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PUNE WEST ZONAL OFFICE

'Janamangal', 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune - 411018. Tel.: 020-2733 5351 E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 200

read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002. भारत सरकार का उद्यम Sale Notice for Sale of Immovable Properties एक परिवार एक बैंक Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/charged to Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11/03/2025, for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due. Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under -Reserve Price Name of Total dues Short description of the EMD Amt. Borrowers / Guarantors as on 28/10/2024 immovable property and Type of Possession Bid Increment Amt. Pimpri Budruk Branch RP: 16.80,000/-Rs. 29,31,951/- (Rupees Twenty Nine Lakhs Flat No 01, Ground Floor, Shiv Agrasen Apartment, constructed on land bearing Milkat No 7/298, Gat. No 53/1, situated Borrower : 1. Mr Yogesh Ramnarayan Agarwal 2.Mrs Indu Ramnarayan Agarwal Thirty One Thousand Nine Hundred Fifty One EMD: Rs. 1,68,000/-Near Water Tank, Rajgurunagar, Tal-Khed Dist-Pune-410505, area 74.3218 sqm., 800 sq. ft. Flat No 01, Ground Floor, Shiv Agrasen Apt, Milkat No 7/298, S.No 53/1, Near Water Tank, Only) plus further Interest as applicable w.e.f. Possession Type: Physical Encumbrances known to Bank: NIL BI: Rs 30,000/-Rajgurunagar, Tal-Khed, Dist-Pune 410505 Guarantor: 3. Mr Sachin Gulab Rakshe 27.10.2024 and other cost & expenses. Rakshewadi, Near ST Stand, Rajgurunagar, Tal-Khed Dist-Pune 410505 Lonavala Branch Rs. 26,80,522/- (Rupees Twenty Six Lakhs Flat No.301 at Third Floor in Apartment named 'Savitri Shankar Apartment', Plot No. 3A, CTS No.1139, 1140, Near Malay RP: Rs. 8,60,000/-Eighty Thousand Five Hundred and Twenty EMD: Rs. 86,000/-Velencia Building, Shedavali Road, Anand Nagar, Khopoli, Village Chinchvali Shekin, Tal Khalapur, Dist. Raigad – 410203, Borrower 1. Mr. Naresh Nagaram Suryvawanshi, 2. Mr. Gopal Nagaram Suryvawanshi Two Only) plus further Interest as applicable Albuja House Flat No 2, House No. 201, Opp. to ST Stand Lonavala Tal Maval, Pune 410401 BI: Rs 30,000/-Area 425 sq. ft Possession Type: Physical Encumbrances known to Bank: NIL w.e.f. 27.10.2024 and other cost & expenses. RP: Rs. 13,16,000/-Flat No.403 at Fourth Floor in Apartment named 'Savitri Shankar Apartment', Plot No. 3A, CTS No.1139, 1140, Near Malay EMD: Rs. 1,31,600/-Velencia Building, Shedavali Road, Anand Nagar, Khopoli, Village-Chinchvali Shekin, Tal Khalapur, Dist. Raigad – 410203. BI: Rs 30,000/area 650 sq. ft, carpet area 380.17 sq. ft. Possession Type: Physical Encumbrances known to Bank: NIL Akurdi branch Flat no-304, Third floor, Shantai Homes, CTS No 128, Village Chikhali, Tal Haveli Dist- Pune admeasuring 42.00 Sq. Mtrs RP: Rs. 26.91.000/-Rs. 21,85,504/- (Rupees Twenty One Lakhs Borrower: 1. Late Mahesh Mangilal Bajrange, 2. Legal Heir: Smt Gayatri Mahesh Eighty Five Thousand Five Hundred and Four EMD: Rs. 2,69,100/-(Carpet area) + 7.00 Sq. Mtrs Terrace, Total 49.00 Sq. Mtrs. Possession Type: Physical Encumbrances known to Bank: NIL Bajrange, 3. Legal Heir: Mr Lalit Mahesh Bajrange, 4. Legal Heir: Miss Jayshree Only) plus further Interest as applicable w.e.f. BI: Rs 50,000/-Mahesh Bajrange, 5. Legal Heir: Miss Drishti Mahesh Bajrange (Minor) Represented 27.10.2024 and other cost & expenses. by Natural guardian Smt Gayatri Mahesh Bajrange Address 1: Flat No- 09 Fifth Floor, CTS No 4487, Sr No 251/1/1 Link Road Skyline Oasis, Chinchwad, Pune-411033 Address 2: Flat No 304 3rd Floor Shantai Homes, CTS No 128 Chikhali Tal Haveli Dist Pune 412114. Rs. 13,45,644/- (Rupees Thirteen Lakhs Forty Branch name: Indrayaninagar RP: Rs. 12,91,000/-Flat No. 6, 2nd Floor, Shri Gajanan Apartment, S. No. 78, Hissa No. 3/1/7, situated Near Gajanan Maharaj Mandir, Dighi Five Thousand Six Hundred and Forty Four EMD: Rs. 1,29,100/-Borrower: 1. M/s. Sahil Engineering Works Bhosari Road, Dighi, Pune- 411015 (Total Area: 425.00 Sq. Ft.) Possession Type: Physical Encumbrances known to Only) plus further Interest as applicable w.e.f. Prop. Mr. Sandeep Gangaram Shinde BI: Rs 30,000/-Bank: NIL 27.10.2024 and other cost & expenses. Flat No. 6, 2nd Floor, Shri Ganraj Apartment, Dighi Bhosari Road, Dighi, Pune-411015 2. Mr. Sanjay Vishwanath Mule At Chikhali, Post Moshi, Dist. Pune-412105 RP: Rs. 21.59,978/-Rs.79,92,096/- (Rupees Seventy Nine Lakhs All that piece and parcel of Flat No. 303, 3rd Floor, Village Residency, Gat No. 2, Near Old Jakat Naka & HP Petrol Pump, Branch name: Hinjewadi, EMD: Rs. 2,15,997/-Ninety Two Thousand and Ninety Six Only) Chandkhed, Tal. Maval, Dist. Pune-410506, area 858 sq. ft. BUA and Carpet area 660 sq. ft. Borrower 1. Mr. Vijay Omprakash Agrawal Office No. 103, Regenet Plaza, Baner Pashan plus further Interest as applicable w.e.f BI: Rs 30,000/-Link Road, Pune 411057 Also at Flat No. 303, 3rd Floor, Village Residency, Gat No. 2. Possession Type: Physical Encumbrances known to Bank: NIL 27.10.2024 and other cost & expenses. Chandkhed, Tal. Maval, Pune-410506 Also at: Flat No. 304, 3rd Floor, Village Residency RP: Rs. 18,50,330/-All that piece and parcel of Flat No. 304, 3rd Floor, Village Residency, Gat No. 2, Near Old Jakat Naka & HP Petrol Pump, Gat No. 2, Chandkhed, Tal. Maval, Pune-410506. Also at: B - 1104, Crystal Garden, Baner EMD: Rs. 1,85,033/-Chandkhed, Tal. Maval, Dist. Pune-410506, area 735 sq. ft. BUA and Carpet area 565.54 sq. ft. Pashan Link road, Pune 411057 BI: Rs 30,000/-Possession Type: Physical Encumbrances known to Bank: NIL Rs. 38,66,331/- (Rupees Thirty Eight Lakhs | Flat A 202, 2nd floor, A wing, Orbit Booneville, New Gat No.41, Old Gat No. 42, situated at Shivajiwadi, Moshi, Tal. Haveli, Branch name: Indrayaninagar RP: Rs. 27,95,220/-Sixty Six Thousand Three Hundred and Thirty Borrower: 1) Mr. Arvind Gopalrao Deshmukh EMD: Rs. 2,79,522/-Dist. Pune-412105, built-up area area 832 sq. ft. One Only) plus further Interest as applicable Flat No. A 202, Gat No. 41, Orbit Booneville Shivajiwadi, Moshi Pune 412105 Possession Type: Symbolic Encumbrances known to Bank: NIL BI: Rs 50,000/w.e.f. 27.10.2024 and other cost & expenses. Rs. 2,87,24,262.20 (Rupees Two Crore Eighty Branch name: Pimple Saudagar, Puner Flat No. 1802, on the 18th floor and 19th floor in building D, Project name "24K OPULA", Survey No. 17/1/1/1+2+3+4 (Plot RP: Rs. 4,57,93,800/-Seven Lakhs Twenty Four Thousand Two EMD: Rs. 45,79,380/-Borrower: 1) Mr. Sanjay Vasudeorao Rode, 2) Mrs. Smita Sanjay Rode, Both R/o D A), 18/3A/2, 18/3C/1, 18/3D, 18/6A+6C and 18/6B+6D admeasuring carpet area 223.34 sq. mtr.s. plus 2 covered car Hundred Sixty Two and Twenty Paise Only) 1802, 24K Opula, 18th Floor, Pimple Nilakh, Pune-411027, parking plus enclosed balcony area 39.60 sq. mtr.s. plus terrace area 53.69 sq. mtr.s. plus dry balcony area 8.47 sq. mtr.s. BI: Rs. 2,00,000/plus unapplied interest thereon @ 9.45 % p.a. 3) Mr. Vasudeorao Raghoba Rode and 4) Mrs. Mira Vasudeorao Rode, Both R/o Ward situated at Mouje Pimple Nilakh, Taluka Haveli, District Pune within the jurisdiction of Pimpri Chinchwad Municipal with monthly rest w.e.f. 09/08/2024 apart from No. 07, Jawahar Nehru Ward, Near Durga Mata Mandir, Kalameshwar, Nagpur 441501 Corporation penal interest, cost and expenses thereon as per demand notice dated 09/08/2024 minus Possession Type: Symbolic Encumbrances known to Bank: NIL recovery if any Rs. 35,29,404/- (Rupees Thirty Five Lakh Flat No. 23, A Apartment, 3rd Floor, 'Shree Swami Samarth Building' constructed on land bearing CTS NO. 4378, Sr. No. 10 Branch name : Kasarwadi RP: Rs.14,14,669/-Twenty Nine Thousand Four Hundred Four EMD: Rs. 1,41,466/-Borrower: 1) Yogiraj Enterprise, Proprietor Uday Baban Panchbhai 216 Hissa No. 2, City Survey No. 4378, situated at Near Bansal City, Bhosari-Dighi Road, Bhosari, Tal. Haveli, Dist. Puneonly) plus unapplied interest thereon w.e.f 01-Flat No. 23, A Apartment, 3rd Floor, 'Swami Samarth Building' constructed on land bearing 411039, area 361 sq. ft. BI: Rs. 30,000/-12-2023 apart from penal interest, cost and CTS NO. 4378, Sr. No. 216 Hissa No. 2, City Survey No. 4378, situated at Near Bansal City, Possession Type: Symbolic Encumbrances known to Bank: NIL expenses thereon as per demand notice dated Dighi Road, Bhosari, PUNE-411039 12/03/2024 minus recovery if any 11 Branch name: Housing Finance Branch, Wakad Rs. 78,50,940/- (Rupees Seventy-Eight Lakhs Flat no. 402, 4th Floor, B Wing, Shaurya Co-operative Housing Society Ltd., carpet area 766.97, attached terrace area RP: Rs. 85,16,362/-Fifty Thousand Nine Hundred and Forty Only) Borrower: 1) Mr. Anand Tanaji Patil, 2) Mrs. Ujjwala Anand Patil EMD: Rs. 8,51,636/-89.25 sq. ft., along with covered car parking area constructed on land lead bearing, plot no. A. Sr. No., 29/1/4 and 29/1/20/1. plus unapplied interest thereon w.e. At post Bramhapuri, Tal. Mangalwedhe, Dist Solapur-413305, bearing area 4918.63 sq. mtr.s, located at Tingare Nagar, Dhanori, Pune411015. BI: Rs. 1,00,000/-01.05.2024 apart from penal interest, cost and Possession Type: Symbolic Encumbrances known to Bank: NIL expenses thereon as per demand notice dated 01/05/2024 minus recovery if any Lonavala branch Rs. 29,34,019/- (Rupees Twenty Nine Lakhs RP: Rs. 21,37,000/-Residential 1 BHK Flat No. 204, 2nd Floor, 'Sharda Heights' Apartment, constructed on land bearing CTS No. 202/1B, A Thirty Four Thousand and Nineteen Only) plus EMD: Rs. 2,13,700/-1. Mr. Nagesh Kisan Jagtap 2. Mrs Radha Kisan Jagtap Flat No. 204, 2 nd floor, ward, situated Near Hanuman Mandir & Patil Hospital, Bhangarwadi, Lonavala, Village Nangargaon, Tal. Maval Dist Punefurther Interest as applicable w.e.f. 27.10.2024 Sharda Heights Apartment, Village Nanagargaon, At Maval, Tal. Maval, Dist Pune-401401 BI: Rs 50,000/-410401, Area 570 sq. ft. Possession Type: Symbolic Encumbrances known to Bank: NIL and other cost & expenses Guarantor: 3. Mr. Sagar Bhagwan Pinjan, Village Kondiwade B, Tal Karjat, Dist Raigad 410201 13 Pimpri branch Rs. 5,14,39,819/- (Rupees Five Crore Factory Land and Building situate at Plot No. 26, Block No. D-III, situated at Pimpri Industrial Area Phase II, within the RP: Rs. 5.52.16.800 EMD: Rs. 55,21,680/-Fourteen Lakhs Thirty Nine Thousand Eight village limits of Akurdi, Tal. Haveli, Dist. Pune-411019, Plot area 1000 sgm. i.e. 10764 sg. ft, total built up area 1008.84 sgm M/s Devgirikar, Plot no 26, D III, MIDC Chinchwad, Tal Haveli Dist. Pune 411019 Rep by its Hundred and Nineteen Only) plus further Directors and Guarantors: 2. Mrs. Vandana Vankatesh Devgirikar i.e. 10859.15 sq. ft. BI: Rs 2,00,000/-Interest as applicable w.e.f. 27.10.2024 and Mrs. Vidula Pandurang Devgirikar, 4. Mr. Vankatesh Pandurang Devgirikar Plot no 14 Possession Type: Symbolic Encumbrances known to Bank: NIL other cost & expenses. (Riddhi Collection), Big India Chouk, Sector No 27, Nigadi Pradhikaran, PCMC, Pune, Dist. Pune-411044 Rs. 24,97,033/- (Rupees Twenty Four Lakhs RP: Rs. 12.70.500/-Alandi branch Flat No A-3, First Floor Punekar Building ,S No 232A/7, CTS No. 937, Village Alandi Devachi, Tal Khed Dist Pune 412105, Ninety Seven Thousand and Thirty Three EMD: Rs. 1,27,050/-Area 44.98 sqm, 484 sq. ft. Possession Type: Symbolic Encumbrances known to Bank: NIL 1. Mr. Amar Dhondapant Farkande 2. Mr. Mandakini Dhondapant Farkande Flat No Only) plus further Interest as applicable w.e.f BI: Rs 30,000/-A-3, First Floor Punekar Building, S. No 232A/7, CTS No. 937, Village Alandi Devachi, Tal 27.10.2024 and other cost & expenses. Khed Dist Pune 412105 3. Mr. Abhijit Dhondapant Farkande Flat No A-1, First Floor Flat No A-2, First Floor, Punekar Building ,S No 232A/7, CTS No. 937, Village Alandi Devachi, Tal Khed Dist Pune 412105, RP: Rs. 12,70,500/-Punekar Building, S No 232A/7, CTS No. 937, Village Alandi Devachi, Tal Khed Dist Pune EMD: Rs. 1,27,050/-Area 44.98 sgm, 484 sq. ft. Possession Type: Symbolic Encumbrances known to Bank: NIL 412105 BI: Rs 30,000/-RP: Rs. 14,61,000/-Alandi branch Rs. 5,30,901/- (Rupees Five Lakhs Thirty Flat No A-1, 1st Floor, 'Punekar Building', constructed on Nagar Parishad Milkat No. 323/12 (Old Milkat No. 196), S. No. Thousand Nine Hundred and One Only) plus EMD: Rs. 1,46,100/-232A/7, CTS NO. 937, Off Sharda Dharmashala, Near Shree Laxmi Mangal Karyalaya, Chakan Chowk, Alandi Devachi, Borrower: 1. Mr. Abhijit Dhondopant Farkande Flat No A-1,1st Floor Punekar Building further Interest as applicable w.e.f. 27.10.2024 Chakan Chowk, Alandi Taluka Khed District Pune 412105 Guarantors: 2. Mr. Manoj Taluka Khed District Pune-412105, Area 608.75 sqm. Possession Type: Symbolic Encumbrances known to Bank: NIL BI: Rs 30,000/and other cost & expenses. Dhondopant Farkande Gopal Pura Road, Alandi Taluka Khed District Pune 412105 3. Mr. Amar Dhondopant Farkande Flat No A-1,1st Floor Punekar Building, Chakan Chowk, Alandi Taluka Khed District Pune 412105 4. Mr. Jalindar Sopan Satkar Flat No A-1,1st Floor Punekar Building, Chakan Chowk, Alandi Taluka Khed. District Pune 412105 RP: 35,27,250/-Pune Chinchwad Branch Rs. 46,91,038/- (Rupees Forty Six Lakhs Residential land and building constructed on Survey No 164 Hissa No 3A, CTS No- 3558, Vinayak Nagar, Dalvinagar, Ninety One Thousand and Thirty Eight Only) EMD: Rs. 3,52,725/-Chinchwad, Tal. Haveli, Dist. Pune 411033, land area 600 sq. ft, built up area 1164 sq. ft. Possession Type: Symbolic Borrower: 2. 1. M/s Bhairav Enterprises Through PROP. Mr. Sarang Baban Kadam plus further Interest as applicable w.e.f. Address- Shop No-3/7, Arun Park, Sr No. 33/3, Thergaon, Pune -- 411033 Also at Address: Encumbrances known to Bank: NIL BI: Rs 50,000/-27.10.2024 and other cost & expenses. Sr. No. 164/3/A Vinayak Nagar, Dalvinagar, Chinchwad, Pune - 411033 3, 2, Mr. Baban Baburao Kadam Address: Sr No-164/3/A Vinayak Nagar Dalvinagar Chinchwad, Pune -411033 Flat no 1A & 1B, area 105.48 sq mt or 1135 sq. ft., ground floor, Neha Niwas, S. No. 25/4A/1, Sainath Nagar, Near RP: Rs. 42,56,250/-EMD: Rs. 4,25,625/-Yashoda Puram Residency, Pimple Gurav, Tal. Haveli, Dist. Pune 411061, area 1135 sq. ft or 105.48 sqm. BI: Rs 50,000/-Possession Type: Symbolic Encumbrances known to Bank: NIL Pune Chinchwad Branch Rs. 45,24,997/- (Rupees Forty Five Lakhs Borrower 1, 1, M/s Arya MOTORS 2, Proprietor Mrs. Mamta Sagar Baviskar Address: Flat no 2A & 2B, area 118.95 sq mt. or 1280 sq. ft., 1st Floor, Neha Niwas, S. No. 25/4A/1, Sainath Nagar, Near Yashoda RP: Rs. 48,00,000/-Twenty Four Thousand Nine Hundred Ninety Neha Niwas, 25/4 A, Sai Nath Nagar, Pimple Gurav, Pune-411061 EMD: Rs. 4,80,000/-Puram Residency Pimple Guray, Tal. Haveli, Dist. Pune 411061. Possession Type: Symbolic Encumbrances known to Seven Only) plus further Interest as applicable Guarantors-2. Mr. Sagar Gajanan Baviskar 3. Mr. Vishal Gajanan Baviskar 4. Mrs. Vidya w.e.f. 27.10.2024 and other cost & expenses BI: Rs 50,000/-Vishal Baviskar All R/o Neha Niwas, 25/4 A, Sai Nath Nagar, Pimple Gurav, Pune-411061 RP: Rs. 48,00,000/-Flat no 3A & 3B, area 118.95 sq mt. or 1280 sq. ft., 2nd Floor, Neha Niwas, S. No. 25/4A/1, Sainath Nagar, Near Yashoda EMD: Rs. 4,80,000/-Puram Residency Pimple Guray, Tal. Haveli, Dist. Pune 411061, Possession Type: Symbolic Encumbrances known to BI: Rs 50,000/-Kasarvadi branch Rs. 8,20,202/- (Rupees Eight Lakhs Twenty Flat / Apartment No. 14, 3rd floor, Wing B, Building name 'Jaydeep Park Building, admeasuring 56.15 sq mtrs or 604.40 RP: Rs. 35,33,622/-Thousand Two Hundred and Two Only) plus sq. ft (carpet area), constructed on land bearing Sr. No. 214 Hissa No. 3, CTS No. 4374, situated at Bhosari, Tal. Borrower: 1. Mr. MADHUKAR BAPU CHAVAN 2. Mrs. CHITRAGANDHA MADHUKAR EMD: Rs. 3,53,362/further Interest as applicable w.e.f. 27.10.2024 CHAVAN Jaydeep Park, Flat No. 14, 'B' wing, S. No. 214/3, Near Siddheshwar School, Dighi Haveli, Dist. PUNE-411039 Possession Type: Symbolic Encumbrances known to Bank: NIL BI: Rs 50.000/-Mr. KAMLAKAR DHULI GAIKWAD Behind Datta and other cost & expenses Road, PUNE-411039 3. Mandir, Charholi road, Alandi Devachi, Tal-Khed, Alandi, PUNE-412105. Ghodegaon Branch Rs. 80,79,285/- (Rupees Eighty Lakhs Residential 2 BHK Flat No 905, 9TH Floor, Wing C1, Project by Mahindra Lifespace and Project name 'Antheia', CTS NO RP: Rs. 71.18.000/-Seventy Nine Thousand Two Hundred Eighty EMD: Rs. 7,11,800/-6017, Nehru Nagar Road, Near Ambedkar Chowk, Pimpri Pune 411019, Area: 1100 Sq ft, 102.23 sqm. With Car parking Borrower 1.Mr. Sudaiv Nandu Kale 2. Mrs. Sandhyarani Sudaiv Kale Nandashri Niwas Five Only) plus further Interest as applicable Kalewadi Darekarwadi sal road , Tulja Bhavani Temple Ghodegaon tal Ambegaon, Dist Possession Type: Symbolic Encumbrances known to Bank: NIL BI: Rs 50,000/-Pune-412408 3. Mr. Mangesh Subhash Meher Bajar Peth Marathi Shala Ghodegaon Tal | w.e.f. 27.10.2024 and other cost & expenses Ambegaon, Dist Pune-412408 Ghodegaon Branch Rs. 61,54,575/- (Rupees Sixty One Lakhs Fifty Registered Mortgage of CTS no 675, Gram Panchayat Milkat No. 21, on North East Side of Ghodegaon Manchar Road, RP: Rs. 11.95,000/-Borrower 1. Mr. Amol Bhausaheb Shinde 2. Mrs Vijaya Amol Shinde Flat no 502. Four Thousand Five Hundred and Seventy EMD: Rs. 1,19,500/-Ghodegaon, Tal. Ambegaon Dist Pune 412408, Area of Land 44:20 sq. mtr.s., area of RCC Roofing house 113.7 sq. mtr.s. Suvali Heights, Vinayak nagar, Lane No 3, Pimple Gurav, Pune 411061 Five Only) plus further Interest as applicable Possession Type: Symbolic Encumbrances known to Bank: NIL BI: Rs 30,000/w.e.f. 27.10.2024 and other cost & expenses. Mr. Chandrakant Prabhakar Raut At Ghodegaon Tal Ambegaon, Dist Pune 412408 Registered Mortgage of CTS no. 125/1, Area of CTS land 75 sgm., Gram Panchayat Milkat No. 409, 411/A, Area of RCC RP: Rs. 24,37,000/-EMD: Rs. 2,43,700/-Ghodegaon Branch Roofing House 124.50 sqm., situated, At Bhima Shankar Highway, Ghodegaon, Tal Ambegaon Dist. Pune 412408. Borrower 1. Mr. Amol Bhausaheb Shinde 2. Smt Kusum Bhausaheb Shinde Flat no Possession Type: Symbolic Encumbrances known to Bank: NIL BI: Rs 50,000/-502, Suvali Heights, Vinayak nagar, Lane No 3, Pimple Guray, Pune 411061 Guarantor: 3. Mr. Sameer Bhausaheb Shinde Flat no 502 . Suvali Heights, Vinayak nagar . Lane No 3 .Pimple Guray, Pune 411061 Flat No- 22, Stilt 3rd Floor, Raghunath Prasad Apartment, City Survey No 354 New (Old City Survey No 617) located at RP: 25,59,000/-Rajgurunagar Khed Branch Rs. 1,37,21,908/- (Rupees One Crore Thirty Seven Lakhs Twenty One Thousand Nine Chinchwad, Tal Haveli Dist. Saleable area 41.53 sq mtr. EMD: Rs. 2,55,900/-Borrower 1. M/s Shubh Agro Prop. Mr Mahendra Mansing Shinde Gat No 373, Ramjibaba Hundred and Eight Only Only) plus further Pune Possession Type: Symbolic Encumbrances known to Bank: NIL BI: Rs 50,000/-Mandir Road, At Post Peth Tal Ambegaon Dist Pune. Guarantors: 2. Mr Nandkishor Bharat Interest as applicable w.e.f. 27.10.2024 and Nakate Flat No -22, Raghunath Prasad Apartment, Chafekar Chowk, Near Ram Mandir, other cost & expenses. Chinchwad, Pune 411 033. 3. Mr. Sharad Tulshiram Dhumal At. Post Peth Tal Ambegaon, Dist Pune. 4. Mr Mansing Mathu Shinde Gat No 373, Ramjibaba Mandir Road, at Post Peth Tal Ambegaon Dist Pune 26 Pune Akurdi Branch Flat no-306, Third floor, Shantai Heights, Survey no- 158A/3/2A/2B Part & 158A/3/2 Part, Village Pimpri Waghere RP: 26,35,000/-Rs. 25,38,135/- (Rupees Twenty Five Lakhs) Thirty Eight Thousand One Hundred and Thirty EMD: Rs. 2,63,500/-Borrower: 1. Mr. Hansraj Digambar Biradar 2. Mrs. Renuka Hansraj Biradar Flat No-(Kharalwai), Dist.- Pune-411017, admeasuring 34.46 Sq. Mtrs (Carpet area) (6.46 Sq. Mtrs Terrace), Total 40.92 Sq. Mtrs Five Only) plus further Interest as applicable Suyog Complex, Near Vaishnavi Mata Mandir, Indrayaninagar, Bhosari Pune-411026 and Parking Space no-4 at Ground Floor Possession Type: Symbolic Encumbrances known to Bank: NIL BI: Rs 50,000/w.e.f. 27.10.2024 and other cost & expenses. Flat no -307 3rd floor Building B "Chaitraban Residency" Gut No 320 (Old Gat No. 1543), situated at At post Pirangut, Tal RP: 19,17,000/-Lavale Branch Rs.14,77,272/- (Rupees Fourteen Lakhs EMD: Rs. 1,91,700/-Seventy Seven Thousand Two Hundred and Mulshi, Dist Pune-412115, area 568 sq. ft (BUA) Possession Type: Symbolic Encumbrances known to Bank: NIL Borrower: 1. Mrs. Jayashree Amol Borade 2. Mr. Amol Chandrakant Borade Seventy Two Only) plus further Interest as Bhagyashri Villa paud Road, Near View New India School, Right Bhusari colony BI: Rs 30,000/applicable w.e.f. 27.10.2024 and other cost & Kothrud, Dist Pune-411038 expenses. Pune Nigdi branch Rs. 28,90,098/- (Rupees Twenty Eight Lakhs Residential 2 BHK Flat no 504, 5th Floor, 'a Wing', 'Rajyog Residency', admeasuring 91, 88 Sq Meter (Build up area), RP: 25,77,000/-Ninety Thousand and Ninety Eight Only) plus EMD: Rs. 2,57,700/-Borrower: Dr. Meenakshi Vithhal Dalvi constructed on Gat no 18/9, situated at Warulwadi-Manjarwadi Road, Behind Narayangaon Police station, Narayangaon, further Interest as applicable w.e.f. 27.10.2024 Tal Junnar Dis Pune 410504 Possession BI: Rs 50,000/-Survey No.283, Plot No.64, Building Sulochna Talera Hospital Road, Tanaji Nagar, and other cost & expenses. Near Poddar School, Chinchwad PCMC Pune 411033 Type: Symbolic Encumbrances known to Bank: NIL RP: 33,23,000/-Shindewadi branch Rs. 3,52,169/- (Rupees Three Lakhs Fifty Two Flat Nos. 403, 4th Floor, Venkateshwara Towers, Bharati Vidyapeeth Dattanagar Road, Ichapurti Ganesh Mandir, Thousand One Hundred and Sixty Nine Only) EMD: Rs. 3,32,300/-Ambegaon (Budruk), Tal. Haveli, Dist. PUNE (411046) Saleable area 863 sq.ft. Borrower: 1. Shri Kisan Raghunath Nagare Flat Nos. 403, 4th Floor, Venkateshwara Towers, Bharati Vidyapeeth Dattanagar Road, Ichapurti Ganesh Mandir, Ambegaon plus further Interest as applicable w.e.f. Possession Type: Symbolic Encumbrances known to Bank: NIL BI: Rs 50,000/-27.10.2024 and other cost & expenses. (Budruk), Tal. Haveli Dist. PUNE (411046) Also at, At. Gadadawane Post-Ambarwet, Tal. Mulshi Dist: Pune 412115



Borrower: 1. Mr Baban Govind Tope 2. Mrs Vimal Baban Tope At post-Waki Bk, Tal-

Khed Dist-Pune 3. Mr Satyawan Govind Kad At post Waki Bk, Tal-Khed Dist-Pune

Pimpri Budruk Branch

Symbolic Encumbrances known to Bank: NIL

Commercial land bearing Gat No.271/1C, Old gat No. 1090, situated at Santoshnagar, Village-Waki Bk, Tal-Khed Dist-

Pune-410501, land admeasuring 700 sq. mtr.s. plus RCC structure having built up area 120 sq. mtr.s. Possession Type:

RP: 78.45,000/-

EMD: Rs. 7,84,500/-

BI: Rs 50,000/-

. Contd. on Next Page

Rs. 12,47,644/- (Rupees Twelve Lakhs Forty)

Seven Thousand Six Hundred and Forty Four

Only) plus further Interest as applicable w.e.f.

27.10.2024 and other cost & expenses.

FINANCIAL EXPRESS

TUESDAY, FEBRUARY 18, 2025



ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266

Branch Office- G-Corp Tech Park, 8th floor, Kasar Wadayali, Ghodbunder Road, Thane, MH-400601

DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002) SUBSTITUTED SERVICE OF NOTICE U/s.13 (2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL) their loan accounts have been classified as Non-Performing Assets in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Amount due as per Name and Address Borrower/ Co-Borrower and Guarantor / Date of **NPA Date** Demand Notice /as on **Demand Notice** Co-Guarantor & Loan A/C No. Date 1. DAYANAND KISANRAO BHOSALE Bunglow At Cts Final Plot No. 180/2, Tp No. 2, Tuljapur Ves, Na, Near Maheshwari 01.02.2025 Rs. 26,83,026.00/-11.02.2025 Bhawan, Bhavani Peth, Tal. North Solapur, District-Solapur, Maharastra-413002. 2. POOJA DAYANAND BHOSALE Bunglow At (Rupees Twenty Six Lac Cts Final Plot No. 180/2, Tp No. 2, Tuljapur Ves, Na, Near Maheshwari Bhawan, Bhavani Peth, Tal. North Solapur, District-**Eighty Three Thousand** Old notice dated Solapur, Maharastra-413002. 3. DAYANAND KISANRAO BHOSALE 175/11, Bhavani Peth, Solapur, Maharastra-413002. 4. Twenty Six Only) by way 10.07.2023 POOJA DAYANAND BHOSALE 175/11. Bhavani Peth, Solapur, Maharastra-413002. 5. DAYANAND KISANRAO BHOSALE of outstanding principal. withdrawn. C/O New Mallikarjun Road Uns Transport 73/4b Bhavani Peth, Visharanti Chowk, Salopur, Maharashtra- 413002. 6. arrears (including accrued This publication DAYANAND KISANRAO BHOSALE C/O New Mallikarjun Road Lines 73/4 B, Bhavni Peth, Vishranti Chowk, Solapur, late charges) and interest to be treated as Maharashtra-413002. 7. DAYANAND KISANRAO BHOSALE. 73b/1, Bhayani Peth, Somani Nagar, Solapur North, Solapur. till **05.02.2025** Maharashtra-413002, 8, POOJA DAYANAND BHOSALE 73b/1. Bhayani Peth, Somani Nagar, Solapur North, Solapur Maharashtra-413002. Loan Account No. LNNAG0HL-11210108475 and LNNAG0HL-11210108476 DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Of Bunglow At T.P Scheme No 2, Cts Final Plot No. 180/2, Admeasuring Total Area 73.8

Sq. Mtr & As Per Purchase Deed 74.3 Sq. Mtr.. Out Of Which Western Portion Admeasuring 36.9 Sq. Mtr & As Per Previous Purchase Deed Area 37.15 Sq. Mtr.. Thereon Constructed Rcc Framed Building, Ground Floor Admeasuring 33.17 Sq. Mtr & First Floor Admeasuring 28.25 Sq. Mtr, Thus Having Total Built Up Area 61.42 Sq. Mtr., Situated At Bhavani Peth, Tuljapur Ves, Near Maheshwari Bhawan, Tal. North Solapur, Dist. Solapur, Maharashtra, And, Bounded As: North: By Final Plot No. 180/1 South: By Road East: By Property Of Mr. Wadkbalkar West: By Road

2 1. DATTATRAY TRIMBAK JADHAV Gat No. 668, 10th Floor, Flat No. 38, Wing A, Radhika Vihar, Awahlewadi, Pune Maharashtra- 03-02-2025 11.02.2025

412207 . **2. SEEMA DATTATRAY JADHAV** Gat No. 668, 10th Floor, Flat No. 38, Wing A, Radhika Vihar, Awahlewadi, Pune Thirty Five Lakh Twenty Five Thousand One Hundred Maharashtra-412207. 3. J D ENTERPRISES Gat No. 668, 10th Floor, Flat No. 38, Wing A, Radhika Vihar, Awahlewadi, Pune Twenty Two and Seventy Six Maharashtra-412207. 4. DATTATRAY TRIMBAK JADHAV A 204, Kulswamini Vrindawan, Spine City Mall, Sector No. 9, Spine Rd, Pune, Maharashtra-411039. 5. SEEMA DATTATRAY JADHAV A 204, Kulswamini Vrindawan, Spine City Mall, Sector No. 9, Spine Paise Only) by way of out-Rd. Pune. Maharashtra-411039. 6. J D ENTERPRISES A 204. Kulswamini Vrindawan. Spine City Mall. Sector No. 9. Spine Rd. standing principal, arrears Pune, Maharashtra-411039 7. SEEMA DATTATRAY JADHAV C/O J D Enterprises Plot No. 23, Flat No. 204, Sec No. 09, (including accrued late Kulswamini Vrindavan, Indrayaningr, Bhosari, Pune, Maharashtra-411026. 8. J D ENTERPRISES Plot No. 23, Flat No. 204, Sec charges) and interest till No. 09, Kulswamini Vrindavan, Indrayaningr, Bhosari, Pune, Maharashtra-411026. 06.02.2025 Loan account no. LNPUNHL -09170030349, LNPUNHL -09170032015 & LNPUNHL -10190058398

DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 38, On Tenth Floor, In Wing-A, Admeasuring Carpet Area 595 Sq. Ft. I.E. 55.27 Sq. Mtrs., And Terrace Area 70 Sq. Ft. I.E. 6.50 Sq. Mtrs., Situated In The Project Known As "Radhika Vihar", Including Reserve Car Parking At Ground Floor, Gat No. 668 (P), Awhalewadi, Wagholi, Pune, Maharasthra- 412207, And, Bounded As: East: Side Margin West: Adj Flat No. 37 North: Side Margin South: Side Margin

3 1. RAFIK IQBAL SHAIKH, Unit No. 602, 6th Floor, F-Wing, Building No. 3, Phase 2, Vishal Vishwa, Revenue Record No. 01-02-2025 12.02.2025 Rs. 31,34,991/-3, Plot No. Gat No. 367, Talegaon Road, Talegaon, Dhamdhere, Pune, Mali Mala, Pune, Maharashtra-412208. 2. ISMAIL (Rupees Thirty One Lakh Thirty IQBAL SHAIKH Unit No. 602, 6th Floor, F-Wing, Building No. 3, Phase 2, Vishal Vishwa, Revenue Record No. 3, Plot No. Four Thousand Nine Hundred Gat No. 367, Talegaon Road, Talegaon, Dhamdhere, Pune, Mali Mala, Pune, Maharashtra-412208. 3. RAFIK IQBAL Ninety One Only) by way of SHAIKH Kalubai Nagar, Wagholi, Near Pmt Bus Stand, Pune, Maharashtra-412207. 4. RAFIK IQBAL SHAIKH C/O outstanding principal, arrears Shahnaz Fruit Shop Baji Mandai Bazar, Patagan, Pune Nagar Road, Pune, Maharashtra-412207. **5. ISMAIL IQBAL** Kalubai (including accrued late Nagar, Wagholi, Near Pmt Bus Stand, Pune, Maharashtra-412207. 6. ISMAIL IQBAL C/O Ismile Transportation Alubai charges) and interest till Nagar, Tal. Haveli, Dist. Pune, Wagholi, Maharashtra-412207. Loan account no. LNPUNHL_-02240199907 & LNPUNHL_-02240199908

DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 602, 6th Floor, Wing-F, Building No. 3, Admeasuring 64.04 Sq. Mtr (689 Sq. Ft.) Carpet Area, In The Building Along With Usable Floor Area Of Enclosed Balcony Admeasuring About 10.05 Sq. Mtr., And Attached Usable Floor Area Of Terrace 07.10 Sq Mtr., Making Total Usable Floor Area Including The Carpet Area And With Allotted Car Parking No. Nil At "Vishal Vishwa Phase-II", Situated At Gut No. 3672, 3673, 3679 & 3688, Talegaon Dhamdhere, Taluka Shirur, Dist. Pune, Maharashtra-412208, And, Bounded As: East: Wing-G West: Flat No. F-601 North: Open Space South: Flat No. F-603.

4 1. SANTOSH DNYANOBA GUDHEKAR Flat No. 08, 1st Floor, Wing A, Vighnaharta Heritage Mumbai, Ambegaon Bk, Highway S. 08.02.2025 13.02.2025 No. 20/21b, Near Chintamani Dnyanpeeth, Pune, Maharashtra-411046, 2. NILAM SANTOSH GUDHEKAR Flat No. 08, 1st Floor, Wing A, Vighnaharta Heritage Mumbai, Ambegaon Bk, Highway S. No. 20/21b, Near Chintamani Dnyanpeeth, Pune, Maharashtra-411046. 3. SHREE SAMRTH ENTERPRISES Flat No. 08, 1st Floor, Wing A, Vighnaharta Heritage Mumbai, Ambegaon Bk, Highway S. No. 20/21b, Near Chintamani Dnyanpeeth, Pune, Maharashtra-411046. 4. SANTOSH DNYANOBA GUDHEKAR Flat No. 34, A Wing, 5th Floor, Vighnaharta Heritage, Lane No. 3, Chintamani, Dnynpith, Dhankawadi, Pune, Maharashtra-411043. 5. NILAM SANTOSH GUDHEKAR Flat No. 34, A Wing, 5th Floor, Vighnaharta Heritage, Lane No. 3, Chintamani, Dnynpith, Dhankawadi, Pune, Maharashtra-411043. 6. SHREE SAMRTH ENTERPRISES Flat No. 34, A Wing, 5th Floor, Vighnaharta Heritage, Lane No. 3, Chintamani, Dnynpith, Dhankawadi, Pune, Maharashtra-411043. 7. SANTOSH DNYANOBA GUDHEKAR C/O Shree Samrth Enterprises S.No. 15/20/2b/8, Vighnaharta Heritage, A-Wing, Flat No. 34, Ambegaon B., Pune, Maharashtra-411046. 8. SANTOSH DNYANOBA GUDHEKAR House No. 2171, Dhoka Galli, Near Datta Temple, Ambegaon Budruk, Pune City, Kalraj, Pune, Maharastra-411046. Loan account no. LNPUNPHL-12190062184 & LNPUNPHL-12190062181

(Rupees Twenty Four Lakh Thirty Five Thousand One Hundred Eighty One and Forty Five Paise Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 12.02.2025

Rs. 24,35,181.45/-

HOU/PM/0716/303700,

Akshay Pandurang Kaldoke

/ Lata Pandurang Kaldoke,

B.O.: PIMPRI CHINCHWAD

HOU/PUN/1215/257857, Amit

Vilas Phapale / Sonali Amit Phapale, B.O.: PUNE

HOU/PUN/0917/427448,

Mehram Nemchand Jangid / Manful, B.O.: PUNE

HOU/PUN/0921/916208, Amit Anil Bodas / Anuja Amit Bodas / Aqualift Engineers And

Solutions Pvt Ltd. B.O.: PUNE

HOU/PM/0918/578982, Seema

D Nimal / Ashok Chandaliya,

B.O.: HINJEWADI

Posses-

sion

Posses-

Rs. 1149217.57 & 11-10-23

26-06-21

Rs. 12142202.9 4 & 14-05-

2024

& 31.3.2021

Rs. Physical **923994.86 &** Posses-

110501 India.

412108 India.

Rs. 35,25,122.76/- (Rupees

DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 8, Admeasuring Carpet Area 418 Sq. Ft., I.E. Built-Up Area 523 Sq. Ft. + Terrace Carpet 60 Sq. Ft. I.E. Built-Up 75 Sq. Ft., Total Salleable Area 560 Sq. Ft. I.E. 52.04 Sq. Mtrs., On The First Floor In Wing No. A, In The Project Known As "Vighnaharta Heritage", Mumbai Highway, Situated & Constructed On Land Bearing Survey No. 15, Hissa No. 20/21b At Village Ambegaon Budruk, Pune, Within The Jurisdiction Of Sub Registrar Haveli And Within The Jurisdiction Of Pune Municipal Corporation, Pune, Maharashtra-411046, And, Bounded As: East: Side Margin West: Flat No. 1 North: Flat No. 7 South: Side Margin. We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s)together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences. Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease orotherwise, the aforesaid secured assets without prior written consen of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset. Sd/- Authorised Officer

Place: PUNE (Aditya Birla Housing Finance Limited)

Floor, Marvel Vista, S.no 599A=598+593A, Sahney Sujan Park, Lulla Nagar, Pune, Maharashtra - 411040, B.O. KHARADI; Third Floor, Ganlaxmi Complex, Survey no.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra - 411014, B.O. PIMPRI CHINCHWAD : Office No. 302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra - 411019 Pune, B.O. HINJEWADI: Unit no. 307, Third Floor, Suratwala Mark Plazzo, Hinjewadi, Pune -411057. Maharashtra. Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below.

Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-Aunder Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com. Reserve EMD Last Date Bid Inspection Date of Enown Nature of Demanded (10% of Submission mental (F) of Bid (G) Rate(H) Description of the Posse-Auction of the Borrower/ Co-Borrower Amount & Properties mortgaged (D) Guarantor / Legal heirs(A) Date (B) (J) Rs.1637889. Physical Flat No 606,6th Floor, Wing C Posses- Shubharambh, Sr No 64/3/6 + 3/9/2 + 3/9/3 HOU/KRDI/0522/995544. 04-03-25 Rs. Rs. Rs. 5-03-25 Not 12 PM to 04 PM 02 PM to 03 PM Ashish Dilip Kedari / Kharat 01 & 16-03-2023 1138000 113800 10,000 Know 3/9/4, Hadapsar, Maharashtra-411014 B.O.: KHARADI Building B 5th Floor Flat No. 505 Nirmaann Serrene S No 24/1/1 Behind Corinthian Club Resortnext To Country Club Undri Pune Rs. 5860000 HOU/PUN/0220/774917 04-03-25 **Rs. 20,000** 05-03-25 02 PM to 03 PM Rs. 5093106.75 & 11-10-23 Chandrakant D Kamthe Posses-sion Ratna Chandrakant Kamthe B.O.: PUNE Maharashtra - 411060 India Flat No 102 1 St Floor wing A Atharva Srushti Rs. Phase I Gat No 993 Manjari Budruk 3288000 328800 Maharashtra - 411023 Pune India. HOU/KRDI/0122/951001, 05-03-25 02 PM to Pradip Laxman Admane / 209408.4 & Posses-10,000 Amruta Pradeep Admane, B.O.: KHARADI 03 PM Rs. 2673898.34 Sr No 22 1flat No 3wing B 1st Floor Om Bhagya Shree Construction Thite Vastiopp Hp Petrol Pump Kharadi Pune Maharashtra - Rs. 3466000 NOT KNOWN HOU/KNDW/0319/672131. Physical Posses-Rs. 10,000 2 PM to Sachin Janardhan Gawali Poonam Sachin Gavali / & 14-06-23 03 PM Swaraj Enterprises, B.O.: KONDHWA Building C- Siddhi (Wing A)1st floorFlat No. 102 Vivanta Sarthak Gat No 3440,3444,3445, Near Anand Ground Village Talegaon Dhamdhere Shirur Pune Maharashtra - 412208 India. HOU/KNDW/0920/818826, Rs. 2315452.94 & 21-04-23 Rs. 10,000 05-03-25 02 PM to 04-03-25 Gopal Phad/shubhangi Gopal Phad / Nihar Sanjay Dukhande, B.O.: KONDHWA Posses-03 PM Single Building 8th Floor 804 Sanskar Rs. Rs. Samruddhi S.No. 116/2 (P) Old S. No. 2438000 243800 918/2Village Chovisawadi Taluka Haveli HOU/PM/0419/681701, Rs. 10,000 Sandeep Tukaram Bhalekar Posses-02 PM to 03 PM Nirmala Tukaram Bhalekar, Dist. Pune Maharashtra - 411039 India. **B.O.: PIMPRI CHINCHWAD** 603,6 Type A Saarthi Swadesh Gat No 359 Village Jambhultaluka Maval Dist Pune Maharashtra - 431713 India. HOU/PUN/0716/299510, Rs. 10,000 NOT KNOWN 20-02-25 12 PM to 04 PM 05-03-25 02 PM to Supriya Rahul Bansode / Anil Bhausaheb Pathare, B.O.: PUNE Physical Possession Building C1,3, C1-304, Mantra Residency G. No. 01 Opp. Volksvagon Plant Chakan MIDC Phase III Nighoje Pune Maharashtra 410501 India. HOU/PM/0716/305348, Ravindra Ramawad Gaud / Rs. 10,000 Rs. 2274100.26 02 PM to & 14-11-23 Mamta Ravindra Gonde, **B.O.: PIMPRI CHINCHWAD** Flat No 202, 2nd Floor, S No 106, H No 1A, Wing A, Sanskar Residency Alandi Road Chovis Wadi Charholi Pune Maharashtra -HOU/PM/0215/212581, 04-03-25 24-02-25 12 PM to 04 PM 10,000 02 PM to 03 PM 2208929.4 0 Posses-Rajendra Balkrishna Borude Savita R Borude, B.O.: & 14-02-24 PIMPRI CHINCHWAD 412105 India. Rs. 10,000 HOU/PUN/0219/644241 Single Building 6th Floor 606 Pristine Rs. Aakanksha Gat No- 2 At - Bakori Tal-Haveli 1641000 Pune Maharashtra - 412207 India. NOT KNOWN Rs. 1714978.30 & 14-02-24 25-02-25 12 PM to 04 PM 04-03-25 02 PM to 03 PM Kaushal Vilas Damugade Vilas Pandurang Damugade B.O.: PUNE Physical Wing B 3rd Floor Flat no.307 Shree Ganesh Posses- Park Ph-II Gat No 1 B Part opposite Hajrat Shahenshahwali Dargoff Theur Keasnand 2237000 223700 HOU/PM/0122/949703, Rs. 1487897.10 04-03-25 Rs. 10,000 05-03-25 02 PM to 03 PM Shrikant Mohan Rananavare / Posses-& 06-06-23 Shweta Shrikant Rananavare, Road in Kolwadi area Village Kolwadi Taluka Haveli pune Maharashtra - 412110 India. **B.O.: PIMPRI CHINCHWAD** Building H 8, 808, Aapla Ghar Chakan Talegaon, Gat. No. 223 224 229 At – Bhamboli Taluka – Khed Pune Maharashtra -

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

Reg. Off.: 9" Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O. PUNE: 5 A,B,C,D, Fifth Floor, Sheerang House, Opp. Jangli Maharaj Temple, J M Road, Shivaji Nagar, Pune, Maharashtra - 411005, B.O. KONDHWA: 560, Fifth

Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable

Posses- B3, Village Residency 3, Nere, Kasarsai 1,406,00 140,600 sion Village, Pune, Maharashtra - 410506, India. 0

Building A 14412 Playtor Paud A Gat No Gat No 222 to 226 /230 Near Tahsildar Office Paud Gaon Miulshi Pune Maharashtra -

Building C4 Ninth Floor 902, Xrbia Eiffel City B1, C1, C2, C3, C4, C5, D1, E1, Gat No. 1447, 1448, 871000 87100 1450/1, 1450/2, 1451, 1449, 1438, 1527/2, Village

Flat No B-701, Building 2 B Wing, 07th Floor Nakashtra Angan Gat No 299 P 301 (P) 302 (P) Urawade Pune, Maharashtra - 412115 0 Rs. Rs. 3,684,00 0

Chakan, Khed Pune Maharashtra-410501, India.

Physical Flat No 406 4th Flr, Wing A Sr No 98 1 B1, B2 Rs.

04-03-25

04-03-25

04-03-25 **Rs**.

10,000

Rs. 10,000

Rs. 10,000

Rs. 10,000

10,000

27-02-25 12 PM to 04 PM

19-02-25 12 PM to 04 PM

12 PM to 04 PM

KNOWN

NOT KNOWN

NOT KNOWN

03 PM to

05-03-25 02 PM to

03 PM

05-03-25 02 PM to 03 PM

02 PM to 03 PM

1311000 131100

- properties/secured assets and status is mentioned in column no-K (2.) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form.
- (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the scale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as
- (4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Pankaj Tiwari / Nilakshi Patil TOLL FREE: 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com. DATE:- 18.02.2025 SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED PLACE:- PUNE



PUNE WEST ZONAL OFFICE

'Janamangal', 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune - 411018. Tel.: 020-2733 5351

Sale Notice for Sale of Immovable Properties

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

		Total dues as on 28/10/2024	Short description of the immovable property and Type of Possession	Reserve Price EMD Amt.
ir.	Name of Borrowers / Guarantors			
Š.				Bid Increment Amt.
1	Pimpri Budruk Branch Borrower: 1. M/s Krishna Krupa Plastics Prop Mrs. Sunita Eknath Tope Krishnakunj Niwas, Sathkarshthal, Rajgurunagar, Tal-Khed, Dist-Pune-410505 Guarantor: 2. Mr Eknath Rambhau Tope Krishnakunj Niwaj, Sathkarshthal, Rajgurunagar, Tal-Khed Dist- Pune-410505	Rs 83,93,903/- (Rupees Eighty Three Lakhs Ninety Three Thousand Nine Hundred and Three Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses	House 'Krishnakunj Niwas', constructed on land bearing Survey No. 150/2, Grampanchayat Milkat No-539, Satkarshthal, Rajgurunagar, Tal-Khed, Dist-Pune Area of Plot 200 sq.mtr and RCC construction thereon 980 sq.ft. Possession Type: Symbolic Encumbrances known to Bank: NIL	RP :19,07,000/- EMD : Rs. 1,90,700/- BI : Rs 50,000/-
2	Chakan Branch Borrower: 1. M/s Gyro Engitech (OPC) Pvt. Ltd. Through its Directors: 2. Mr. Anush Bhauraya Mavinamar Business Address: Plot No. – PAP – G-68, Chakan Industrial Area, Nighoje, Post – Kuruli, Tal. – Khed, Pune – 410501. Also at Row House No.: 01, MIDC Vishwapratap Soc Plot No. 05, G Block, Shahunagar, Chinchwad, Pune - 411019. Guarantors: 3. Mr. Sachin Sarjerao Gade Flat No. 207 & 208, Ganeshkunj, Shirke colony, Shirwal, Tal. – Khandala, Dist. – Satara - 412801 4. Mr. Bhauraya Kallanna Mavinamar Row House No.: 01, MIDC Vishwapratap Soc Plot No. 05, G Block, Shahunagar, Chinchwad, Pune - 411019	Rs. 3,15,26,737/- (Rupees Three Crores Fifteen Lakhs Twenty Six Thousand Seven Hundred Thirty Seven Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses.	All pieces and parcels of open NA Plot of land having Milkat/Survey No. 228/1, admeasuring 01-00-00 hectare, 10000 sqm., situated on South side of Pune-SATARA Road, Village – Lonand, Tal. – Khandala, Dist. – Satara Possession Type: Symbolic Encumbrances known to Bank: NIL	RP:5,10,00,000/- EMD: Rs. 51,00,000/- BI: Rs 2,00,000/-
3	Vadgaon Maval Branch Borrower: 1. Mr. Suhas Pandurang Waikar 2. Mrs. Varsha Suhas Waikar AAI Niewas near Panchamukhi Mandir, Vadgaon, Taluka Maval, District Pune 412106 Guarantor: 3. Mr. Santosh Pandurang Khaire Gat No. 1615, Opp Panchmukhi Mandir Vadgaon, Taluka Maval, District Pune 412106	Rs. 18,58,293 /- (Rupees Eighteen Lakhs Fifty Eight Thousand Two Hundred and Ninety Three Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses	Flat No. 101, adm. 578 Sq. Ft., 1st Floor, B Wing, 'Swara Residency' constructed on land bearing S. No. 211/1/2, Plot No. 9, 10, 11, situated at Village Vadgaon Maval, Taluka Maval, District Pune-412106 Possession Type: Symbolic Encumbrances known to Bank: NIL	RP :16,23,024/- EMD : Rs. 1,62,302/- BI : Rs 30,000/-
4	Vadgaon Maval Branch Borrower: 1. Mr. Salim Rashid Tamboli, Plot No. 38, Survey No. 225+226+2/2/1/1, Vadgaon Maval, Dist. Pune, 2. Mr. Javed Rashid Tamboli Plot No. 38, Survey No. 225+226+2/2/1/1, Vadgaon Maval, Dist. Pune 3. Mr. Dattatraya Narayan Ghule, Plot No. 38, Survey No. 225+226+2/2/1/1, Vadgaon Maval, Dist. Pune	Rs.4,90,773/- (Rupees Four Lakhs Ninety Thousand Seven Hundred and Seventy Three Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses	Residential property bearing Plot No. 38, Ground + 1st Floor, Survey No. 225+226+2/2/1/1, Vadgaon Gram Panchayat Milkat No. 2265, admeasuring Ground Floor 1246. 82 sq. ft, 1st Floor-1246.82 sq. ft, total residential area 2494 sq. ft., shop at Ground Floor area 300 sq. ft.situated at Vadgaon, Tal. Maval, Dist. Pune-412106 Possession Type: Symbolic Encumbrances known to Bank: NIL	RP: Rs. 66,66,560/- EMD: Rs. 6,66,656/- BI: Rs 50,000/-
5	Vadgaon Maval Branch Borrower: 1. Mr. Bhausaheb Baban Naikade 2. Mrs. Mayur Bhausaheb Naikade, G 12, Saffron Sky, Vadgaon Maval, Dist. Pune – 412106 Guarantors: 3. Mr. Mukesh Jagdish Raval Flat 402, Happy Construction, Keshav Nagar, Vadgaon Maval, Dist. Pune – 412106 4. Mr. Swapnil Sanjay Ambekar, Behind Police Station, Near Mumbai Pune Highway, Vadgaon Maval, Dist. Pune 412106	Rs. 32,99,432/-(Rupees Thirty Two Lakhs Ninety Nine Thousand Four Hundred and Thirty Two Only) plus further Interest as applicable w.e.f. 29.10.2024 and other cost & expenses	Residential Duplex Flat No. 12 G, 2nd and 3rd Floor, Saffron Sky, S No. 227/2/1/, 227/2/1/11, +227/2/1/2 _227/2/1/3/1, Plot No. 38_39_40 Part, New Plot No. 12, situated at Vadgaon, Tal Maval, Dist Pune 412106 admeasuring 1349.03 sq. ft. Possession Type: Symbolic Encumbrances known to Bank: NIL	RP: Rs. 28,05,920/- EMD: Rs. 2,80,592/- BI: Rs 50,000/-
	Vadgaon Maval Branch Borrower: 1. Mr. Birju Ramvilas Mathur, 2. Mrs. Rama Birju Mathur, Bunglow No. 12 Sanskruti Society, Near New English School, Vadgaon Maval, Dist. Pune – 412106 Guarantors: 3. Mr. Somnath Khandu Agale, Plot No 50, Sr no 145, Deccan Hill, Vadgaon Maval, Dist Pune – 412106 4. Mr. Navnath Pandharinath Bhilare, Bhilare Vasti Near Maval Hospital, Vaddgaon Maval, Dist Pune – 412106		Bungalow No 12, Plot No 6, S. No. 187/1B, 187/2B, 187/3/1/2, Property No. 2488/2, Sanskriti Colony, Old Mumbai- Pune Highway, Behind Rayat School, Vadgaon, Tal-Maval Dist. Pune. Possession Type: Symbolic Encumbrances known to Bank: NIL	RP: Rs. 51,54,800,/- EMD: Rs.5,15,480/- BI: Rs 1,00,000/-
'	Hinjewadi branch Borrower: 1. M/s R R Marketing, Survey no. 621/1, At Village Wade Gavhan, Tal Parner Dist Ahamadnagar-414302 Represented by Partners and Guarantors: 2. Mrs. Amruta Yogesh Raskar, Flat no. 608, Belle Vie Society, Kesanand Road Wagholi, Tal-Pune Dist-Pune-412207 3. Mrs. Chaitali Mahesh Raskar Flat no. 608, Belle Vie Society, Kesanand Road Wagholi, Tal-Pune Dist-Pune, Pune-412207			RP: Rs. 3,46,23,000/- EMD: Rs. 34,62,300/- BI: Rs 1,00,000/-
+	New Sangvi Pune branch	Rs. 10,07,248/- (Rupees Ten Lakhs Seven	Residential 2 BHK Flat No. 101, 1st floor, 'Gulmohar-2', S No. 26/6A, Madhuban Society Lane No. 9, Near Shivaji Garden,	RP : Rs. 23,68,000/-

Date of E- Auction: 11/03/2025 between 01:00 p.m. to 05:00 p.m., Last date of submission of bid and EMD: 10/03/2025 Inspection Date & Time: 24/02/2025 to 01/03/2025 with prior appointment

Thousand Two Hundred and Forty Eight Only) Shitole Nagar, Sangvi, Tal. Haveli, Pune-411027, adm. 700 Sq ft. / 65.05 Sq Mtr.

Rs. 339251/- (Rupees Three Lakhs Thirty Flat no: 602, 6th Floor Building no: B-23, admeasuring 36.92 Sq Mtrs, Shram Saphalya Co.-op. Housing Society, Sector

Nine Thousand Two Hundred and Fifty One NO: 17 & 18, PCNTDA, Chikhali Village, Tal Haveli Dist Pune-411062, AREA 516,62 sq. ft., carpet area 397.41 sq. ft.

plus further Interest as applicable w.e.f. Possession Type: Symbolic Encumbrances known to Bank: NIL

27.10.2024 and other cost & expenses

27.10.2024 and other cost & expenses.

Borrower: 1. Mr. Balu Dadu Shinde, 2. Mrs. Seema Balu Shinde, Flat No: 602, Floor No: Only) plus further Interest as applicable w.e.f. Possession Type: Symbolic Encumbrances known to Bank: NIL

Bidders have to log in on the website https://baanknet.com, and get themselves registered, deposit Pre-Bid EMD amount before the close of e-Auction. Credit of Pre-Bid EMD amount before the close of e-Auction. Credit of Pre-Bid EMD amount before the close of e-Auction. banking process and hence bidders in their own interest are advised to submit the pre-bid EMD amount well in advance, that is at least 24 hours before the e-Auction date to avoid last minute rush.

Bank reserves the right to postpone/defer/cancel the e-auction without assigning any reason. For detailed terms and condition of the sale, please refer to the link provided in website of Bank of Maharashtra i.e. https://bankofmaharashtra.in/propsale.asp and https://banknet.com. Prospective bidders can contact the Authorized Officer Mr. H.R. Meena on Mob. No. 9587006577. Authorized Officer,



Date: 17/02/2025 Place: Pune

39 Ravet Pune branch



Borrower: 1. Mr. Yogesh Mohan Sonawane 2. Mrs. Aparna Yogesh Sonawane

Flat No.101, 1st floor, Gulmohar, S No. 26/6A, Sangvi, Tal. Haveli, Pune 411027

6th, Building B-23, PCMC Gharkul Project, Sector No: 17 &19,

Chikhali Tal Haveli PuneMaharashtra 411062





EMD: Rs. 2,36,800/-

BI: Rs 50,000/-

RP: Rs. 17,43,622/-

EMD: Rs. 1,74,362/-

BI: Rs 30,000/-

Bank of Maharashtra, Pune West Zone