



Bld No. 2, Unit No. 201-202A & 200-202B, Gr. Floor,
Soltaire 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 Mr. Damal Kasturil Khosla, Joint/Co-borrower/Guarantor/Mortgagor of Mrs. Veena Amarnath Khosla and Kasturil 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/mortgagors/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 recovering recovery made if any, in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd. to the Borrower, Joint/Co-borrower/Mortgagor/Guarantor within the stipulated period of 60 days.

As the Borrower, Joint/Co-Borrower(s)/Guarantor, having failed to pay as per the said Demand Notice dated 28.05.2018 under S.13(2) of the said Act, pursuant to notice served upon the Borrowers/Joint-Borrower(s)/Guarantors/Mortgagor and in exercise of the powers conferred under Section 13(4) of the Act, Enforcement of Securities (Interest) Rules, 2002, the Authorised Officer of ASREC (India) Ltd. took physical possession of the property more particularly described in Schedule hereto dated 25.03.2021.

Pursuant to Assignment Agreement dated 25.03.2021, ASREC (India) Ltd. has acquired the financial assets of secured 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)/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 Authorised 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 Reserve basis".

| Description of the Secured Assets | Reserve Price (Rs. in Lakh) | EMD (Rs. in Lakh) | BID (Rs. in Lakh) | Status of possession |
|---|-----------------------------|-------------------|-------------------|--|
| Fiat 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/1-1/2, R-1/3, R/1/4 at Raiv 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/claims 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/claims.

2. THE E-AUCTION WILL BE HELD ON 30.12.2025 BETWEEN 10.00 AM TO 12.00 PM 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.bankaeuctions.com> (web portal of M/s C1 INDIA PRIVATE LIMITED). E-auction tender document containing online e-auction bid form, General Terms and Conditions of the online e-auction sale are available in websites: www.asrecindia.co.in and <https://www.bankaeuctions.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.: +91-124-4302020/ 21/ 22, +91 7291981124/ 1125/ 1126, Email gujarat@c1india.com, support@bankaeuctions.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. 10 ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.

5. The particulars given by Authorised Officer are stated to the best of his knowledge, belief and records. Authorised 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/claims 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 Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/claims.

6. Auction will be held for the entire property situated above "As is where is", "As is what is" and "As is Whatever There is" and "No Reserve basis". The property will 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. bankaeuctions.com or before 29.12.2025 upto 5.00 pm. 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-P5 12/2021-21, IFSC Code: BKID 000009. 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 Authorised Officer and in default of such 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 Authorised 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 going, i.e. Municipality/Local Body Taxes, Water Taxes/dues, Maintenance/Society Charges, Electricity, Gas Connection charges or any other Overheads 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 the 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.

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 undersigned signed by the Authorised Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets 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 Viththal 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 Viththal 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 in 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 Sonachiwadi in the Registration Dist Satara, Sub Dist Pataan admeasuring 34 X 29 East facing constructed building/structure and 12 X 34 North patra shed bearing Grampanchayat Milkat No. 121, AT Sonachiwadi, Tal Pataan Dist Satara.

Date : 06/12/2025
Place : Tal. Pataan, Dist. Satara
Chief Manager & Authorised Officer, Bank of Maharashtra, 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/sarfaesi/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 boundaries as under(as per sale agreement):

Having Boundaries As Under

East :- 5 mtr wide road and green belt

West :- by plot no 8 and remaining portion of s no 26 of mr. Baburao kale

South :- by 7.50 Meters wide road North :- by hissa no 01

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

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

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.

The borrower's having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said 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.

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)

PUBLIC NOTICE