

**PUBLIC NOTICE**

This is to inform all the public that the present owner of the property described in the annexure below Shri. Sandeep Pramod Pansare Res. Jadhavnagar, Vadgaon Bk., Tal. Haveli, Dist. Pune - 411041 declares that the flat mentioned in the annexure below is the purchase ownership right of our respondent and the said Property is owned by Mr. Namdev Mahadev Nivangune Registered Deed of Assignment from has been purchased. The said Deed of Assignment Document No. 17052/2019. The original owner of the said flat income Shri. Namdev Mahadev Nivangune said flat Mrs. Alka Vijay Nivangune and Gurukrupa Cooperative Housing Society Ltd. through Chairman Mr. Vithoba Vishnu P a i a registered deed was purchased from the said agreement dated Sub Registrar Sahab Haveli No. 16 in the office of Dast no. 4834/2003 dated 29/10/2003 was registered. The previous original agreement document no. 4834/2003 is missing by mistake. The said original agreement document no. 4834/2003, despite searching by our officials, the said original document has not been found by our officials. This original document has not been misused by our followers anywhere. Also, a complaint about the loss of the said document has been filed with the Sinhgad Police Station, Vadgaon Bk., Pune and its complaint no. 34579-2026 dated 09/03/2026. By means of the said public notice, our client declares that the said original agreement deed and its list of deed, Index 2, receipt is also missing by mistake and the copy of the said document, Index 2, receipt if any one finds / found the said document should be brought to our office at the above address or at our address within 08 (eight) days from today. A.A. 34 Dilip Babanrao Gaikwad M.Com., L. B. (Advocate) ADVOCATE Laxman Heights, S. No. 51, Shop No. 7, Wadgaon Bk., Tal. Haveli, Dist. Pune - 411041. Mob: 9922414134

**THE SCHEDULE - I OF THE SAID PROPERTY (Description of entire land)**  
All that piece and parcel of well defined and demarcated land on ground measuring area 00 Hectare 06 Aar carved out of Survey No. 41B1 of Village Vadgaon Bk., Taluka Haveli, District Pune and within the limits of Pune Municipality Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 28, Pune. The flat which is the subject of this agreement of Flat No. 01 measuring carpet area 463 Sq. feet (i.e. 43.03 Sq. mtrs) situated on Ground Floor of Building No. B which is known as "GURUKRUPA CO-OPERATIVE HOUSING SOCIETY LTD." (Pune Municipality Corporation account No. FIC/12/00017000) and bounded as follows:-  
On or towards the East: Building Side Margin On or towards the West Building Side Margin  
On or towards the North: flat no. 02 On or towards the South parking

Place : Pune **Adv. Dilip Baban Gaikwad (M. Com., L.L.B.)**  
Date : 11.03.2026 Laxman Heights, S. No. 51, Shop No. 7, Wadgaon Bk., Tal. Haveli, Dist. Pune - 411 041. Mob. : 9922414134

**PUBLIC NOTICE**

Notice is hereby given that the property more precisely described in the SCHEDULE written hereunder is owned and possessed by Mrs. Yamunabai Bhagwan Katak, Pandurang Bhagwan Katak, Ranjana Bhagwan Katak, Savita Mahadev Katak, Sachin Mahadev Katak, Akash/Rahul Mahadev Katak, R/a. Bandalwadi, Garade, Tal. Purandar, Dist. Pune. The said Owners has agreed to sell the said PROPERTY to my client under final discussion and according to the deal has been concluded. The said owners, has assured my client that the said property is free from all encumbrances and/or defect in title and it has clean and clear MARKETABLE TITLE to said property. Any person/s having any Claims or Adverse purchasing right under any head in respect of the said property, the same be informed to the undersigned together with proof, in original, thereof, within 07 DAYS of publication of this Notice. Failing which. My client shall complete the transaction and all such claims, if any, shall be deemed to have been waived and/or abandoned. No claims and/or objection of any sort, shall be entertained after the said notice period.

**SCHEDULE : (BEING DESCRIPTION OF THE PROPERTY WHICH IS THE SUBJECT MATTER OF THIS NOTICE)**  
All that piece and parcel of Agricultural Land Situated at Garade, Tal. Purandar, Dist. Pune, within the jurisdiction of sub-registration office tal. Purandar, Dist. Pune.

Gat No.	Total Area	Assessment in	Purchase Area	Boundary's
189	Rs. 01 H. 6Aar	02 Rs. 46 aisa	00 H. 20 Aar	As Per Gov. Record

Place: Saswad, Date: 09/03/2026  
**ADV. SUMIT V. PAWAR**  
ADDRESS : Off.No.10, Bhairavnath Empire, Naryanpur Road, A/p. Saswad, Tal. Purandar, Dist. Pune, Maharashtra, Pin.412301

**Shivajirao Bhosale Sahakari Bank Ltd., (Under Liquidation)**  
Head Office- Plot No.-402, Gate No.-4, Marketyard, Gullakadi, Pune-411037.  
Mob.- 9689989922, 9689989910, E-Mail- recovery.dept.ssbpune@gmail.com

**Form "Z"**  
(See Sub-Rule [11](d-1) of rule 107)  
**Symbolic Possession Notice For Immovable Property**

Whereas, the undersigned being the Recovery Officer-Pune, C/o. Shivajirao Bhosale Sahakari Bank Ltd., (Under Liquidation) under the Maharashtra Co-operative Societies Rules, 1961 issued Demand Notice Calling upon the Judgment Debtor Shri. Bhosale Uddhav Namdev and Other 3 to repay the amount mentioned in the Demand Notice Dated 07/03/2020 being Rs. 1,59,868/- (Rs. One Lakh Fifty Nine Thousand Eight Hundred Sixty Eight Only) along with future interest, Surcharge, Recovery and other Expenses etc. for Loan A/c. No.-TS-1320 from the date of receipt of the said notices and that the Judgment Debtor having failed to repay the amount, the undersigned has issued an dated 28/10/2025 and Attached the property described herein below

The judgment Debtor Shri. Bhosale Uddhav Namdev and Other 3 having failed to repay the amount, notice is hereby given to Judgment Debtor and the public in general that the undersigned has taken symbolic possession of the property of described herein below in exercise of powers conferred on him/her under rule 107 [11(d-1)] of the Maharashtra Co-operative Societies Rules, 1961 on the dated 28.10.2025.

The judgment debtor Shri. Bhosale Uddhav Namdev and Other 3 in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Shivajirao Bhosale Sahakari Bank Ltd. Pune (Under Liquidation) for an amount as on 28/02/2026 for Loan A/c. No.- TS-1320 is Rs.5,13,514/- (Rupees Five Lakh Thirteen Thousand Five Hundred Fourteen Only) along with Future Interest, Surcharge, Recovery and other Expenses etc. thereon.

Name of the Property Holder	Property Descriptions	Outstanding Amount as on 28/02/2026 in Rs.	Symbolic Possession Date
Guantor- Shri. Sanjay Manik Holam	The undivided share of Shri. Sanjay Manik Holam out of Common Area 00 H. 86.00 R. with Potkharaba out of Total Area 05 H. 57.00 R with Potkharaba of Gat No.- 705 situated at Mauje Bhambara, Taluka Karjat, Dist. Ahmednagar/Ahilyanagar	Rs. 5,13,514/- +Interest thereon	28/10/2025

Date:- 10/03/2026 Recovery Officer, Magarashtra, Pune  
Place:- Pune (U/s. 156 of M.C.S. Act 1960 and Rule 107 of M.C.S. Rule 1961)  
C/o Shivajirao Bhosale Sahakari Bank Ltd. Pune (Under Liquidation)

**पंजाब नैशनल बँक Punjab National Bank**  
ARMB Pune, Ground Floor, Aurora Towers, 9, Moledina Road, Pune- 411001  
Phone: 020-26133926, E-mail: cs8762@pnb.bank.in

**POSSESSION NOTICE (For Immovable property)**  
(Appendix IV under the Act-rule-8(1))

Whereas, the undersigned being the Authorized Officer of the Punjab National Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.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 dated 18/12/2025 calling upon the Borrower Mr. Lukaman Harun Nadaf & Sana Sikandar Pansare having Address at, Survey No 19/3-4 19/5a-5b 20/7, Flat No 14 of 3rd Floor Sukhwani Residency Dapodi Pune 411012 to repay the amount mentioned in the notice being Rs. 44,74,265.49 (Rupees Forty four Lakh Seventy-four Thousand Two Hundred sixty-five & Paise four nine Only) as on 18/12/2025 with further interest and other charges on the contracted rate until payment in full within 60 days from the date of notice 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 8 of the said rules on this 09th MARCH of the year 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 the Punjab National Bank for an amount of (Rs. 44,45,748.05 Rupees Forty four Lakh Forty five thousand seven Hundred forty-eight & Paise five Only) as on 28/02/2026 and further interest and other charges thereon.

The borrower's attention is invited to provisions of sub-section (B) of section 13 of the Act in respect of time available to redeem the secured assets

Name of the Property Holder	Property Descriptions	Outstanding Amount as on 28/02/2026 in Rs.	Symbolic Possession Date
Guantor- Shri. Sanjay Manik Holam	The undivided share of Shri. Sanjay Manik Holam out of Common Area 00 H. 86.00 R. with Potkharaba out of Total Area 05 H. 57.00 R with Potkharaba of Gat No.- 705 situated at Mauje Bhambara, Taluka Karjat, Dist. Ahmednagar/Ahilyanagar	Rs. 5,13,514/- +Interest thereon	28/10/2025

Date : 09/03/2026 (J C Vijay Kumar Chinnam)  
Place : Pune Authorised Officer, Punjab National Bank

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 28/02/2026 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
1	<b>Branch - Pimpri</b> Smt. Surekha Hanumant Janjire, Flat No. D2-502, Verve Apartment, Laxmi Chowk Road, Wakad, Pune- 411057. <b>And Also At</b> 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. <b>And Also At</b> Kasari, Post : Kadasakhar, Tal.Aashli, 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. <b>Encumbrances : Not Known</b>	A) 08/12/2021 B) 11.25 Lakhs- 31/10/2025 + future interest and other recovery charges C) 17/06/2022 D) Symbolic	Rs. 17.10 Lakh Rs. 1.71 Lakh Rs. 21000/-	Dt. 27/03/2026 at 11.00 Hrs to 15.00 Hrs (With Extension of 10 Minutes if necessary)
2	<b>Branch - Bhosari</b> M/S 2P VENTURE, Vinayak Govind Lad & Pratibha Vinay Lad (Partner- Guarantor), Gat no 165 Post Kuruli Chimbli Phata Pune Nashik Highway, Pune 410501. <b>Also at:</b> Flat no 406 Mangalam Building Adarsh Colony Road no 4 (lane no 4) Tingre Nagar Vishratwadi Pune 410501. <b>Padma G Lad (Guarantor)</b> , Plot no. 2477, CTS No. 7696, R.S.No. 1312, M.M Extension Belgaum 590016. <b>Mrs Neeta Patil (Guarantor)</b> , House no 24/4A Kore Galli Anandwadi Belgum 590002. <b>Mrs Ashwini S Hosurkar (Guarantor)</b> , Plot No 29, Suryve no 34/1, Road No 11F, Near Kishor Garden, Vidyanar, Pune 411032	Residential Property Bearing Plot no. 2477, CTS No. 7696, R S No. 1312, Situated near Love Dale school M M Extension Belgaum 590016. Admeasuring plot Area 2400 Sq.ft. <b>Encumbrances : Not Known</b>	A) 01/03/2025 B) Rs. 154.82 Lakhs further interest w.e.f 01/03/2026 + Charges C) 08/07/2025 D) Symbolic Possession	Rs. 125.08 Lakh Rs. 13.00 Lakh Rs. 5.00 Lakh	Dt. 27/03/2026 at 11.00 Hrs to 15.00 Hrs (With Extension of 10 Minutes if necessary)
3	<b>Branch - Ranjangaon</b> M/s. Mahaganpati Steel Traders, Milkat No. 1592, Gat No. 1798, Near Hotel Sarpanch, Nagar Pune Road, Ranjangaon, Taluka: Shirur Pune-412209. <b>And Also At Sh. Dhnyaneshwar Sopan Shinde, A/p Ranjangaon Ganapati, Taluka Shirur, Dist Pune. 412209. M/s. Mahaganpati Steel Traders, Milkat No. 1256, Nagar Pune Road, Near Hotel Sarpanch, Ranjangaon Ganpati, Taluka: Shirur, Pune-412209. Satish Jaysingh Kshirsagar (Guarantor)</b> Shinde wasti Mourya Ladging Tal Shirur Dist Pune 412209. Sh. Dhnyaneshwar 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. <b>Encumbrances : Not Known</b> 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. <b>Encumbrances : Not Known</b>	A) 29/09/2021 B) Rs. 40,58,473.45 as on 28/02/2026 + further interest w.e.f 01/03/2026 + Charges C) 21/02/2022 D) Symbolic Possession	Rs. 13.23 Lakhs Rs. 1.32 Lakhs Rs. 21000/-	Dt. 27/03/2026 at 11.00 Hrs to 15.00 Hrs (With Extension of 10 Minutes if necessary)
4	<b>Branch - Kalyaninagar, Pune 133110</b> Rajesh Vitthal Chougule Add:- Flat no-A-801, Sr No-298/20/2021, Nyati Evita Bldg A Brisa Lohegaon, Pune-411047	Shaurya Homes Building, Wing no-A, Flat no-A, 403 4th Floor, S.No-29, Hissa no-1/20/1 &1/4 Near 29, Gold Coast & Atria Society Dhanori, Pune-41105	A) 04/09/2024 B) Rs.100.98 Lakhs as on 28/02/2026 + further interest + charges w.e.f. 01/03/2026 C) 11/12/2024 D) Symbolic	Rs. 73.25 Lacs Rs. 7.33 Lacs Rs. 21000/-	Dt. 27/03/2026 at 11.00 Hrs to 15.00 Hrs (With Extension of 10 Minutes if necessary)
5	<b>Branch - Pune-Bibwewadi/098610</b> Nikhil Pramod Ghatkar and Trupti Nikhil Ghatkar, Add:- 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 Gat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil Pramod Ghatkar and Mrs. Trupti Nikhil Ghatkar <b>Encumbrances : Not Known</b> 2. Flat No. 102, 1st floor, Shree Ganesh Residency, at Gat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil Pramod Ghatkar and Mrs. Trupti Nikhil Ghatkar <b>Encumbrances : Not Known</b> 3. Flat No. 103, 1st floor, Shree Ganesh Residency, at Gat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil Pramod Ghatkar and Mrs. Trupti Nikhil Ghatkar <b>Encumbrances : Not Known</b>	A) 24/05/2021 B) Rs.82,93,782.56 as on 28/02/2026 + Charges + further interest w.e.f. 01/03/2026 C) 08/12/2021 D) Physical	Rs. 16.02 Lacs Rs. 1.60Lacs Rs. 21000	Dt. 27/03/2026 at 11.00 Hrs to 15.00 Hrs (With Extension of 10 Minutes if necessary)
6	<b>Branch - Bibwewadi, Pune</b> M/s Durga Engineering Works and Home Loan of Prop. Mr. Ajaykumar Satyanarayan Add: Sr. No. 7/8, Shanti Nagar, Bhosari, Pune 411017. <b>Also: M/s Durga Engineering Works and Home Loan of Prop. Mr. Ajaykumar Satyanarayan, S. No. 112/4/1, Land &amp; Residential Building, Ground Floor, Rahatani, Nadhe Nagar, Near Krishna Temple, kalewadi, Pune 411017. <b>Also: Laxman Suraj Singh (Guarantor in Housing Loan), Add: Kundalik Lodhe Chawl, Mahatma Phule Road, Bhosari, Pune 411039. <b>Also: Ashok Kumar Vaswani (Guarantor in Housing Loan), Add: Flat No. 312, Vaswani Niketan, Waghere Colony, Pimpri, Pune 411017.</b></b></b>	Residential Land Building House PCMC Property No.4/59/5 at S. No. 112, Hissa No. 4/1, Nadhe Nagar at Rahtani, Near Krishna Temple, Omkar Colony, Kalewadi, Pune 411017 <b>Encumbrances : Not Known</b>	A) 19/01/2023 B) Rs.1,10,60,910.91 as on 28/02/2026 + further interest + charges w.e.f. 01/03/2026 (including Dues of Home Loan in the name of Ajaykumar Satyanarayan Singh) C) 21/04/2023 D) Symbolic	Rs.34.74 Lacs Rs.3.47 Lacs Rs. 21000/-	Dt. 27/03/2026 at 11.00 Hrs to 15.00 Hrs (With Extension of 10 Minutes if necessary)
7	<b>Branch - PUNE CAMP-038600</b> Swaraj Education Society M/s Swaraj Education Society, Add: "Saideep", Vinayak Colony, Agashivnagar, Malkapur, Taluka-Karad, District- Satara-415 539 <b>ALSO : M/s Swaraj Education Society's Swaraj Institute of Management, Add : NH-4, Vanvasmachi, Taluka Karad, District Satara- 415 105</b> <b>ALSO : Mr. Ajit Dinkarrao Thorat, Mr. Deepak Dinkarrao Thorat, Mr. Dinkarrao Shankar Thorat, Add: "Saideep", Vinayak Colony, Agashivnagar, Malkapur, Taluka-Karad, Satara- 415 539</b> <b>ALSO : Mr. Balajiraje Prithviraj Naik Nimbalkar, Add : 870/A, Satiyaki Bungalow, Kasba Bawda Road, Kolhapur-416 006</b> <b>ALSO : Mr. Sharadchandra Vishnu Desai, Add : 10, ZP Colony, Agashivnagar, Karad , District Satara- 415 539</b> <b>ALSO : Mr. Ajit Kakaso Pawar : Add : At &amp; Post Chitali, Taluka Khatav Distt Satara-415 102.</b> <b>ALSO : Mr. Deepak Keshav Nagane, Add : Shreyas Bungalow ,Karamveer Nagar, M G Vidyalaya Parisar, Ashta, Taluka-Valava, Sangli-416 301</b>	1. Residential Bungalow "Sai Deep", Gr. Floor + 1st Floor, S. No. 146/1, Near Krishna Medical Girls Hostel, Karad, Dist. Satara <b>Encumbrances : Not known</b> 2. NA Open Plot Gat No. 745, Near Swaraj Institute of Management, Bangalore Highway, Village - Vanwasmachi (Umbraj), Tal. Karad, Distt. Satara. <b>Encumbrances : Not known</b> 3. NA Open Plot Gat No. 807, Near Swaraj Institute of Management, Bangalore Highway, Village Vanwasmachi (Umbraj), Tal. Karad, Distt Satara. <b>Encumbrances : Not known</b> 4. NA Open Plot Gat No. 808, Near Swaraj Institute of Management, Bangalore Highway, Village Vanwasmachi (Umbraj), Tal. Karad Distt Satara. <b>Encumbrances : Not known</b> 5. NA Open Plot Gat No. 809, Near Swaraj Institute of Management, Bangalore Highway, Village Vanwasmachi (Umbraj), Tal. Karad, Distt Satara. <b>Encumbrances : Not known</b> 6. College premises consisting Ground Floor + 1st Floor, Gat No. 636, Near Jain Mahavir Temp-le, Bangalore Highway, Village Vanwasmachi (Umbraj), Tal. Karad, Dist. Satara-415105 <b>Encumbrances : Not known</b> 7. NA Open Plot Gat No. 810, Near Swaraj Institute of Management, Bangalore Highway, Village Vanwasmachi (Umbraj), Tal. Karad Distt Satara. <b>Encumbrances : Not known</b>	A) 03.11.2018 B) 627.29 Lakh + further interest w.e.f. 01.03.2026 + Other charges C) 13.03.2019 D) Symbolic Possession	Rs. 104.90 Lakh Rs. 10.49 Lakh Rs. 1.00 Lakh	27.03.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
8	<b>Branch - Pashan-049500</b> Subhangi Suraj Padwalkar Mrs. Subhangi Suraj Padwalkar & Mr. Suraj C Padwalkar, Flat No.501, 5th Floor, Building/Wing No. East-B, Opulent Central Park, S.No.86, Hissa No.2B/2/1/4, 2B/2/1, 2B/2/1/5, Off Manjari Stud farm, Next to Bharat Petrol pump, Manjari Budruk., Tasil-Haveli, Dist- Pune, Maharashtra-412307. <b>ALSO Mr. Suraj C Padwalkar, 30, Ward No.3, behind jakat naka, Shewalewadi, Solapur road, Rajyog Bhawan, Manjari-412307. <b>ALSO Shop No.34 &amp; 52, 1st Floor, Bhosale Shinde Arcade, J M Road, Deccan Gymkhana, Pune-411004.</b></b>	Flat No.501, 5th Floor, Building/Wing No. East-B, Opulent Central Park, S.No.86, Hissa No.2B/2/1/4, 2B/2/1, 2B/2/1/5, Off Manjari Stud farm, Next to Bharat Petrol pump, Manjari Budruk., Tasil-Haveli, Dist- Pune -412307 admeasuring carpet area 69.67 sq mtr i.e 750 sq ft car parking area 09.00 sqmtr. <b>Encumbrances : Not Known</b>	A) 24/05/2021 B) 59.13 Lakh + further interest + charges w.e.f 01/03/2026 C) 03/03/2022 D) Symbolic Possession	Rs.47.11Lakh Rs.4.72 Lakh Rs. 21000.00	Dt. 27/03/2026 at 11.00 Hrs to 15.00 Hrs (With Extension of 10 Minutes if necessary)
9	<b>Branch - Nanapeth &amp; Satara Road, Pune</b> Mr. Malojirao Rangarao Kakade & Mrs. Manisha Malojirao Kakade Manisha & Malaji Rao Kakde, Flat No. 21, Building C, Parmar Plaza CHS, Wanowrie, Pune 411040. <b>ALSO: Maloji Rao Kakde, Shop No. 8, Sumit Plaza Krishi Utapanna Bazar Samitee, Bibewadi, Pune 411037. <b>ALSO: Manisha &amp; Malaji Rao Kakde, Flat No. 703, Building No. C2, Gangadharm Complex, Bibewadi, Pune 411037. <b>ALSO: Manisha &amp; Malaji Rao Kakde, Flat No. 704, Building No. C2, Gangadharm Complex, Bibewadi, Pune 411037</b></b></b>	Flat No. 21, 3rd & 4th Floor, Bldg C, Parmar Plaza Co-op HSG Ltd, S. No. 14, Hissa No. 17, Wanowrie, Tah- Haveli, Dist Pune. Carpet Area: 1100.00Sqft <b>Encumbrances : Not Known</b>	A) 15/06/2022 B) Rs. 114.12 Lacs + further interest + charges w.e.f 01/03/2026 C) 22/11/2022 D) Symbolic Possession	Rs. 81.90 Lacs Rs. 08.20 Lacs Rs. 21000	Dt. 27/03/2026 at 11.00 Hrs to 15.00 Hrs (With Extension of 10 Minutes if necessary)
10	<b>Branch - Nanapeth &amp; Satara Road, Pune</b> M/s Bhimashankar Agro Services Prop. Mr. Malojirao Kakade Manisha & Malaji Rao Kakde, Flat No. 21, Building C, Parmar Plaza CHS, Wanowrie, Pune 411040. <b>ALSO: Maloji Rao Kakde, Shop No. 8, Sumit Plaza Krishi Utapanna Bazar Samitee, Bibewadi, Pune 411037. <b>ALSO: Manisha &amp; Malaji Rao Kakde, Flat No. 703, Building No. C2, Gangadharm Complex, Bibewadi, Pune 411037. <b>ALSO: Manisha &amp; Malaji Rao Kakde, Flat No. 704, Building No. C2, Gangadharm Complex, Bibewadi, Pune 411037</b></b></b>	Shop No. 8(49), 1st Floor, Sumeet Plaza, CTS No. 582, Plot No. E/29, E/30, E31, Market Yard, Gutkedi, Bibewadi, Tah Haveli, Dist- Pune 411037. Carpet Area : 195.00 Sqft <b>Encumbrances : Not Known</b>	A) 15/06/2022 B) Rs. 76.79 Lacs + further interest + charges w.e.f 01/03/2026 C) 18/11/2022 D) Symbolic Possession	Rs. 37.73 Lacs Rs. 3.77 Lacs Rs. 21000	Dt. 27/03/2026 at 11.00 Hrs to 15.00 Hrs (With Extension of 10 Minutes if necessary)

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ARMB : Ground Floor, Aurora Towers, 9, Meledina Road, Pune - 411001  
E mail: cs8762@pnb.BANK.IN

**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**

Continued from previous page

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 (Mortgagor 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 28/02/2026 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
11	Branch - Nanapeth & Satara Road, Pune M/s. Bhimashankar Agro Services Prop. Mr. Malojirao Kakade & Mr. Malojirao Rangarao Kakade & Mrs Manisha Malojirao Kakade. Manisha & Malaji Rao Kakde, Flat No. 21, Building C, Parmar Plaza CHS, Wanowire, Pune 411040. ALSO: Maloji Rao Kakde, Shop No. 8, Summit Plaza Krishi Utapanna Bazar Samitee, Bibewadi, Pune 411037. ALSO: Manisha & Malaji Rao Kakde, Flat No. 703, Building No. C2, Gangadham Complex, Bibewadi, Pune 411037. ALSO: Manisha & Malaji Rao Kakde, Flat No. 704, Building No. C2, Gangadham Complex, Bibewadi, Pune 411037	Flat No. 704, 7th Floor, Ganga Dham Phase 1, Sr No. 1/2/3/4/1/10+614/1/2/3/4/5/6/7/8/9, Bibewadi, Tah-Haveli, Pune 411001 Carpet Area : 630.00 Sq ft Encumbrances : Not Known	A) 15/06/2022 B) Rs.99.65 Lacs + further interest + charges w.e.f 01/03/2026 C) 18/11/2022 D) Symbolic Possession	Rs. 51.76 Lacs Rs. 5.18 Lacs Rs. 21000	Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary)
12	Branch - Nanapeth & Satara Road, Pune M/s. Bhimashankar Agro Services Prop. Mr. Malojirao Kakade & Mr. Malojirao Rangarao Kakade & Mrs Manisha Malojirao Kakade. Manisha & Malaji Rao Kakde, Flat No. 21, Building C, Parmar Plaza CHS, Wanowire, Pune 411040. ALSO: Maloji Rao Kakde, Shop No. 8, Summit Plaza Krishi Utapanna Bazar Samitee, Bibewadi, Pune 411037. ALSO: Manisha & Malaji Rao Kakde, Flat No. 703, Building No. C2, Gangadham Complex, Bibewadi, Pune 411037. ALSO: Manisha & Malaji Rao Kakde, Flat No. 704, Building No. C2, Gangadham Complex, Bibewadi, Pune 411037	Flat No. 703, 7th Floor, Ganga Dham, Phase 1, Wing C-2, S. No. 1/2/3/4/1/10+ 614/1/2/3/4/5/6/7/8/9, Bibewadi Tah- Haveli, Pune-411001 Carpet Area: 645.00 Sqft Encumbrances : Not Known	A) 15/06/2022 B) Rs.99.65 Lacs + further interest + charges w.e.f 01/03/2026 C) 18/11/2022 D) Symbolic Possession	Rs. 52.99 Lacs Rs. 5.30 Lacs Rs. 21000	Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary)
13	Branch - Pashan-049500 M/S Suraj Technology, Prop-Mr. Suraj C Padwalkar M/S Suraj Technology, Prop-Mr. Suraj C Padwalkar, Shop No.34, 1st Floor, Bhosale Shinde Arcade, J M Road, Deccan Gymkhana, Pune -411004 ALSO: Shop No.52, 1st Floor, Bhosale Shinde Arcade, J m Road, Deccan Gymkhana, Pune-411004. ALSO: Mr. Suraj C Padwalkar, 30, Ward No.3, behind jakat naka, Shewalewadi, Solapur road, Rajyog Bhawan, Manjeri-412307. ALSO: Flat No.501, 5th Floor, Building/Wing No. East-B, Opulent Central Park S.No.86, Hissa No.2B/2/1/4, 2B/2/1/5, Off Manjeri Stud farm, Next to Bharat Petrol pump, Manjeri Budruk, ,Tasli-Haveli, Dist- Pune -412307	1. Shop no 34, 1st floor, Survey no 65, Final plot No 658, CTS No. 629A/5, Bhosale shinde Arcade Village Mouje Shivajinagar ( Bhamburda) Taluka-haveli, Dist-Pune 411045 admeasuring 190 Sqft. i.e 17.65 Sqmt builtup. Encumbrances : Not Known 2. Shop no 52, 1st floor, Final plot No 658, CTS No. 629A/5, Bhosale shinde Arcade Village Mouje Shivajinagar ( Bhamburda) Taluka-haveli, Dist-Pune 411045 admeasuring 210 Sqft i.e 19.50 Sqmt builtup. Encumbrances : Not Known	A) 24/05/2021 B) Rs.95.45 Lakh + further interest + charges w.e.f 01/03/2026 C) 24/02/2022 D) Symbolic Possession	Rs. 35.05 Lacs Rs. 3.50 Lacs Rs. 21000	Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary)
14	Branch - Deccan Gymkhana Pune Mr. Manoj s Kumar S Lunkad & Mrs Surekha Manoj Lunkad Mr. Manoj Kumar S Lunkad Flat No 401,4th floor, Atharva Jayatu,Zebion House" Final Plot No.280 Sub Plot 7, New S No 524 (Part) CTS No383/8, New Timber Merchant Society, Ghorpadi Peth Pune. ALSO: Flat no B/402, S No 587, Hyde Park, Market Yard, Pune 411037 ALSO: Mr. Surekha Manoj Lunkad, Flat No 401, 4 th Floor Plot.No.280, Sub Plot No7, New S NO 524 (Part)CTS No383/8, New Timber Merchant Society, Ghorpade Peth, Pune-411042	Flat No. 401, 4th Floor, admeasuring about 77.88 Sq. Mtrs, Carpet in area (including areas of balconies) with adjoining same level terrace having area about 104.36 Sq. Mtrs., Atharva Jayatu, New S.No. 524 (part), CTS No.383/8, New Timber Merchant Society, Ghorpade Peth (old Nisbat Munjeri), Pune Encumbrances : Not Known	A) 09/01/2019 B) Rs.608.27 Lakh + further interest + charges w.e.f 01/03/2026 C) 22/04/2019 D) Symbolic Possession	Rs.163.80 Lakhs Rs.16.38 Lakh Rs. 1.00 Lakh	Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary)
15	Branch - Nanapeth-290100 Shri Adiveppa Kantappa Hadpad Shri Adiveppa Kantappa Hadpad, Kanchan Onyx Flat 701, Seventh Floor Pisoli,pune-411060. Also: Flat No.34, Plot No.37, Sai Krupa Society, Shridharnagar, Near Ram Mandir, Dhankawadi, pune-411043. Also: M/s Aniket Motors Prop- Adiveppa K Hadpad, Shop No 16, On Upper Ground Floor, Rajasa Enclave, S No 83 2A/1a, Near Wonder City, Katraj, Pune-411046. Also: 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, Tah-Haveli, Dist-pune-411048	Residential Flat no.701, 7th floor wing-A, Kanchan Onyx, S. No 9, Hissa no 7/1 & 7/2, Near Dharmavat Petrol Pump, Village- Pisoli, Pune 411048 admeasuring 94.66 Sqmt Encumbrances : Not Known	A) 20/05/2022 B) Rs.97.19 Lakh + further interest + charges w.e.f 01/03/2026 C) 21/12/2022 D) Symbolic Possession	Rs. 66.85 Lakh Rs.06.69 Lakhs Rs. 1.00 Lakh	Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary)
16	Branch - Nanapeth-290100 M/S Aniket Motors Prop-Adiveppa Hadpad M/S Aniket Motors Prop-Adiveppa 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: Shop No 16, On Upper Ground Floor, Rajasa Enclave, Old Survey No 83 Hissa 2a/1a, Village Mouje Katraj, Pune-411046. ALSO: Shri Adiveppa Kantappa Hadpad, Flat No.34, Plot No.37, Sai Krupa Society, Shridharnagar, 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 sqmtr. Encumbrances : Not Known	A) 20/05/2022 B) Rs.60.97 Lakh + further interest + charges w.e.f 01/03/2026 C) 21/11/2022 D) Symbolic Possession	Rs. 48.33 Lakh Rs. 04.83 Lac Rs. 21000.00	Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary)
17	Branch - Deccan Gymkhana, Pune Mr. Anna B Mahadik & Mrs. Manisha Anna Mahadik Mr. Anna B Mahadik & Mrs. Manisha Anna Mahadik, Flat No. 1604, Sector R-2,Sy No. 138, Tower No. 7 16th Floor "Amanora Park Town", Sadesataranali Hadapsar Pune 411028. Carpet Area : 1278.44 Sq Feet Encumbrances : Not Known	All that part and parcel of Flat No. 1604, Sector R-2,Sy No. 138, Tower No. 7 16th Floor "Amanora Park Town", Sadesataranali Hadapsar Pune 411028. Carpet Area : 1278.44 Sq Feet Encumbrances : Not Known	A) 07/10/2019 B) Rs.171.34 Lakhs + further interest + charges w.e.f 01/03/2026 C) 19/07/2022 D) Symbolic Possession	Rs. 153.03 Lakhs Rs. 15.30 Lakhs Rs. 1.00 Lakh	Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary)
18	Branch - Deccan Gymkhana Pune Shri Yash Nimish Munim Shri Yash Nimish Munim, Flat No.706 Kohinoor Ambrosia CHS SNo.-73 Opp-Runwal Seagull Handewadi Road Hadapsar Road, Pune-411013. Also: All that piece and parcel of Flat No. 14 & 14A on 5th Floor in the building known as Kulpit Apartments, constructed on the property bein Survey no. 8A and plot No. 40A and 40B situated at Village Kondhwa Khurd, Taluka Haveli, District Pune. Also: 12, Sethi Dham, 3rd floor, 11th Road, Khar(West), Mumbai 400052.	All that piece and parcel of Flat No.14 & 14A on 5th Floor in the building known as Kulpit Apartments, constructed on the property being Survey no. 8A and plot No. 40A and 40B situated at Village Kondhwa Khurd, taluka Haveli, District Pune. Encumbrances : Not Known	A) 10/07/2017 B) Rs.226.17 Lakh + further interest + charges w.e.f 01/03/2026 C) 27/09/2017 D) Symbolic Possession	Rs. 43.47 Lakh Rs. 4.35 Lac Rs. 21000	Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary)
19	Branch - Deccan Gymkhana, Pune Sameer Bhausaheb Shinde, Amol Bhausaheb Shinde & Kusum Bhausaheb Shinde Sameer Bhausaheb Shinde & Mrs.Kusum Bhausaheb Shinde & Amol Bhausaheb Shinde, Flat No 502, 5th Floor, Suvalli Heights, Pimple Gurav, Pune 411061. Also: R H No 8, Mayur Nagari, Ph 1, Pimple Gurav, Katepuram Chowk, Pune, 411061.	All that piece and parcel of Flat No 502, Fifth Floor, Admeasuring 1260 Sqft i.e. 117.10 Sqmtrs area along with One Open Car Parking Space Area Admeasuring 100 Sqft i.e. 9.29 Sqmtrs (Builtup Area) in the scheme known as Suvalli Heights, constructed on S. No. 55/2/46 situated at Village Pimple Gurav within local limits of Pimpri Chinchwad Municipal Corporation within the jurisdiction of sub registrar Haveli, Pune, District Pune. Encumbrances : Not Known	A) 13/06/2024 B) Rs.83.60 Lac + further interest + charges w.e.f 01/03/2026 C) 15/10/2024 D) Physical Possession Dt. 06/08/2025	Rs. 69.16 Lacs Rs. 06.92 Lac Rs. 21000	Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary)
20	Branch - Nanapeth-290100 Vishnu Arjun Kadam Sh. Vishnu Arjun Kadam & Smt.Vandana Vishnu Kadam, Flat No.1 & 2, 1st Floor, D-Wing, Navdeep Magasvargiya CHS Ltd. S.No.43/46, Greenland County, Near Manaji nagar, Ganpati Temple Lane, Manaji Nagar, Narhe Encumbrances : Not Known	Flat No.1 & 2, Building No.D, first floor, Navdeep Magasvargiya CHS Ltd. S.No.43/46, Greenland County, Near Manaji nagar, Ganpati Temple Lane, Manaji Nagar, Narhe, Pune-411041 Encumbrances : Not Known	A) 12/11/2021 B) Rs.42.34 Lakh + further interest w.e.f 01/03/2026 C) 27/07/2022 D) Physical Possession (27/02/2023)	Rs. 36.62 Lakh Rs. 03.66 Lac Rs. 21000	Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary)
21	Branch - Deccan Branch Mr. Jyoti Sawaredekar Mrs. Jyoti Nitin Sawaredekar & Mr. Nitin Sawaredekar, Flat no.704, 7th Floor, Bldg-B, 1345 sq.ft "GINI BELLISSIMO CHSL", Laxmi Nagar, Off Dhanori Road, Pune-411015 Encumbrances : Not Known Flat no.704, 7th Floor, Bldg-B, 1345 sq.ft "GINI BELLISSIMO CHSL", Laxmi Nagar, Off Dhanori Road, Pune-411015 Encumbrances : Not Known Flat No.402, 4th Floor, "SUNSHINE AVENUE" 735.93 SQ.FT, Lohgaon, Haveli, Pune-411014. ALSO: Flat No.106, 1st Floor, Wing-A1, "MUCH MORE CO-OP HSCL", Tingare Nagar Lane No.14, Dhanori, Pune-411015. ALSO: M/s. ACME Consultancy, Flat no.703/704, 7th Floor, Bldg-B, 1345 sq.ft "GINI BELLISSIMO CHSL", Laxmi Nagar, Off Dhanori Road, Pune-411015. Encumbrances : Not Known Flat No.402, 4th Floor, "SUNSHINE AVENUE" 735.93 SQ.FT, Lohgaon, Haveli, Pune-411014 Encumbrances : Not Known Flat No.106, 1st Floor, Wing-A1, "MUCH MORE CO-OP HSCL", Tingare Nagar Lane No.14, Dhanori, Pune-411015 Encumbrances : Not Known	Flat no.703, 7th Floor, Bldg-B, 1345 sq.ft "GINI BELLISSIMO CHSL", Laxmi Nagar, Off Dhanori Road, Pune-411015 Encumbrances : Not Known Flat no.704, 7th Floor, Bldg-B, 1345 sq.ft "GINI BELLISSIMO CHSL", Laxmi Nagar, Off Dhanori Road, Pune-411015 Encumbrances : Not Known Flat No.402, 4th Floor, "SUNSHINE AVENUE" 735.93 SQ.FT, Lohgaon, Haveli, Pune-411014 Encumbrances : Not Known Flat No.106, 1st Floor, Wing-A1, "MUCH MORE CO-OP HSCL", Tingare Nagar Lane No.14, Dhanori, Pune-411015 Encumbrances : Not Known	A) 30/04/2021 B) Rs.58.33 Lakh+ further interest and charges w.e.f 01.03.2026 C. 14/10/2022 D. Symbolic Possession A) 30/04/2021 B) Rs.58.33 Lakh+ further interest and charges w.e.f 01.03.2026 C. 14/10/2022 D. Symbolic Possession A) 30/04/2021 B) Rs.58.33 Lakh+ further interest and charges w.e.f 01.03.2026 C. 14/10/2022 D. Symbolic Possession	Rs.137.20 Lakh Rs.13.72 Lakh Rs. 1.00 Lakh Rs.137.20 Lakh Rs.13.72 Lakh Rs. 1.00 Lakh Rs.89.50 Lakh Rs.8.95 Lakh Rs. 21000 Rs. 33.18 Lakh Rs. 03.32 Lakh Rs. 21000	Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary) Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary) Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary) Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary) Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary) Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary)
22	Branch - Magarpatta, Pune M/s M. Rajendra Kumar & Co. M/s M. Rajendra Kumar & Co., Plot No.409-A, CTS No.1506, Barne Road, Mangalwar Peth, Pune - 411011. ALSO: Ms. Jyotsna Rajendra Lalwani (Mortgagor/Guarantor), Plot No.409-A, CTS No.1506, Barne Road, Mangalwar Peth, Pune - 411011. ALSO: Mr. Rohit Subhas Lalwani (Mortgagor/Guarantor), Plot No.409-A, CTS No.1506, Barne Road, Mangalwar Peth, Pune - 411011. ALSO: Ms. Nirmla Subhas Lalwani (Mortgagor/Guarantor), Plot No.409-A, CTS No.1506, Barne Road, Mangalwar Peth, Pune - 411011.	Commercial Cum Residential Building at Plot No.9A , Pune TP scheme II, CTS No.409/2, Barne Road, Mangalwar Peth, Pune Encumbrances : Not Known	A) 22/04/2021 B) Rs. 2090.93 Lacs + further interest w.e.f 01/03/2026 C) 08/12/2021 D) Part Physical Possession of 2970.29 Sq ft. was taken on 27/03/2024	Rs. 985.95 Lacs Rs. 98.60 Lac Rs. 21000	Dt. 27/03/2026 at 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary)

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**Protium FINANCE LIMITED**  
(Erstwhile Growth Source Financial Technologies Limited)  
Registered & Corporate Office Address: 7th Floor, Block B2, Phase - I, Nirjon Knowledge Park, Pahadi Village, Off. Western Express Highway, Cama Industrial Estate, Goregaon (E), Mumbai - 400063, Maharashtra.

**POSSESSION NOTICE - (U/S 13(4) & As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)**

WHEREAS, the undersigned, being the Authorized Officer of Protium Finance Limited (erstwhile Growth Source Financial Technologies Ltd.) (hereinafter referred to as "Protium Finance Limited"), under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) (the "SARFESI Act"), and in exercise of the powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 2nd Jan 2026, calling upon the Borrowers Bhavani Tent House And Dj Sounds Through Its Proprietor Yata Kavitha W/o Yata Sambaraju, And The Co-Borrowers: 1. Yata Sambaraju S/o Yata Gattalath, 2. Yata Kavitha W/o Yata Sambaraju, in respect of the Loan Account Bearing No. GS035EEL2470173, to repay the amount mentioned in the said notice, being INR 21,20,412.71/- (Twenty One Lakh Twenty Thousand Four Hundred Twelve Rupees and Seventy One Paise Only) as on 2nd Jan 2026, within 60 (sixty) days from the date of receipt of the said notice.

The borrowers having failed to repay the said amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken Symbolic Possession of the property described hereinafter, in exercise of the powers conferred under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, on 10th March 2026. The borrowers in particular and the public in general are hereby cautioned not to deal with the said property, and any dealings with the property shall be subject to the charge of Protium Finance Limited for an amount of INR 21,20,412.71/- (Twenty One Lakh Twenty Thousand Four Hundred Twelve Rupees and Seventy One Paise Only) as on 2nd Jan 2026 together with further interest thereon, and all costs, charges, and expenses incurred.

The Borrowers' attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of the time available to redeem the secured assets.

**DESCRIPTION OF THE MORTGAGED PROPERTY -**  
All That The Residential House With Open Place Property Bearing G.P House No. 13-89/3, To An Extent Of 140.00 Sq. Yards Equivalent To 117.00 Sq. Meters Rcc Plinth Area 417.00 Sq. Fts & Tin Sheeted Plinth Area 252.00 Sq. Fts, Situated At Pimpri Chinchwad (Vij) Dharmnagar (Old), Hanamankonda District, Within The Limits Of G.P District, Hanamankonda Within The Jurisdiction Of Registration District Warangal Joint Sub Registrar, Bhemadavapally, Boundaries: East : Gp Cc Road West : House Of Yata Nagaraju North : House Of Thota Nagaraju South : Gp Main Road  
Date: -10th March 2026  
Place: Warangal, Telangana

Sd/-, For Protium Finance Limited  
Authorised Officer

**Union Bank of India**  
Somwarpath Branch  
Kapoor heights, F.P. 27, S.P.(3+4A)+(4B+5), Near MSEB Power House, Mali Maharaj Road, Somwarpath-Pune-411001, Mobile: 9321707852  
Email: ubin0907855@unionbankofindia.bank.in

**[Rule-8(1)] POSSESSION NOTICE**  
(For immovable property)

**Whereas**  
The undersigned being the authorised officer of union bank of india, Somwarpath Branch, under the securitisation and reconstruction of financial assets and enforcement security interest (second) act, 2002 (act no. 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 dated: 24.11.2025 calling upon the borrower Mr. Shaikh Elias Abdul Razzak, Mrs. Sameena Elias Shaikh to repay the amount mentioned in the notice being Rs 7,49,389.14 (Rupees Seven Lakh Forty Nine Thousand Three Hundred Eighty Nine And Fourteen Paise Only) with future interest & cost 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 possession of the properties described herein below in exercise of powers conferred on him under section 13(4) of the said act read with rule 8 of the said rules on 06th Day Of March 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 the union bank of india, Somwarpath Branch, for an amount Rs 7,49,389.14 (Rupees Seven Lakh Forty Nine Thousand Three Hundred Eighty Nine And Fourteen Paise Only) and interest thereon.

The Borrower's Attention Is Invited To The Provisions Of Section 13 (8) Of The Act, In Respect Of Time Available, To Redeem The Secured Assets.

**Description Of The Immovable Property**

Property bearing Flat No 5, ADM 565.00 Sq. Ft, 52.50 Sq. Mtr (including Carpet area, area under walls, balcony, toilet, bathroom, passage & common parking), situated on Still First Floor (Above parking second) of building named as "REHANA APARTMENT" constructed on C.T.S. No. 1149 situated at Late Ali, within the municipal limits of Shirur municipal council and Sub-registrar, Shirur, tal Shirur, Dist Pune.

**Bounded As Under :**  
East: Flat no. 4 & Staircase South :- C.T.S. No. 1157  
West :- C.T.S. No. 1146,1148 North :- Flat No. 6

Date: 06.03.2026  
Place: Pune

Authorised Officer  
Union Bank Of India

**RELIGARE FINVEST LIMITED** **SME LOANS**  
CIN: U74999DL1995PLC064132  
Registered Office: First Floor, Office No. 101, 2E/23, Jhandewalan Extn, New Delhi-110055  
Corporate Office: Max House, 7th Floor, Block A, Dr. Jha Marg, Okhla Phase-III, Okhla Industrial Estate, New Delhi 110020.  
Branch Office: Office No. 406, 407, 4th Floor, So Lucky Corner, Chakala, Andheri Kuria Road, Andheri East Mumbai - 400099.

**APPENDIX-IV-A AUCTION-CUM-SALE NOTICE**

Auction-Cum-Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFESI Act), 2002 read with proviso to Rule 8(6) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s)/ Guarantor(s)/ Mortgagor(s) for conducting the auction-cum-Sale of the below described immovable property (in short "property") mortgaged/charged to the Secured Creditor (i.e. M/s Religare Finvest Ltd., in short "RFL") The undersigned offers for Sale at "Reserve price" as mentioned below on "As is where is", "As is what is", "Whatever there is" and "No recourse basis" through E-Auction. The E - Auction shall be conducted only through "Online Electronic Bidding" through website <https://www.bankeuctions.com/> from 02.30 PM to 03.30 PM on 07/04/2026 (Scheduled Auction /Sale Date) with unlimited extensions of 5 minutes duration each for recovery of Rs.1.76.36.056.80/- (Rupees One Crore Seventy Six Lakhs Thirty Six Thousand Fifty Six And Eighty Paise Only) as on 27.09.2016 along with up to date, interest, costs and charges due to the RFL from the Borrower(s) /Guarantor(s) / Mortgagor(s) namely: 1) Aagoo Technologies Pvt Ltd 2) Darpan Jayraj Kale 3) Chirag Sahas Korde as the said above mentioned Borrower(s) /Guarantor(s) / Mortgagor(s) have failed to repay the loan amounts of the Secured Creditors within 60 days from the date of notice dated 27/09/2016 issued by its authorised officer under section 13(2) of the SARFESI Act, 2002.

Whereas the Secured Creditor has taken the Actual Physical Possession of the mortgaged property as mentioned below pursuant to the powers vested in it through its authorised officer on 28/08/2023 under the provisions of Section 13(4) of the SARFESI Act, 2002 read with Rule 8(1) of The Security Interest (Enforcement) Rules, 2002; and in exercise of powers conferred there under, Notice regarding taking of such possession under the provisions of section 13(4) of the SARFESI Act, 2002 was published in the Indian Express (English) & Lokmat (Marathi) editions newspapers on 30/08/2023 under Rule 8(2) of The Security Interest (Enforcement) Rules, 2002.

And whereas even thereafter the borrower(s) /Guarantor(s) /Mortgagor(s) failed to repay the aforesaid loan to the RFL. Accordingly, the authorised officer of the Secured Creditor has decided to sell the said scheduled property.

The Reserve Price for the auction of said property will be Rs.77.05.895/- (Rupees Seventy-Seven Lakh Five Thousand Eight Hundred Ninety-Five Only) and the Earnest Money Deposit (EMD) will be Rs.7.70.589/- (Rupees Seven Lakh Seventy Thousand Five Hundred Eighty-Nine Only) i.e. 10% of the reserve price which shall be required to be submitted by way of DD/PO in favor of "Religare Finvest Limited" along with the Bid by the intended bidder(s)/purchaser(s) at RFL's Branch Office "Office No. 406, 407, 4th Floor, So Lucky Corner, Chakala, Andheri Kuria Road, Andheri East, Mumbai-400099) on or before 5:00 PM of 06/04/2026 (last date for bid submission). The successful bidder/ purchaser shall pay a deposit of at least 25% of the Sale Consideration [inclusive of EMD amt. paid with the Bid] either on the same day of Sale Confirmation or not later than next working day. Balance sale consideration shall be required to be deposited within 15 days from Sale confirmation date.

**SHORT DESCRIPTION OF THE IMMOVABLE PROPERTY**  
Office No. 17 To 23, totally Admeasuring 2100 Sq. Ft. (Carpet) i.e., 2730 Sq. Ft. (Built Up) On 3rd Floor, Moreshwar Gawade Complex, Constructed On Land Bearing CTS No. 731, 731/1 To 731/8, 732, 732/1, 732/2, Chapekar Chowk Chinchwad Pune Maharashtra - 411033.

**Nature of Secured Asset - Freehold**  
**Known Encumbrances**  
RFL is not aware about any other legal encumbrances on the secured asset to be sold except itself. Interested parties should make their own assessment of the secured asset to their satisfaction. Secured Creditor (RFL) does not in any way guarantee or makes any representation with regard to the fitness/title of the aforesaid secured asset.

For detailed terms and conditions of the sale, please refer to the link/URL provided in RFL (Secured Creditor's) website i.e., <https://www.religareinvest.com/auction-notices>  
For details about E-Auction, the intending bidders may contact M/s. C1 India Pvt.Ltd through Mr. Dharami Krishna Tel. No. : +91 7291971124,25,26 and Mobile +91-9948182222; Email id andhra@c1india.com.

For any other information, please contact Mr. Ramesh Singh Mobile No. 9981508001 or contact him at his e-mail id: ramesh.singh@religare.com and Mr. Vinod Singh on his Mobile No. 9821577551 or contact him at his e-mail id: singh.vinod2@religare.com

Authorised Officer  
Religare Finvest Limited  
Date : 11/03/2026  
Vinod Singh, VP Legal Litigation, Emp. ID 63073