

ASREC (India) Limited Bldg No.2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

APPENDIX-IV-A**PUBLIC NOTICE FOR AUCTION – SALE OF IMMOVABLE PROPERTY**

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

WHEREAS, ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of Borrower Account names by virtue of Assignment Agreement dated 25.03.2021 executed with Bharat Co-operative Bank (Mumbai) Ltd. and has acquired the secured debt of M/s Certified Cars and its Proprietor of Mr. Daman Kasturilal Khosla, Joint/Co-Borrower/Guarantor/Mortgagor of Mrs. Veena Amarnath Khosla and Kasturilal Nanakchand Khosla along with underlying securities from the original lender, Bharat Co-operative Bank (Mumbai) Ltd. The Authorised Officer of Bharat Co-operative Bank (Mumbai) Ltd. in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 28.05.2018 u/s. 13(2) of the said Act calling upon the borrowers/mortgagor/guarantors to repay sum of Rs.94,75,656.98.00 (Rupees Ninety Four Lacs Seventy Five Thousands Six Hundred Fifty Six and Ninety Eight paise only) in respect of Cash Credit Loan account no. 001113100000849 due and payable as on 30.04.2018, after adjusting recourse made if any, in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd. to the Borrower, Joint/Co-Borrower/Guarantor/Mortgagor within the stipulated period of 60 days.

As the Borrower, Joint/Co-Borrower(s)/Guarantor/Mortgagor, having failed to pay as per the said Demand Notice dated 28.05.2018 under Section 13(2) of the said Act, pursuant to notice served upon the Borrowers/Jt.-Borrower(s)/Guarantors/Mortgagor and in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorised Officer of ASREC (India) Ltd. took physical possession of the property more particularly described in Schedule hereon on 25.09.2024.

Notice to Assignments Agreement dated 25.03.2021, ASREC (India) Ltd., has acquired the financial assets of aforesaid borrower from Bharat Co-operative Bank (Mumbai) Ltd with all rights, title and interest together with underlying security interest u/s. 5 of the SARFAESI Act, 2002.

As the abovementioned Borrower/Joint/ Co. Borrower(s)/Mortgagor/Guarantor have failed to pay the entire outstanding amount as per said demand notice and pursuant to aforesaid assignment by Bharat Co-operative Bank (Mumbai) Ltd in favour of ASREC (India) Limited., the Authorized Officer of ASREC (India) Ltd., now intends to sell the below mentioned property for recovery of the dues.

Notice is hereby given to the public in general and Borrower/Joint/ Co-Borrower/Mortgagor/Guarantor/Mortgagor in particular that the Authorized Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured property for recovery of dues and hence the lenders/bids are invited from general public for the purchase of the secured property described below. The property shall be sold strictly on "As is where is", "As is what is", "As is whatever condition there is" and "No Recourse basis"

Description of the Secured Assets	Reserve Price (Rs. in Lakh)	EMD (Rs. in Lakh)	Bid Increment (Rs. in Lakh)	Status of possession
Flat No. 104, admeasuring 750 sq. Ft. and balcony 60 sq. ft. (i.e. 805 sq. ft. Carpet area) on the 1st Floor of "Sunway" Building no. A-17, Megapolis, Plot No. R 1/1 – R 1/2, R-1/3, R 1/4 at Rajiv Gandhi Infotech Park, Phase 3, Behind Tech Mahindra, Hinjewadi, Taluka Haveli, District Pune - 411057 + Stilt car parking no. A/17.	Rs. 48.30	Rs. 4.83	Rs. 0.50	Physical possession of the property is with the Authorised Officer

TERMS & CONDITIONS:-

1. To the best of knowledge and information of the Authorised Officer, outstanding dues of society till 31.03.2024 are Rs. 3,14,919.27 and there are no other encumbrances on the property known to the Authorised Officer. However, the intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The public auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights/dues.

2. **THE E-AUCTION WILL BE HELD ON 30.12.2025 BETWEEN 10.00 A.M TO 12.00 P.M. WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED.**

3. E-auction will be conducted under "online electronic bidding" through Asrec's approved service provider M/s. C1 INDIA PRIVATE LIMITED at website: <https://www.bankauctions.com> (web portal of M/s C1 INDIA PRIVATE LIMITED.). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available in websites: www.asrecindia.co.in and www.bankauctions.com. The intending bidder shall hold a valid e-mail address. The contacts of M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No.:- (+91- 124-4382020/ 27/ 22, + 917291981124/ 1128/ 1126, Email: gujarat@c1india.com, support@bankauctions.com.

4. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.

5. The particulars given by Authorized Officer are stated to the best of his knowledge, belief and records. Authorized Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights/dues.

6. Auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is Whatever There is" and "No Recourse basis". The property shall not be sold below reserve price and sale is subject to confirmation of Asrec India Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be uploaded on the website of C1 India Pvt. Ltd. viz. bankauctions.com on or before 29.12.2025 upto 5.00 p.m. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.

7. The intending purchasers/bidders are required to deposit EMD amount either through NEFT /RTGS in the Account No.: 009020110001517, with Bank of India, SSI, Andheri Branch, Name of the Account/ Name of the Beneficiary: ASREC-PS 12/2020-21 TRUST, IFSC Code: BKID 00000 90. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.

8. The successful bidder shall immediately i.e., on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorized Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.

9. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

10. The sale shall be subject to provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002.

11. The interested bidders can inspect the property on **19.12.2025 from 11.00 AM to 2.00 PM**. Contact Details: Mr. Harshad Garude - Cell No. 9594692251, 022-61387060, Jagdish Shah - Cell No. 7021428336, 022-61387042 may be contacted for any queries

12. The Authorized officer reserves absolute right to accept or reject any or all offers and/or modify any terms/conditions for assigning any reasons thereof.

13. The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law. All out goings, i.e. Municipality/Local Body Taxes, Water Taxes/dues, Maintenance/Society Charges, Electricity, Gas Connection charges or any other Overhead in respect of the said property shall be paid by the successful bidder/purchaser.

14. The highest bid will be subject to approval of the secured creditor. In the event the auction scheduled hereinabove fails for any reason whatsoever, ASREC has the right to sell the secured asset under auction through this Notice by way of PRIVATE TREATY or under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules and the SARFAESI Act, 2002.

15. THIS NOTICE SERVE AS 15 (Fifteen) DAYS NOTICE TO THE BORROWERS & JOINT/CO-BORROWERS/GUARANTORS FOR SALE OF SECURED PROPERTIES UNDER RULES 8(6) & 9(1) OF SARFAESI ACT AND SECURITY INTEREST (ENFORCEMENT) RULES ON THE ABOVE MENTIONED DATE IF THEIR OUTSTANDING DUES ARE NOT PAID IN FULL

Date : 10.12.2025 **Sd/-**
Place: Mumbai **Authorised Officer,**
ASREC (India) Ltd.

Satara Zonal Office "Jeevantara",
LIC Building, Opp. Collector Office,
Satara- 415001, Ph : 02162-299493
Email : cmmarc_sat@mahabank.co.in

POSSESSION NOTICE Appendix IV under the Act-Rule- 8(1))

Whereas the under signed being the Authorized Officer of the **Bank of Maharashtra** under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act – 2002 and in exercise of powers conferred under Sec. 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice** dated **07/06/2023** calling upon the Borrowers:- **Mr. Hanmant Nathu Apshinge, Mr. Sagar Hanmant Apshinge and Mr. Amol Hanmant Apshinge** and the Guarantors:- **Mr. Shivaji Babu Kale, Mr. Gangaram Vitthal Shinde, Mr. Ananda Santaram Shinde, Mr. Sushant Shivaji Jadhav** to repay the amount mentioned in the Notice being **Rs. 17,66,772/- (Rupees Seventeen Lakhs Sixty-Six Thousand Seven Hundred Seventy-Two Only) plus further interest at applicable rates plus costs, charges and expenses etc.** within 60 days from the date of the said Notice.

The Borrowers :- **Mr. Hanmant Nathu Apshinge, Mr. Sagar Hanmant Apshinge and Mr. Amol Hanmant Apshinge** and the Guarantors:- **Mr. Shivaji Babu Kale, Mr. Gangaram Vitthal Shinde, Mr. Ananda Santaram Shinde, Mr. Sushant Shivaji Jadhav** having failed to repay the amount, Notice is hereby given to the borrowers and the public in general that the undersigned has **taken Physical Possession** of the property described herein below in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules **on this 06th December, 2025.**

The Borrowers in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Bank of Maharashtra, Marul Haveli Branch**, for an amount of hereinabove mentioned.

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

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

The details of the Immovable properties mortgaged to the Bank and taken possession by the Bank are as follows:

All those pieces and parcels of land and property situated being and lying at village Sonaichiwadi in the Registration Dist Satara, Sub Dist Patan admeasuring 34 X 29 East facing constructed building / structure and 12 X 34 North patra shed bearing Grampanchayat Milkat No. 121, AT Sonaichiwadi, Tal Patan Dist Satara.

Date : 06/12/2025 **Chief Manager & Authorised Officer,**
Place : Tal. Patan, Dist. Satara **Bank of Maharashtra,**
Satara Zone