amount	Date of possession
1	SHUBHANGI SUBHASH JOGALE, SUBHASH SONJU JOGALE / MLAP0403023168/ RATNAGIRI	Area 0-01-27 He Aar, Assessment 0-04, Bhupaman No./Sr. No./H No. 26/13/A, Assessment 0-19, Village Mouje Shenavde, Tal Sangameshwar, Dist. RATNAGIRI, MAHARASHTRA, Pin-415609, EAST-Road, WEST-Property of Mr. Raghunath Kotkar, SOUTH-Property of Balu Mestru, NORTH-Property of Mr. Subhash Jogale & Family	25-11-2025 & Rs.436585/-	01-03-2026
2	SAGAR BHIRMA AMBI, RADHIKA SAGAR AMBI, SHIVAJI BAGADI, NHEL09002651/ BELGAUM	Total measuring 924 Square Feet, GPM No. 1193, Jaral Village, Jaral Gram Panchayat, Tal. Ghatingdi, Dist. Kolhapur, MAHARASHTRA, Pin-416551, EAST-Property of Shri Sagar Birma Amb West-Shindwad Road (Main Road), SOUTH-House of Deepak Ram Amb/NORTH-House of Ramu Mallappa/Ambi	25-11-2025 & Rs.469663/-	01-03-2026

Date: 04-03-2026, Place: PUNE

Sd/- Authorised Officer, Manappuram Home Finance Ltd

CAPITAL INDIA
Regd. Office: 701, 7th Floor, Aggarwal Corporate Tower, Plot No. 23, District Centre, Rajendra Place, New Delhi, India - 110008 Tel: +91 11 49546000 Email : wecare@capitalindia.com CIN : L74899DL1994PLC128577

APPENDIX-IV (See rule 8(1)) POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorized Officer of CAPITAL INDIA FINANCE LIMITED (CIN NO. L74899DL1994PLC128577) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 12.08.2025 for Loan Agreement No. NNLNAPPNE040975 calling upon the borrower(s) of 1) SATISH SHAHU SATHE S/O MR. SHAHU CHANDRA SATHE Borar (Proprietor, Super Fitness) 2) SATISH SHAHU SATHE (3) PRAMILA SATISH SATHE To repay total amount mentioned in the demand notice being Rs. 11,516,068.07/- (Rupees One Crore Fifteen Lakh Sixteen Thousand Sixty Eight And Seven Paise Only) as on 24.07.2025 along with future interest in terms of loan agreement w.e.f. 25.07.2025 interest thereon within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken Physical possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 28.02.2026

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 Capital India Finance Limited for an amount of Rs. 11,516,068.07/- (Rupees One Crore Fifteen Lakh Sixteen Thousand Sixty Eight And Seven Paise Only) as on 24.07.2025 along with future interest in terms of loan agreement w.e.f. 25.07.2025.

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

DESCRIPTION OF THE IMMOVABLE PROPERTIES

All That Piece And Parcel Of The Immovable Property Bearing Commercial Sh. No. 20, In A Commercial And Mixed Building Phase-2 Constructed On Survey No. 93, Final Cts No. 1026, Admeasuring Area 104.42 Sq.Mtr. Situated At Village -Parvati, Taluka - Haveli, District -Pune-411009 And Within The Local Limits Of Pune Municipal Corporation And Within Registration Limits Of Sub-Registrar Haveli -1 To 28, District Pune And The Said Property Is Bounded As Under:- North: By Open Land And Road South: By 40' Common Corporation Road East: By Open Land And Road, West: By Open Duct And Shop No.19

Date: 02.03.2026 Place: PUNE

Authorized Officer Capital India Finance Limited

INDIA SME Asset Reconstruction Company Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIL"))
CIN: U67190MH2008PLC181062
Registered office: The Ruby, 11th floor, North-West Wing, Plot No. 29, Senapati Bapat Marg, Dadar West, Mumbai - 400 028

PUBLIC NOTICE FOR E-AUCTION CUM SALE (Appendix - IV A) (Rule 8(6))

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("SARFAESI Act") read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("the Rules").

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to India SME Asset Reconstruction Company Limited (acting in its capacity as Trustee of ISARC-2025 -2026 -3 Trust ("ISARC")) as assignee of Fedbank Financial Services Ltd vide Assignment Agreement dated 26th September 2025 (hereinafter referred to as "Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" and "No recourse" basis on 10th Apr 26, for recovery of an amount aggregating to Rs. 27,73,559.65/- (Rupees Twenty Seven Lakh Seventy Three Thousand Five Hundred Fifty Nine & Sixty Five Only) as on 31st Jan 26 due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from MUHAMMADABUBAKAR QAISER KHAN ("Borrower") and from SANOBAR MUHAMMAD ABUBAKAR (hereinafter referred to as "the Guarantors/Mortgagors") MUHAMMAD BILAL QAISE KHAN (collectively referred to as "Borrower (Guarantors/Mortgagors)").

Detailed description of the Immovable Assets, inspection date, reserve price and Earnest Money Deposit (EMD) shall be as follows:

Description of Property	Reserve Price	EMD
"All that piece and parcel of land All that part and parcel of MECCA Market, Lower Ground Floor, HHS 05, CTS No 10213/1 Sheet No 45 admg 72.01 sq mtrs admg 1049.2 sq. mtrs Bhaji Mandi Road Shahgunj Aurangabad"	Rs. 48,60,000/- (Rupees Forty-Eight & Sixty Thousand Only)	Rs. 4,86,000/- (Rupees Four Laks & Sixty Thousand Only)

Date and Time of Inspection of property : On 06th Apr 26, between 11:00 AM to 05:00 PM (time)

The Last Date, time for Submission of EMD : On 09th Apr 26, up to 5.00 P.M through online mode only on website www.bankauction.com

Date and Time of E-Auction : On 10th Apr 26, from 11:00 AM to 01:00 PM (time) with auto - extension of five minutes each in the event of bids placed in the last five minutes

Auction will be conducted "Online" through the ISARC'S-approved service provider C1 INDIA PVT LTD, Udyog Vihar, Phase 2, Gulf Petrochem building No. 301 Gurgaon Haryana, Pin 122015.

Help Line No. +91-124-4302020/21/22/23/24 or +91 9594597555,

Help Line e-mail ID: Support@bankauctions.com, For bidding, log on to Website <https://www.bankauctions.com>

Contact person/Contact Number : Mr. Gitesh Tupe, Mobile No. 9284902903.

For detailed terms and conditions of the sale, please refer to the link provided on website of India SME Asset Reconstruction Company Ltd. i.e. www.isarc.in

**Authorized officer,
India SME Asset Reconstruction Company (ISARC) Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIL"))
Acting in its capacity as trustee of ISARC- 2025-2026 -3 Trust**

**Date : 04.03.2026
Place : PUNE**

INDIA SME Asset Reconstruction Company Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIL"))
CIN: U67190MH2008PLC181062
Registered office: The Ruby, 11th floor, North-West Wing, Plot No. 29, Senapati Bapat Marg, Dadar West, Mumbai - 400 028

PUBLIC NOTICE FOR E-AUCTION CUM SALE (Appendix - IV A) (Rule 8(6))

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("SARFAESI Act") read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("the Rules").

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to India SME Asset Reconstruction Company Limited (acting in its capacity as Trustee of ISARC-2025 -2026 -3 Trust ("ISARC")) as assignee of Fedbank Financial Services Ltd vide Assignment Agreement dated 26th September 2025 (hereinafter referred to as "Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" and "No recourse" basis on 10th Apr 26, for recovery of an amount aggregating to Rs. 30,31,442.93/- (Rupees Thirty Lakh Thirty One Thousand Four Hundred Forty Two & Ninety Three Paise Only) as on 31st Jan 26 due to ISARC together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from RAVI BHICHAJI CHAVAN ("Borrower") and from ROHINI RAVI CHAVHAN (hereinafter referred to as "the Guarantors/Mortgagors") (collectively referred to as "Borrower (Guarantors/Mortgagors)").

Detailed description of the Immovable Assets, inspection date, reserve price and Earnest Money Deposit (EMD) shall be as follows:

Description of Property	Reserve Price	EMD
All that piece and parcel of land All part, piece and parcel of House No 247, Admg Sq Mt Gut No 165 Balapur Aurangabad, own by Mr Ravi Bhikai Chavhan and Mrs Rohini Ravi Chavhan.	Rs. 17,10,000/- (Rupees Seventeen Lakhs & Ten Thousand Only)	Rs. 1,71,000/- (Rupees One Lakh & Seventeen Thousand Only)

Date and Time of Inspection of property : On 06th Apr 26, between 11:00 AM to 05:00 PM (time)

The Last Date, time for Submission of EMD : On 09th Apr 26, up to 5.00 P.M through online mode only on website www.bankauction.com

Date and Time of E-Auction : On 10th Apr 26, from 11:00 AM to 01:00 PM (time) with auto - extension of five minutes each in the event of bids placed in the last five minutes

Auction will be conducted "Online" through the ISARC'S-approved service provider C1 INDIA PVT LTD, Udyog Vihar, Phase 2, Gulf Petrochem building No. 301 Gurgaon Haryana, Pin 122015.

Help Line No. +91-124-4302020/21/22/23/24 or +91 9594597555,

Help Line e-mail ID: Support@bankauctions.com, For bidding, log on to Website <https://www.bankauctions.com>

Contact person/Contact Number : Mr. Gitesh Tupe, Mobile No. 9284902903.

For detailed terms and conditions of the sale, please refer to the link provided on website of India SME Asset Reconstruction Company Ltd. i.e. www.isarc.in

**Authorized officer,
India SME Asset Reconstruction Company (ISARC) Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIL"))
Acting in its capacity as trustee of ISARC- 2025-2026 -3 Trust**

**Date : 04.03.2026
Place : PUNE**

IDBI BANK
1st Floor, Dnyaneshwar Paduka Chowk, F.C. Road, Shivaji Nagar, Pune - 411004.
CIN: L65190MH2004G0148324

SALE NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX IV-A (See proviso to Rule 8(6))

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 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 by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" and "without recourse" on 18.03.2026. The Reserve price and Earnest money deposit will be as under:

DESCRIPTION OF IMMOVABLE PROPERTIES

Name of the Borrower/ Property Description	Outstanding amount as per Demand Notice	Reserve Price (RP) & Earnest Money Deposit (EMD)	Inspection date	Builder Dues
Shri Ganesh More (Borrower), Flat No. 705, 7th Flr. Micaasa, Wing-C, Ph-2, Gat-878, 879, Wagholi, Pune-412207. Thousand Nine Hundred Seventy Nine and Seventy Two square meters plus adjoining Balcony area 2.61 Sq.mtr + adjoining Terrace area 4.64 Sq.mtr + One open Car parking area.	Rs.42,13,979.72/- (Rupees Forty Two Lakhs Thirteen Thousand Nine Hundred Seventy Nine and Seventy Two Thousand Nine Hundred Seventy Two and Sixty Paise Only) plus further interest & charges thereon	Rs.35,43,000/- & Rs.3,55,000/-	11.03.2026	-
Nilesh Uttam Shinolikar, Flat No. 303, 3rd Floor, Contare Heights, Plot No. B-1, CTS No. 14/170, 1A/170B-Survey No. 161, Laxmi Nagar Link Road, Palsadi, Gurgaon-West, Mumbai-400090. Four Only as on 10.09.2023 plus further interest & charges thereon	Rs.3,14,70,824/- (Rupees Three Crores Fourteen Lakhs Seventy Thousand Eight Hundred Twenty Four Only) as on 10.09.2023 plus further interest & charges thereon	Rs.2,80,00,000/- & Rs.28,00,000/-	11.03.2026	Rs. 67,50,000/-

For detailed terms and conditions of the sale, please refer to the link provided in www.bankauctions.com and IDBI Bank's website i.e. www.idbibank.in. Bid Document, which contains the detailed terms and conditions of sale, bid forms etc. may be obtained from any of our branch office free of charge, on all working days or can be downloaded from IDBI Bank's website www.idbibank.in and www.bankauctions.com. For any clarification and E Auction support, the interested parties may contact Mrs. Monika Mavi, AGM (Contact-9920844836).

**Date: 04.03.2026
Place: Pune**

**AUTHORIZED OFFICER
IDBI BANK LTD, Pune**

YES BANK LIMITED
Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai. 400 055
Branch Office: YES Bank Ltd., Plot No. 69/4, Mutha Symphony, Law College Road, Erandvane, Pune 411004

Publication of Notice u/s 13 (2) of the SARFAESI Act.

Notice is hereby given that the under mentioned borrower(s) / co-borrower(s) / guarantor(s)/mortgagor(s) who have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and whose loan accounts have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) calling upon them to repay the amount mentioned in the respective demand notice. In connection with above, notice is hereby given once again to the below mentioned borrower(s) / co-borrower(s) / guarantor(s)/mortgagor(s) by way of this public notice & are hereby called upon to make payment of outstanding amount indicated herein below together with further interest thereon, within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of said 60 days under sub-section (4) of Section 13 of SARFAESI Act.

Details of the Demand Notice/Borrowers/ Mortgaged Property

Sr. No.	Loan A/c No.	Name of Borrowers, Co-Borrowers, Mortgagors & Guarantors	Secured Asset-	D/Os. as per Sec.13(2) Notice.	Date of Sec. 13(2) Notice, NPA Date
1	AFH008 00738325	Leyon Reddy & Mary Alexander Reddy	Flat No. 102, First Floor, Wing- B, Shree Siddhivinayak Park, Gat No. 31/2, Village-Vadli, Taluka-Haveli, District-Pune -412308	Rs. 10,60,038.67	09-02-2026 13-01-2026
2	MIC008 01067492	Kalpna Abu Barne, Abu Bhaguji Barne, Shubham Abu Barne	Shop No. 01 admeasuring 25.98 sq. mtr. on Ground floor in the building known as "Sai Angan, bearing Survey No. 27/1, situated at Thergaon, Pune	Rs. 40,86,150	06-02-2026 13-01-2026
3	AFH008 01322222 & AFH0648 02021532	Ajay Vaman Gaikwad & Gaikwad Sarswati Vaman	Flat No. B 507, 5th Floor, in the building "Prosperia Part 1 - B", Gat No. 1040, 1054 to 1058, Newale Wasti, Chikhali, Tal- Haveli, Dist.-Pune	Rs. 24,14,866.14 & Rs. 1,90,173.37	06-02-2026 & 09-02-2026 13-01-2026
4	AFH008 00301127	Raju Vishwanath Wairagar & Kalpana Raju Wairagar	Flat No. 505, Fifth Floor, Wing- A6-1, Diamond, Playtor Ranjanagan, Gat No. 697 (Old Gat No. 217/1), Village- Karegaon, Taluka-Shirur, District- Pune-412220	Rs. 8,47,164.31	10-02-2026 30-01-2026
5	AFH008 01893892	Raghunath Bhimrao Borse, Chhaya Raghunath Borse	Flat No. 507, 5th Floor, Building No. A16, Sector 12, PCNTDA, (PMAY Scheme) Village - Bhosari, Tal- Haveli, Dist.- Pune-411026	Rs. 29,15,586.87	06-02-2026 13-01-2026
6	AFH008 01352685	Aliakbar Iqbal Lokhandwala & Asma Aliakbar Lokhandwala	Flat No. 806, Eighth Floor, Two Roses Co-operative Housing Society Limited, S.No. 43/2A/3, 43/18/18, Village- Kondhwa Khurd, Taluka-haveli, District-Pune-411048	Rs. 26,40,100.80	20-02-2026 13-01-2026
7	AFH008 06807839	Irshad Ittekar Shaikh & Ittekar Imtiyaz Shaikh	Flat No. 8, First Floor, Anjali Niwas, S.No. 51, Hissa No. 2A/31/2, Village- Kondhwa Khurd, District- Pune-411048	Rs. 20,04,161.61	20-02-2026 13-02-2026
8	HLN008 01424637	Eka Manish Neve & Manish Sudhakar Neve	Flat No.1205, Twelve Floor, Wing-G, Silver 9, Gat No. 227/1 (old Gat No. 1345,228/1, 1346,228/2, 1346,230), Village- Borhadewadi, Taluka-Haveli, District-Pune-412105	Rs. 25,56,676.44	16-02-2026 13-02-2026
9	AFH0043 02162108	Sambhaji Laxman Mohite & Shashikala Laxman Mohite	City Survey No. 2578, As Per Property Card admeasuring Total Area 41.00 Sq. Mtrs., Along With Construction Thereon, Padmaraje Galli, Shukrawar Peth, Near Shani Temple, C Ward, Khol Khandoba, Taluka - Karveer & District-Kolhapur-416012	Rs. 21,86,680.72	20-02-2026 13-02-2026

Further, this is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction /tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

**Date : 02.03.2026
Place : Pune**

**Sd/- Authorized Officer
YES Bank Limited**

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CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate office address: Chola Crest, Super B, C54 & C55.4, Thiru V K Industrial Estate, Guindy, Chennai - 600 032

POSSESSION NOTICE [APPENDIX IV] [Under Rule 8(1)]

WHEREAS the undersigned being the Authorized Officer of M/s. Cholamandalam Investment And Finance Company Limited , under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the