ASREC Bldg No. 2, Unit No. 201-202A & 200-202B, Gl. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, (India) Limited 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)

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 paisa only) in respect of Cash Credit Loan account no. 001113100000849 due and payable as on 30.04.2018, after adjusting recovery made if any, in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd. to the Borrower, Joint/Coborrower/Mortgagor/Guarantor 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 Sec.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

Pursuant to Assignment 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 in particular that the Authorised Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/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

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.	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/views. 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.bankeauctions.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 https://www.bankeauctions.com.The intending bidder shall hold a valid e-mail address. The contacts of M/s. C1 India Private Limited - Mr. Bhavik Pandva. Mobile: +91 8866682937, Help Line No.: (+91-124-4302020/21/22, +917291981124/1125/1126, Email quiarat@c1india.com. support@bankeauctions.com.

Registration of the enlisted bidders will be carried out by the service provider and the user ID o 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

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/views.

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. bankeauctions.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

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.

70214 28336, 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 without 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 Overdues in respect of the said property shall be paid by the

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

Place: Mumbai Authorised Officer, ASREC (India) Ltd.

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

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 06" 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.

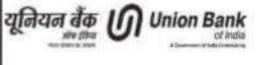
The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. This notice is also being published in vernacular. The English version

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

shall be final if any question of interpretation arises.

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,

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



Pune Camp Branch 2A, Aurora Towers 09, Moledina Road, Pune Camp – 411001. Ph: 9372132170

Email -ubin0532177@unionbankofindia.bank

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

FILE: UBI/PUNECAMP/2025

Whereas

The undersigned being the authorised officer of union bank of india, pune camp 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 ubi/punecamp/sarfaesia/demand/562506650001178 dated: 28 /08 /2025 calling upon the borrowers/guarantors/ mortgagors Mr. Mahendra Kisan Bhujbal (borrowers) and Mr. Dilip Janrav Kadam (guarantor) to repay the amount mentioned in the notice rs. 20,83,736.61(Rupees twenty lakh eighty three thousand seven hundred thirty six and paise sixty one only) together with contractual rate of interest from 01-08-2025 within 60 days from the date of receipt of the said notice.

The borrowers/guarantors/mortgagors having failed to repay the amount, notice is hereby given to the borrowers 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 8th day of the December, 2025.

The borrower/guarantors/mortgagors 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, pune camp branch, for an amount rs. 20,83,736.61 (Rupees twenty lakh eighty three thousand seven hundred thirty six and paise sixty one only) and interest thereon.

Details of secured assets:-

All piece and parcel of property situated on - Flat no J-6, first floor, J building, simple park, survey no. 26A/2A/1 and survey no 26A/2A/2, village Hadapsar, Taluka haveli, Dist. Pune-411028. Total area of **property:** 74.32 Square meter (Flat + Terrace) along with one car parking space. Owner: Mahendra Kisan Bhujbal. Having boundries as under(as per sale agreement):

Having Boundries As Under

South :- by 7.50 Meters wide road

East :- 5 mtr wide road and green belt West: - by plot no 8 and remaining portion of s no 26 of mr. Baburao kale

Date: 08.12.2025 **Authorised Officer Union Bank Of India** Place: Pune

Bank of India Relationship beyond banking

Date: 10.12.2025

Asset Recovery Department 1162/6 Ganesh Khind-University Road, Next to Hardikar Hospital, Shivajinagar Pune 411005 Email: ARD.Pune@bankofindia.co.in, Ph. No. 020-25521528

SALE NOTICE FOR SALE OF **IMMOVABLE / MOVABLE PROPERTIES**

North :- by hissa no 01

E-auction sale notice for sale of immovable/ movable assets under the Securitization and Reconstruction of Financial Assets and

Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable/movable property mortgaged/ charged to the Secured Creditor, the Symbolic/ Physical Possession of which has been taken by the Authorised Officer of the Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrowers(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below agains the respective properties

Last date for submission of bid for all properties 09/01/2026, E Auction of all properties on 09/01/2026 time from 11:00 AM to 5:00PM

	Name of Branch and Name Address of		Reserve Price	Date of Demand Notice and Date Of	
S. N. Borrowers / Guarantors and Outstanding Amount		Brief Description of Property / Vehicles	EMD (Rs. in lakhs)	Possession & Type Of Possession Bid	
	Amount		Date of Inspection	Increase Amount	
1.	Branch : Uttamnagar	EQM of Residential Flat No. 8, 1st floor, Gangaurav	12.85	26.05.2017	
	M/s.Axis Abrasives Address:-S. No,77/1+2+3,	apt, CHS, situated on plot no 26 to 28, S. no 40/1, Near			
	Vishnumalti Ind Estates, Shivane, Pune-411023	Maruti Mandir, Ganesh Nagar road, Nashik. Owned by	1.29	10.02.2025	
	Amount Outstanding :Rs.18.39 lakhs+ other	Mr. Avinash Ravindra Phase Admeasuring Area: Built		(Symbolic)	
	charges + interest w.e.f.28.09.2017	up area 56.69 sqm Boundaries: North: Open Space	07.01.2026		
		South: Flat No 7 East: Flat No 9 West: Plot No 27		Rs. 10,000	
2.	Branch : Manjri	Flat No:-905 on 9th floor in "Mountain Raga" situated	25.85	03.07.2025	
	Mr. Shankar Vishnu Nikam &	on S.No.263, Hissa No. 4, Next to shri Kal Bhairavnath			
	Mrs. Sindhu Shankar Nikam	Temple, main approach from Katraj-Hadapsar bypass	2.59	15.11.2025	
	Flat No:-905 on 9th floor in "Mountain	road, Uruli Devachi, Tal-Haveli, Dist-Pune. Carpet		(Symbolic)	
	Raga" situated on S.No.263, Hissa No. 4,	area:- 55.20 SQM Boundaries: East - Open Space	07.01.2026		
	Next to shri Kal Bhairavnath Temple, main	West - Entrance, Passage, lift, staircase North - By		Rs. 10,000	
	approach from Katraj-Hadapsar bypass	Flat No.904 South – By Flat No,906			
	road, Uruli Devachi, Tal-Haveli, Dist-Pune				
	Amount Outstanding: Rs.23.09 lakhs + other charges + interest w e f 29 10 2024				

Details of Encumbrance known to the secured creditors. No known Encumbrance

The auction sale will be online e-auction/bidding 'on' "AS IS WHERE IS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" through the Website https:/ BAANKNET.com/eauction-pstion dated 09/01/2026 from 11:00 am to 05:00 pm for detailed terms and conditions of the sale, please refer to link provided in bank of India (secured creditor) website www.bankofindia.bank.in/Dynamic/Tander or https://BAANKNET.com/eauction-psb/

Date : 08.12.2025 Place : Pune

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Sd/-**Authorised Officer, Bank of India**

PUBLIC NOTICE

Public at large is informed that property bearing Flat No. F-12 on Stilt Second Floor, admeasuring area 531.25 Sq. ft, i.e. 49.37 Sq. mtrs., built up + Terrace area 48.13 Sq. ft. i.e. 4,47 Sq. mtrs., built up area in Wing F having P.C.M.C Property/Milkat No.1040404487.00 in the Society known as 'Shivtirth F and G Building Co-operative Housing Society Ltd' constructed upon Survey No.59/2A/1/4, situated at Village-Rahatni, Taluka- Haveli, District-Pune Said Flat No. F-12, is owned by Shri, Vijay Krushnaji Kedari and Smt. Chandrakala Vijay Kedari, Shri, Vijay Krushnaji Kedari died on 02.09.2020 leaving behind him Smt. Chandrakala Vijay Kedari (widow), Mr. Sandeep Vijay Kadari (elder Son), Mrs. Sangita Mahesh Sutar (Daughter) and Mr. Sanjeev Vijay Kedari (yonger Son) as his legal heirs, no one is legal heirs of Shri. Vijay Krushnaji Kedari except above Heirs. They have sold the said Flat to my client Mr. Satish Bhaiyalal Kukroti and Mrs. Manisha Satish Kukroti. Mr. Satish Bhaiyalal Kukroti and Mrs. Manisha Satish Kukroti have taken loan from TRUHOME FINANCE LIMITED (FORMERLY SHRIRAM HOUSING FINANCE LIMITED) with an assurance that their title about the said Flat is absolutely clear, marketable & free from all encumbrances. However, if anybody is having any objection to the said deals or have any right, title, interest in the said office, they are directed to inform me about their objection in writing within 7 days, otherwise my client will presume that nobody is having any objection of any kind & They will proceed further. No objection will be entertained thereafter. Hence this Public Notice.

ADV. APPASAHEB S. KAPASE Notary, Government of India

Office No.B-203, Ellora Shopee, Sector No.1, Plot Nos I & 2, Indrayani Nagar, Bhosari, Date: - 10/12/2025 Pune-411039 Mob. No. 9850835686

of the said notices.

INDUSIND BANK LIMITED Indusing Bank (FRR Dept, 11th Floor, Tower 1, One Indiabulls Centre, 841

Senapati Bapat Marg. Elphinstone Road, Mumbai 400013

Possession Notice [see rule 8(1)] (For Immovable property)

Whereas, the Authorised Officer of the IndusInd Bank Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued **Demand Notice dated 10-Feb-2025 calling** upon the Borrower M/S Mauli Enterprises (Borrower), Mr. Sachin Lala Lokhande (Proprietor & Guarantor) and Geeta Sunil More (Guarantor) also Known As "Geeta Sachin Lokhande to repay the amount mentioned in the notice being of Rs. 50,75,836.81 (Fifty Lakhs Seventy Five Thousand Eight Hundred Thirty Six and Paise Eighty One Only) as on 31-Jan-2025 together with further interests from 01-Feb-2025 plus costs, charges and expenses, etc. thereon within 60 days from the date

The Borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property 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 this 5th of December of the year 2025.

The Borrowers 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 IndusInd Bank Ltd. for an amount of Rs. 50,75,836.81 (Fifty Lakhs Seventy Five Thousand Eight Hundred Thirty Six and Paise Eighty One Only) as on 31-Jan-2025 together with further interests from 01-Feb-2025 plus costs, charges and expenses, etc. thereon.

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. **DESCRIPTION OF PROPERTY**

Property 1: All the piece and parcel of property being Flat No C-414, admeasuring about 25.34 Sq Mtrs, on the 4th Floor, along with sit-out admeasuring 2.84 Sq Mtrs and balny admeasuring 1.78 Sq. Mtrs and open car parking admeasuring 9.29 Sq. Mtrs ir the building No "C" in the Phase – I, in the scheme known as "Aapla Ghar Talegaon Dhamdhere" constructed on land bearing new Gat No. 3439, admeasuring about 01 Hectors 11, situated at Village Talegaon Dhamdhere, Tal. Shirur, Dist. Pune, within the jurisdiction of Sub Regsitrar, Talegaon Dhamdhere & Shirur.

Property 2: All that piece and parcel of property bearing Flat No. D. 608, admeasuring about 44.67 Square meter, on the 6th floor, alongwith terrace admeasuring about 4.45 Square meter and car parking admeasuring 9.29 Square meter, in the building No. Phase 1/D, in the scheme known as "Apala Ghar Wagholi Annex(Wadebolhai)", which is constructed on the property bearing Plot No. 28 admeasuring about 7442.29 Square meter out of land admeasuring about 01 hector 80.82 Aar out of property bearing Gat No. 45 admeasuring 03 Hector 58 Aar, situated at revenue village Wadebolhai, Taluka Haveli, District Pune which is within the local limit of Pune Metropolitan Regional Development Authority (PMRDA) and within the jurisdiction of Registration District, Sub Registrar Haveli, District Pune. Place: PUNE Sd/- Authorized Officer

Indusind Bank Limited Dated: 05.12.2025



Harishchandri Branch At & Po. Harishchandri (Kapurhol), Tal. Bhor, Dist. Pune Pin - 412205

APPENDIX-IV [See rule-8(1)] **POSSESSION NOTICE** (for Immovable property)

Whereas

The undersigned being the authorised officer of the Bank Of India under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 20.09.2025 calling upon the borrower Mr. Harshad Chandrakant Jaigude to repay the amount mentioned in the notice being Rs.5,23,987.90+Uncharged Interest (Rupees Five Lakhs Twenty Three Thousand Nine Hundred Eighty Seven & Ninety paisa Plus uncharged interest) within 60 days from the date of receipt of the said notice.

borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this the 4th day of December of the year 2025 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 Bank Of India for an amount Rs.5,23,987.90 and interest thereon. 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.

The borrower's having failed to repay the amount, notice is hereby given to the

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of the property consisting of building and other structure comprising Flat No.411, 4th Floor, "Pooja Heaven Park" gat No. 12 (part) + Gat No.14 situated at Kapurhol, Taluka Bhor, District Pune Pin- 412 205.

Bounded:

On the North by: By Lift Lobby, & Open Space, On the South by: By Flat no 412, On the East by: By Open Space, On the West by: By passage and Flat no 402

Date: 09th December 2025 **Authorised Officer** (Chief Manager, Bank of India) Place: Harishchandri



Asset Recovery Department 1162/6, Ganesh Khind-University Road, Next to Hardikar Hospital, Shivajinagar Pune 411005, Email: ARD.Pune@bankofindia.co.in, Ph. No.: 020-25521528

E-AUCTION OF PLEDGED GOLD ORNAMENTS/ ARTICLES

NOTICE FOR PUBLIC

Whereas, the authorized officer of BANK issued Sale notice(s) calling upon the borrower to clear the dues in gold loan availed by them. The borrower had failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned will conduct online auction of the gold ornaments strictly on "As is What is Basis" & "Whatever there is Basis" and "Without recourse Basis". The auction will be conducted online through https://egold.auctiontiger.net on 26-12-2025 at 11:00 AM to 04:00 PM.

ш	S. N.	Borrower - LAN	Gross Weight (gm)	Net Weight (gm)	Date of Inspection & EMD & Bid Increase Amount	Reserve Price	EMD Account Details	Branch Contact Details
	1.	Branch: VADUJ A/c Name: Mr. Prashant Baburao Kadam A/c No: 131977610003305	54.60	39.70	24-12-2025 Rs. 49,228/- Rs. 1,000/-	Rs.4,92,280/-	A/c Name: Bank of India, Vaduj Branch A/c No: 131990200000033 IFSC: BKID0001319	Bank of India, Vaduj Branch, Contact No:-02161-232303 email id:-Vaduj.Kolhapur@ bankofindia.bank.in

The terms and conditions of the e-auction are as follows:

1. Bidders are required to register on https://egold.auctiontiger.net.

- 2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the ornaments and specification before submitting the bid. The bidder may inspect the ornaments in consultation with the branch manager. **Date of Inspection** of ornaments **24-12-2025** from **02:00 PM to 04:00 PM** with prior appointment with respective branches.
- 3. Those parties interested to take part in bidding/e-auction, they should deposit 10 % EMD in Branch account before one day of auction i.e. on or before 24.12.2025 4. Participation and bidding in the auctions on the website shall be deemed that the bidder has accepted the T&C's pertaining to the auction and is aware of all the Taxes and Duties, and other extraneous factors and the principle of caveat emptor shall apply. It shall also imply that the bidder has carefully gone through the terms and conditions, including amendments, if any, prevailing at the time of auction. No objections or complaints will be entertained once the bid is placed.
- 5. Neither the Branch/ Bank nor E Auction service provider will be held responsible for any Internet Network Problem/ Power failure any other technical lapses etc. 6. Bank/Seller /e-Procurement Technologies Limited (Auction Tiger) reserves the right to modify / withdraw any of the Business rules, Terms & conditions of Auction at any point of time during the auction proceedings as it may deem fit and proper.
- 7. In case of any discrepancy English Version of the Notice will be treated as authentic.

Please contact E-Procurement Technologies Limited (Auction Tiger) on 919023724780 or 916351896640 or egold@auctiontiger.net for more information.

Visit https:// egold.auctiontiger.net for detailed terms & conditions.

Date: 09.12.2025 **Authorised Officer** Place: Pune Bank of India

AAVAS FINANCIERS LIMITED (CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square,

Place: MAHARASHTRA Date: 10-12-2025

Mansarovar Industrial Area, Jaipur. 302020



AUCTION NOTICE

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is", "As is what is", and 'Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
KIRANKUMAR SANTOSH JAGATAP , NUTAN DNYANESHWAR PARDESHI (AC NO.) LNBAH01418- 190081217	Rs. 12,93,285.00/- DUES AS ON 03 DEC 2025	30 DEC 24 Rs. 1050785/- /- DUES AS ON 26 DEC 2024	31 JUL 25	FLAT NO. 07, 1ST FLOOR, PLOT NO. 23,24, SHANTI DATTA PARK, VALBHA NAGAR, OFF BARAMATI DAUND ROAD, DAUND, PUNE, MAHARASHTRA ADMEASURING 650 SQ. FT.	Rs. 988000/-	Rs. 98800/-	11.00 AM TO 01.00 PM 12 JAN 2026	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE- 411043,MAHARAS HTRA-INDIA
GANESH LAXMAN VAIDYA, POOJA GANESH VAIDYA (AC NO.) LNSRR17723- 240340602	Rs. 10,45,605.00/- DUES AS ON 03 DEC 2025	10 JAN 25 Rs. 845371/- /- DUES AS ON 09 JAN 2025	16 JUL 25	GRAM PANCHAYAT MILKAT NO 971 SITUATED AT BELWANDI SHRIGONDA AHMEDNAGAR ADMEASURING 1225 SQ. FT.	Rs. 961600/-	Rs. 96160/-	11.00 AM TO 01.00 PM 12 JAN 2026	OFFICE NO-8,1ST FLOOR, AMARDEEP COMPLEX,ABOVE LAPTOP BAZAAR,SARJEPU RA, AHMEDNAGAR- 414001,MAHARAS HTRA-INDIA
CHANDRAKANT NATHU PAWAR, JANABAI PAWAR (AC NO.) LNHAD17923- 240295565	Rs. 27,48,104.00/- DUES AS ON 03 DEC 2025	8 NOV 24 Rs. 2240493/- DUES AS ON 4 NOV 24	24 FEB 25	FLAT NO. 103 ON FIRST FLOOR WING B, BUILDING KNOWN AS "SHANKAR SUMAN VISHWA" ON NEW SURVEY NO. 213 HISSA NO. 02 (OLD SURVEY NO. 175 B) SITUATED AT VILLAGE FURSUNGI, TAL-HAVELI, DIST- PUNE MAHARASHTRA 412308 ADMEASURING 603 SQ FT	Rs. 1736640/-	Rs. 173664/-	11.00 AM TO 01.00 PM 12 JAN 2026	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE- 411043,MAHARAS HTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and Interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Ugarsen Rinwa -9875895867 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Authorised Officer Aavas Financiers Limited

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Pune