**PUBLIC NOTICE** 

This is to inform the general public that Original Share Certificate

No. 21 for 10 shares Distinctive Nos from 501 to 525, issued in

respect of Shop No-1 at Chaitraban Residency A Co-op Housing

Society Itd, in the name of Mrs. Mala Vilas Naiknavare a member

of Chaitraban Residency A Co-op Housing Society Ltd., situated

at S. No. 127/2, Aundh, Pune is reported as lost/misplaced stolen.

The member of the society has applied for duplicate share certificate.

The Society hereby invites claims and / or objections from general

public for issuance of duplicate Share Certificate within the period of

14 (fourteen) days from the publication of this notice to the

Secretary of Chaitraban Residency A Co-op Housing Society Ltd

along with copies of such documents and other proofs in support of

his/her/their claims/objections. If no claims/objections are received

within the period prescribed above, the Society shall be free to issue

duplicate Share Certificate in such manner as is provided under the

bye-laws of the Society. The claims/objections, if any, received by the

Society shall be dealt with in the manner provided under the bye-

For and on behalf of

Chaitraban Residency A Co-op Hsg Soc Ltd,

(Secretary)

laws of the Society.

Date: 02/12/2025 Place: Pune

जाहीर नोटीस

सर्व लोकरंस कळविण्यात वेत आहे की, राजनील परिजिय्टात वर्णन केलेली मिळकत हि श्री पियप भिमसेन

जाधव, श्री मिमसेन पांड्रंग जाचव आणि मी मंगीता भिमसेन जाधव यांच्या मालकी वरिवारीची असन. त्यांने

मदर मिळकत निर्वेध व निजोरामी असल्याचा भरवमा देखन मदर मिळकत आमचे अफ़िलांस विकत देण्याचे

मान्य व कवल केले आहे . तरी, मदरच्या मिळकतीमध्ये कोणाचाही, कोणत्याही प्रकारचा हक्क, बोजा अथवा

हितसंबंध असल्याम त्यांनी मदरची नोटीम प्रसिद्ध झाल्यापामन १० दिवमांत अस्मल कागदण्यानिजी आमबी तजी

खात्री पटवुन द्यांबी . लेखी व कागदोपत्री पुराव्याशिवाय कोणतीही तकार वा हरकत विचारात घेतली जाणार

नाही . अन्यथा सदर मिळकत ही निवेंध व निजोप्तमी असून सदर मिळकतमध्ये अन्य कोणावाही कमलाही हक्क,

हितगंबंध, अधिकार नाही व अगल्याम त्यांनी तो जाणीवपर्वक मोडन दिलेला आहे, अंग पहीत धरून आमंचे

अजील त्यांचा व्यवहार पूर्ण करतील, पग कोणाचीही कमलोही तकार गृहीत धरली जाणार नाही याची नींड ध्यांची

परिशिष्ट : तकही पणे, पोट तकही तालका हवेली, जिल्हा पणे, में . यद रजिस्टार माहेव, हवेली यांच्या

कक्षेतील व पूर्ण मानापा । यांचे क्षेत्रातील मीज एरंडवर्ण, येथील मीटीएम नं ४०/२, प्लॉट नं ००२,

फायनल प्लॉट नं . ५६, स्मिता अपार्टमेंट या डमारतीमधील नवच्या मजल्यावरील फ्लॅट नं . ९०१ क्षेत्र

१२५.०८ ची.मी.व एन्क्लोज्ड वाल्कनी व तीन गांधीव कार पार्किंग ग्लॉट/प्रह्मल/विस्तरीय स्टॅक कव्हर्ड

कार पार्किंग सह येणेपमाणे मिळकत त्यामधील तदंगभूत वस्तु व बहिवाटीचे सर्व हक्कासह दरोवस्त .

या नोटोंशीय गाझी काही हरकत नाही - बी .पियुप भिमर्सन जाधव, बी .भिमसेन पांड्रंग जाधव

#### ADITYA BIRLA HOUSING FINANCE LIMITED Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266

Branch Office- G-Corp Tech Park, 8th floor, Kasar Wadavali, 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 quidelines 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 thecontractual 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):

NO	Co-Guarantor & Loan A/C No.		L
4	1. MANAN MAHESH SHAH Shop No. 3 & 4, Upper Ground Floor, Vardhaman Garden, Sr. No. 136/2a/2/1, Near Wonder City, Katraj,	03.11.2025	Г
l'I	Pune, Maharashtra 411048. 2. LATIKA MAHESH SHAH Shop No. 3 & 4, Upper Ground Floor, Vardhaman Garden, Sr. No. 136/2a/2/1,		
	Near Wonder City, Katraj, Pune, Maharashtra 411048. 3. SAMEER MAHESH SHAH Shop No. 3 & 4, Upper Ground Floor, Vardhaman		
	Garden, Sr. No. 136/2a/2/1, Near Wonder City, Katraj, Pune, Maharashtra 411048. 4. KAMLESH BHOGILAL SHAH Shop No. 3 & 4,		
	Upper Ground Floor, Vardhaman Garden, Sr. No. 136/2a/2/1, Near Wonder City, Katraj, Pune, Maharashtra 411048. 5. MANGAL AUTO		
	CORPORATION Shop No. 3 & 4, Upper Ground Floor, Vardhaman Garden, Sr. No. 136/2a/2/1, Near Wonder City, Katraj, Pune,		
	Maharashtra 411048. <b>6. MANAN MAHESH SHAH</b> Shop No.4, Ground Floor, Subhash Nagar Colony, C.S.No. 1070, Shukrawar Peth,		
	Pune, Maharashtra 411002. 7. LATIKA MAHESH SHAH Shop No.4, Ground Floor, Subhash Nagar Colony, C.S.No. 1070, Shukrawar		
	Peth, Pune, Maharashtra 411002. 8. SAMEER MAHESH SHAH Shop No.4, Ground Floor, Subhash Nagar Colony, C.S.No. 1070,		
	Shukrawar Peth, Pune, Maharashtra 411002. <b>9. KAMLESH BHOGILAL SHAH</b> Shop No.4, Ground Floor, Subhash Nagar Colony, C.S.No.		
	1070, Shukrawar Peth, Pune, Maharashtra 411002. 10. MANGAL AUTO CORPORATION Shop No.4, Ground Floor, Subhash Nagar		
	Colony, C.S.No. 1070, Shukrawar Peth, Pune, Maharashtra 411002. 11. MANAN MAHESH SHAH 302, Lotus Court, Pune-Satara Road,		
	Opp. Adinath Society, Pune, Maharashtra 411009. 12. LATIKA MAHESH SHAH 302, Lotus Court, Pune-Satara Road, Opp. Adinath		
	Society, Pune, Maharashtra 411009. 13.SAMEER MAHESH SHAH 302, Lotus Court, Pune-Satara Road, Opp. Adinath Society, Pune,		
	Maharashtra 411009. 14. KAMLESH BHOGILAL SHAH 302, Lotus Court, Pune-Satara Road, Opp. Adinath Society, Pune, Maharashtra		
	411009. <b>15. MANGAL AUTO CORPORATION</b> 302, Lotus Court, Pune-Satara Road, Opp. Adinath Society, Pune, Maharashtra 411009.		
	16.KAMLESH BHOGILAL SHAH Plot No. 9 Mangal Mukund Nagar Sujay Garder Sawargate, Pune, Maharashtra, 411037. 17. MANAN		
	MAHESH SHAH C/O: Mangal Auto Corporation Sr. No. 83/2/1 Shop No. 03 Solanki Patil Dhankawade Katraj, Pune, Maharashtra,		
	411046. <b>18. MANGAL AUTO COPORATION</b> Sr. No. 83/2/1 Shop No. 03 Solanki Patil Dhankawade Katraj, Pune, Maharashtra, 411046.		
	Loan Account No. LNPUNLAP-09170036376		L

Name and Address Borrower/ Co-Borrower and Guarantor /

Near Wonder City, Katraj, Pune, Maharashtra 411048 And Boundaries Of Plot: East: S.No. 83, Kanchan Nagari Society South: Pune-Mumbai Highway Road West: Part Of S.No. 83 Of Mr. Niivutti More North: By 40 Ft. P.M.C Road. Item No. 2: All That Piece And Parcel Of Shop No.04 Of The (Built-Up) Area Admeasuring 201.60 Sq. Ft. I.E., 18.73 Sq. Mtrs. Plus 84 Sq.Ft. Loft I.E. 7.80 Situated On Above Stilt Floor In The Building Which Is Known As 'vardhman Garden' And Said Building Is Constructed On The Sr. No. 83/2a/2/1, Near Wonder City, Katrai, Pune, Maharashtra 411048 And Boundaries Of Plot: East: S.No. 83, Kanchan Nagari Society South: Pune-Mumbai Highway Road West: Part Of S.No. 83 Of Mr. Niivutti More North: By 40 Ft. P.M.C Road. Item No. 3: All That Piece And Parcel Of Shop No.4, Ground Floor, Aatmaram Co-Operative Housing Society Admeasuring 210 Sg. Ft. Situated At Subhash Nagar Colony, C.T.S.No. 1070, Shukrawar Peth, Pune, Maharashtra 411002 And Boundaries Of Plot: East: City Survey No. 1071, Shukrawar Peth North: 25" Wide Road West: 40" Wide Road South: City Survey No. 1048, Shukrawar Peth 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.

DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: Item No. 1: All That Piece And Parcel Of Shop No.03 Of The (Built-Up) Area Admeasuring 162.39 Sq. Ft. I.E., 15.09

Sq. Mtrs. Plus 45.11 Sq.Ft. Loft I.E. 4. 19 Sq. Mtrs Situated On Above Stilt Floor In The Building Which Is Known As 'vardhman Garden' And Said Building Constructed On The Sr. No. 83/2a/2/1

Sd/- Authorised Officer Place: PUNE (Aditya Birla Housing Finance Limited)

Corporate Office: M/s. Karvy Financial Services Limited, 301, 3rd Floor, Guirals house, 167 CST Road, Kolivery Area Village, Kalina,

Santacruz (E), Mumbai – 400098. **Email :-** Dattaprasad.naik@karvyfinance.com; **Contact No.:** 9769454560/8380002787

**PUBLIC NOTICE FOR AUCTION CUM SALE** 

KARVYIII FINANCE

Subject: Regarding Missings of original Title Deeds / documents of the Loan Account

PUBLIC NOTICE

Bank of Maharashtra, Corporate Finance Branch,

1183/A, F.C.Road, Pune-411005

Name of The Borrower/ Mortgagor	Loan Account No	Branch Name	Missing Documents List
M/s. Balaji Industries	60027789869	Corporate Finance Branch, Pune	1. Original Release deed dated 07/05/2009 bearing no 1996/2009. 2. Original Release deed dated 07/05/2009 bearing no 1995/2009. 3. Original Sale deed dated 26/11/2002, bearing no 5155/2002. 4. Original registered deed of assignment and transfer dated 07/12/2005.

Deeds which were deposited with our Branch by the said above mentioned Borrower/Mortgagor for their Loan Proposal and which were in our Possession. We have also Lodged an FIR No.180097/2025 for the said Loss of Original Documents/Title Deeds, and we are in the process of obtaining Certified Copies of the same. Sd/-

Pune. Dated: 03/12/2025

Can Fin Homes Ltd

Sponsor: CANARA BANK

CIN-L85110KA1987PLC008699

सी . संगीता भिमसेन जाधव

4 03 . 27 . 7074

CAN FIN HOMES LTD.

Branch Address: CanFin Homes Ltd., 1st Floor, Phadtare Heights. near D' mart, Hinjewadi Pune - 411057, Mobile: 7625013272 E-Mail Id: hinjewadi@canfinhomes.com

चिंतामणी, दूसरा मजला, अदवेत नगर, पांड रोड, कोधरूड, पूणे - ३८

मा . २७६५४०६८०१ Email: kabra.kiran09@gmail.com

#### DEMAND NOTICE

Under Section 13 (2) of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002)"

1. Mrs. Vaishali Gangadhar Bahirat (More House, Chintamani Nagar, Vadgaon Maval, Pune, Maharashtra, 412106) (Borrower) 2. Mr. Gangadhar Kundlik Bahirat (More House, Chintamani Nagar, Vadgaon Maval, Pune, Maharashtra, 412106) (Co-Borrower) 3. Mr. Ganesh Vitthal Kumbhar (Near Ganesh Mandir, Takare B.k., Thakare B.k, Maval, Pune, Maharashtra - 412106) (Guarantor)

No. 1 & 2 amongst you have availed a housing loan from our branch against the security of mortgage of the following asset belonging to No. 1 of/Amongst you. An amount of Rs. 20,71,048/- is due from you to Can Fin Homes Ltd. as on 01/12/2025 together with future interest at the contracted rate. Details of the mortgaged asset

Flat No - 107, 1st Floor, Gulmohar County (According To RERA Certificate Provided Building Name - Kakde Sanjivani), Plot no -C. D. E. S. No - 388(New), Old S. No - 645, CTS No - 3291, Happy Nagar, Talegaon Dhabhade, Tal - Vadgaon Maval , Dist Pune.Pincode - 410506

Bounded on the: East - Road, West - Flat No - 108, North - Flat No 106, South - Open Space/ Road Registered demand notice was sent to Nos. 1 & 2 amongst you under

Section 13 (2) of the SARFAESI Act, 2002, but the same was returned unserved. The undersigned has, therefore, caused these Notices to be pasted on the premises of the last known addresses of the said Borrower/s as per the said Act. Hence this paper publication. As you have failed to adhere to the terms of the sanction, the account is classified as a Non Performing Asset on 29th Nov 2025 as per the NHB Guidelines. You are hereby called upon to pay the above said amount with contracted rate of interest thereon from 01/12/2025 within 60 days from the date of this notice, failing which the undersigned will be constrained to Initiate action under SARFAESI Act to enforce the aforesaid security. Further, the attention of borrowers / guarantors is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to them to redeem the secured assets.

Date: 02/12/2025 Place: Hinjewadi, Pune

**AUTHORISED OFFICER** CAN FIN HOMES LTD.



Daund Branch: Joshi Saraswati Building. 35 Daund, Patas Road, E-mail: bom680@mahabank.co.in, brmgr680@mahabank.co.in

Whereas, the undersigned 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 24/09/2025 calling upon the Borrower Mr. Tushar Bhausaheb Dhavan, Mrs. Meena Bhauso Dhavan, At Post Flat No. 4, Adishree Apartment, Behind SBI, Daund, Pune - 413801 to repay the amount

mentioned in the Notice being Rs. 39,66,155.00/- (Rupees Thirty Nine Lakh Sixty Six Thousand One Hundred Fifty Five Only) plus unapplied interest thereon w.e.f. 24/09/2025, within 60 days from the date of receipt of the said Notice. The Borrower as well as Guarantors, having failed to repay the amount notice is hereby given to the Borrower as well as Guarantor and the Public in general that the undersigned has taken Symbolic Possession of the

property described herein below in the exercise of the powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this 01" December 2025. The Borrower/s as well as Guarantor/s 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 Maharashtra, Daund Branch, Dist. Pune for an amount mentioned

The Borrower/s as well as Guarantor/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 property Mortgaged to the Bank and taken possession by the Bank is as follows: Registered mortgage of- All the piece and parcel of Residential Flat

No. G- 2 on Ground Floor, B Wing on S No. 565/C having area 713.7 Sq. mt. and 565/D having area 713.7 Sq. mt. total area 1427.40 Sq. mt. in the building named as "Mantri Hights" situated on area of village Daund also bearing CTS No. 565/C and 565/D of Daund within the Registration District Pune, Sub-Registration District and Tal.-Daund, situated within the local limit of Sub-Registrar Daund & Kedgaon and within the limit of Daund Municipal Council. In the name of Mr. Tushar Bhausaheb Dhavan.

Date: 01/12/2025 Place: Daund

Chief Manager & Authorised Officer, Bank of Maharashtra, Daund Branch



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 19/12/2024 calling upon the Borrower Mr. Pradeep Ramkaran Kumawat and Mrs. Chanda Devi to repay the amount mentioned in the Notice being Rs.15,31,372/- (Rupees Fifteen Lakhs Thirty One Thousand Three 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. Pradeep Ramkaran Kumawat and Mrs. Chanda Devi 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 27/11/2025. 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, Wai 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 the pieces and parcels of land and property situated at Flat No. 4 & 5, on the 1st Floor of the building "Vastu Heights" in the Vastu Heights Apartments admeasuring 61.72 Sq. Mtrs. consisting of 4 rooms and constructed on all those pieces and parcels of land situate being and lying at village Wai in the registration Dist. - Satara, 'Sub-Dist. Wai admeasuring 213.89 Sq. Mtrs. and bearing S. No. 27/1/2, Plot No. 28 At Songirwadi, Yashwant Nagar, Tal. Wai Dist. Satara-412803 Bounded On or Towards East: Stair Case. On or Towards West: Remaining Portion of Plot No. 28, On or Towards North: Plot No. 16 &17, On or Towards South: Internal Road, Together with all the fixtures and furniture etc. Cersai ID: 200065455208

Date : 27/11/2025 Place: Wai, Dist. Satara Chief Manager & Authorised Officer, Bank of Marharashtra, Satara Zone

THE LATUR URBAN CO-OP. BANK LTD., LATUR

Late Ramgopalji Rathi Business Center, Shivajinagar, Latur. Ph.No.(02382) 259503, Fax No.02382-255235 Ref.No.: LUCB/AO/09-LTL-63/2025-26/30 Date: 26/11/2025

[ For Immovable Property | POSSESSION NOTICE [Rule 8(1)] Whereas, the undersigned being the authorised Officer of the The Latur Urban Co.Op.Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 14/08/2025 calling upon the Borrowers Mr.Pramod Sadashiv Darekar, Guarantors : (1) Mr.Mukund Sadashiv Darekar, (2)Mrs.Reshma Harshal Tingre (hereinafter referred as 'borrowers') to repay the amount mentioned in the notice being Rs.23,81,447/-(Rs.Twenty Three Lakh Eighty One Thousand Four Hundred Forty Seven Only) as on 31/07/2025 with further interest at contractual rates and rests, charges etc. till date of realization within 60 days from the date of receipt of

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 Symbolic Possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on this 26" day of November, 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 The Latur Urban Co.Op.Bank Ltd., for an amount of Rs.23,81,447/- (Rs. Twenty Three Lakh Eighty One Thousand Four Hundred Forty Seven Only) as on 31/07/2025 with further interest at contractual rates and rests, charges etc. from the aforesaid date mentioned in the demand notice till date of payment less repayments, if any, made after issuance of Demand Notice. The dues payable as on the date of taking possession is Rs.24,92,950/- payable with further interest at contractual rates & rests, charges etc., till date of payment.

The borrowers attention is invited to the provisions of subsection (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

# DESCRIPTION OF THE IMMOVABLE PROPERTY

Property owner: Mr. Pramod Sadashiv Darekar All that piece and parcel of Unit/Shop No.D-107, area admeasuring 262 Sq.ft.i.e.24.34 Sq.Mtre (Carpet) situated at Upper Ground floor in the Building Known as "Unitas Fashion Center" constructed on Land ground admeasuring area 19200 Sq.Mtrs bearing Plot No.1 out of the sanction layout in respect of a portion an area 10513.03 Sq.Mtrs bearing S.No.19/1/1A/1A/1 and S.No.19/1/2 situate and lying and being at Village Kondhwa Bk, within the within the limits of Pune Municipal Corporation, , bounded as under:

East : Shop No.D-105 West : Shop No.D-115 South: Shop No.D-119 North : Corridor

OMKARA

Date: 26/11/2025 **Authorised Officer** Place: Pune Latur Urban Co-Op.Bank Ltd., Latur

> Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg. Web.: www.omkaraarc.com, CIN: U67100TZ2014PTC020363

RG Gadkari Chowk, Dadar (West), Mumbai 400 028. Contact No-9773406175.

**OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED** 

# SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

(See provise to rule 8 (6) read with 9(1)) E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction.

of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower Manish Rama Babar and Co-borrower Vaishall Manish Babar that the below described immovable property mortgaged/charged to

the Secured Creditor, and the physical possession of which has been taken by the Authorised Officer of Omkara ARC Secured Creditor on 02.11.2022. The below-mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 19.12.2025 at 11.00 am (last date and time for submission of bids is 18.12.2025 by 6.00 PM), for recovery of Rs. 21,07,885/- (Rupees Twenty-One Lakh Seven Thousand Eight Hundred and Eighty Five Only) as on 22.05.2019 plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc.

The Omkara Assets Reconstruction Pvt.ltd (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust has acquired entire outstanding debts lying against the said borrower/guarantors vide Assignment Agreement dated 30.03.2021 along with underlying security Edelweiss Housing Finance Limited (EHFL). Therefore, Omkara Assets Reconstruction Pvt ltd has stepped in the shoes of Edeliveiss Housing Finance. Limited (EHFL) and become entitled to recover entire outstanding dues and enforce the securities. The description of the Immovable Properties, the reserve price, earnest money deposit, and known

Description of the Property	Reserve Price	EMD
All that part and parcel of the One Room Kitchen (1RK) Residential Flat No. 302, on the 3rd floor, admeasuring carpet area 23.07 sq.mtrs together with attached Terrace admeasuring carpet area 10.80 sq.mtrs (which is inclusive area of attached terrace/balcony) in the building known as "Mrunal Residency", constructed on land bearing Sr No. 49, Hisaa No. 3/2, situated at Shramik Nagar, Lane No. 4, Tingre Nagar Dhanori, Pune 411015. Total admeasuring of the flat being 364 sq.ft carpet area. <b>Bounded by:</b> East: - Flat No. 301, West: - Open, North: - Open, South: - Flat No. 304,	Rs. 13,75,000/-	Rs. 1,37,500/-

Bid Increment: Rs. 20,000/-				
ate of E- Auction	19.12.2025 at 11.00 A.M to 2.00 P.M			
ast date and time for submission of bid letter of articipation KYC Document/Proof of EMD:	18.12.2025 by 6:00 pm			
ate of Inspection	13.12.2025 between 01.00 pm to 04.00 pm			
nown Liabilities	To the best of our knowledge and information available on record, there is no known encumbrance on any property, However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the properties put on Auction.			

This publication is also a Fifteen-days notice to the borrowers/co-borrowers under Rule 8(6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002. For detailed terms and conditions of the sale please refer to the link provided in the secured creditor

website i.e., http://omkaraarc.com/auction.php, and the contact details of authorized officer Pratiksha Patel (Contact No. 9773406175 and Email- pratiksha.patel@omkararc.com Bidder may also visit the website http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile:88666 82937 Email Maharashtra@c1india.com. Intending bidders shall comply and give a declaration under section 29A of the Insolvency and Bankruptcy Code 2016.

Sd/- Authorized Officer, Date: 03.12.2025 (Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)

(Pratiksha Patel) Omkara Assets Reconstruction Pvt Ltd.

SALE NOTICE THROUGH AUCTION UNDER SARFAESI ACT, 2002 CUM NOTICE TO SALE TO BORROWERS/GUARANTORS, RULE 8(6) UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002. In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s)/mortgagors mentioned hereunder, the public and all concerned

including the concerned borrowers/mortgagors, their legal heirs/ representatives, as the case may be are hereby informed that offers are invited by the Karvv **Financial Services Ltd** for purchase of the properties listed below. Whereas the authorized officer of the Karvy Financial Services Ltd has decided to sell the property described herein below on "AS IS WHERE IS BASIS" AND "AS IS WHAT IT IS BASIS" AND "WHATEVER THERE IS BASIS" under rules 8 & 9 of the said Act, through public auction.

	Name Of Borrower	Auction Date	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) Date & Amount (10% of RP)	Total Loan Outstanding
l	1. Loan Code No. 504145	17th	20-Aug-2020	All That Piece And Parcel of Property Bearing	Rs. 2349000/-	Rs. 234900/-	Rs. 11242008/-
ı	Borrower & Co-Borrowers	December	&	Flat No. 10, Admeasuring About 586 Sq. Ft.	(Rupees	(Rupees Two Lakhs	(Rupees One Crore
ı	1. ABHIJIT SHIVLING	2025	Rs.	Built Up Area (which is inclusive of the area	Twenty Three	Thirty Four Thousand	Twelve Lakhs Forty Two
ı	KADAM		5447732/-	of balconies) situated in C Wing on the Third	Lakhs Forty	Nine Hundred Only)	Thousand and Eight
ı	2. AARTI ABHIJIT KADAM			Floor of the Sagar Residency, S No. 51, Hissa	Nine Thousand	& 16th December	only) as on 2nd October
ı	3. SHIVLING SHANKAR			No. 2/3c+3/3c/1, CTS No. 452, Ghorpadi,	Only)	2025	2025
ı	KADAM			Pune-411036 and which is <b>bounded as</b>			
l	4. BHAGATI SHIVLING			under: North By: Road , South By: Bungalow,			
l	KADAM			East By : Building, West By : Building			

**IMPORTANT TERMS & CONDITIONS:** 

The intending bidders should be present in person for the Auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself/herself. The intending bidders may obtain the Tender Forms from the Manager. M/s. Karvy Financial Services Limited, Unit No 6 & 7, Andheri Industrial Estate, Off Veera Desai Road.

Next to ABB Co. Ltd. Andheri (West), Mumbai – 400053.

The tenderers/ offerers/ prospective bidders/ purchasers should submit their offer along with earnest money deposit (EMD) as referred in column (E) by way of demand draft or pay order favoring M/s.Karvy Financial Services Ltd, payable at Delhi Branch in sealed envelope mentioning "Offer for purchase of the Immovable Properties/Property" so as to reach with our authorized officer/person **Dattaprasad Naik Mobile : 9769454560/838000278**7 on or before the last date for submission of bids. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

For document verifications, intending purchaser may visit: M/s. Karvy Financial Services Limited, Unit No 6 & 7, Andheri Industrial Estate, Off Veera Desai Road, Next to ABB Co. Ltd. Andheri (West), Mumbai – 400053.

The Property/ies is sold on "AS-IS-WHERE-IS" AND "AS-IS-WHAT-IS" AND "WHATEVER THERE IS" basis.

The Sealed Tenders will be opened in the presence of the intending bidders on date of Auction of Tender-cum-auction Sale hereby notified. Though in general the same will be by way of closed tenders, the Authorized Officer may, at his sole discretion, conduct an open Auction among the interested bidders who desire to Quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of M/s. Karvy Financial Services Limited.

The successful bidder shall have to pay/ deposit twenty five per cent (25%) (inclusive of EMD paid) of the sale amount immediately on the same day or not later than next working day on completion of sale and the balance amount of seventy five per cent (75%) within 15 days from the date of confirmation of Sale, failing which the initial deposit of 25% shall be forfeited. At any cost it shall not be refunded. The property shall forthwith be put up again and resold, after the issue of fresh proclamation of sale. The Sale Certificate will be issued by the Authorized Officer in favor of the successful purchaser only after receipt of the entire Sale consideration within the time limit stipulated herein.

The Successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, Registration Fee etc., as applicable under law. 10. The Successful bidder should pay the statutory dues (lawful house tax, Electricity Charges and other Dues), TDS, GST if any, due to Government, Government undertaking and

1. The Authorized Officer has absolute right to accept or reject Tender or Bid any or all the offers and adjourn/postpone/cancel the Auction without assigning any reason thereof and

also modify any terms and conditions of the sale without assigning any reason thereof and also to modify any terms and conditions of the sale without any prior notice.

Place: Pune **Authorized Officer** Date: 2nd December 2025 **KARVY FINANCIAL SERVICES LIMITED** 

AAVAS FINANCIERS LIMITED

CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020 AUCTION NOTICE



HTRA-INDIA

MAHALAXMI

HEIGHT,

BANK OF

Pune

11.00

01.00

PM 05

JAN

54230/-

542304/-

OFFICE NO. 2/22,

GROUND FLOOR

MORWADI, NEAR

MAHARASHTRA,

411018, MAHARAS

PIMPRI, PUNE-

Amount due as

per Demand

Notice /as on Date

Rs. 85,73,276.29/-

(Rupees Eighty Five

Lac Seventy Three

Thousand Two

**Hundred Seventy Six** 

and Twenty Nine Paise

Only) by way of out-

standing principal,

arrears (including

accrued late charges)

and interest till

06.11.2025

**NPA Date** 

Demand Notice

26/11/2025

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.
SMT LATA NAND KUMAR LANDAGE, SAGAR NAND KUMAR LANDGE,DHIRAJ SHANTARAM JATHAR (AC NO.) LNPIM00314- 150011957	Rs, 15,26,657,00/- DUES AS ON 26 NOV 2025	13 APR 21 Rs, 1245694.41/- DUES AS ON 7 APR 21	27 JAN 25	FLAT NO 404, 4TH FLOOR, DREAM VILLA ,SR NO 103, HISSA NO 3, GOPAL PATTI, NR MANJARI RAILWAY STATION, MANJARI BK, PUNE, MAHARASHTRA, 411014 ADMEASURING 553, SQ. FT.	Rs. 1592640/-	Rs. 159264/-	11.00 AM TO 01.00 PM 05 JAN 2026	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE- 411043,MAHARAS HTRA-INDIA
SUBHASH TUKARAM LANDGE, NAVANATH SUBHASH LANDAGE, SUREKHA SUBHASH LANDGE (AC NO.) LNAHD01416- 170042779	Rs. 13,03,272.00/- DUES AS ON 26 NOV 2025	7 JUN 24 Rs. 957131.5/- DUES AS ON 4 JUN 24	20 MAR 25	FLAT NO.B-302,STILT SECOND FLOOR, IDEAL ORCHID, PLOT NO.45+46,SURVEY NO.91/1A+B+C+D, NAVNAGAPUR, AHMEDNAGAR 414111. ADMEASURING 22.708 SQ. MTR	Rs. 818928/-	Rs. 81893/-	11.00 AM TO 01.00 PM 05 JAN 2026	OFFICE NO-8,1ST FLOOR, AMARDEEP COMPLEX,ABOVE LAPTOP BAZAAR,SARJEPU RA, AHMEDNAGAR- 414001,MAHARAS HTRA-INDIA
AJIT SHANKAR DAUND, DHANASHREE AJIT G DAUND (AC NO.) LNHIN00322- 230261230	Rs. 12,26,209.00/- DUES AS ON 26 NOV 2025	9 JUL 24 Rs. 904002/- DUES AS ON 4 JUL 24	20 DEC 24	FLAT NO.8-603, 6TH FLOOR, ATULYA BUILDING NO.8, GAT NO.405, JAMBHUL, MAWAL, KHANE PHATA, PUNE MAHARASHTRA ADMEASURING 235.62 SQ.FEET	Rs. 952560/-	Rs. 95256/-	11.00 AM TO 01.00 PM 05 JAN 2026	101, GOLD CREST, S.NO.5/6, KHARADI, PUNE- 411014,MAHARAS HTRA-INDIA
TUSHAR PADWAL, SUVERNA PADWAL (AC NO.) LNPUN17923- 240315483	Rs. 48,79,845.00/- DUES AS ON 26 NOV 2025	9 AUG 24 Rs. 4122957/- DUES AS ON 7 AUG 24	26 DEC 24	FLAT NO 308 3RD FLOOR, IN THE BUILDING KNOIWN AS "DAFFODIS" ON S. NO 8/5A, SITUATED AT AMBEGAON BK PUNE, MAHARASHTRA ADMEASURING 800 SQ FT	Rs. 3576960/-	Rs. 357696/-	11.00 AM TO 01.00 PM 05 JAN 2026	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE- 411043,MAHARAS HTRA-INDIA
VALIANATH VITHALRAO SURYAWANSHI, MRS. AAUBAI VALIANATH SURYAWANSHI GUARANTOR: MR. DATTATRI VALIANATH GADE (AC NO.) LNPIM00414- 150014956	Rs. 28,31,515,00/- DUES AS ON 26 NOV 2025	11 OCT 22 Rs, 1499344.41/- DUES AS ON 10 OCT 22	24 DEC 24	FLAT NO 403, 4 TH FLOOR, DHANLAXMI APARTMENT, NR SANJIVANI HOSPITAL, SR NO 15, CTS NO 1409, UTTAM NAGAR, SHIVANE, HAVELI, PUNE, MAHARASHTRA ADMEASURING 413 SQ. FT.	Rs. 951552/-	Rs. 95155/-	11.00 AM TO 01.00 PM 05 JAN 2026	OFFICE NO. 2/22, GROUND FLOOR, MAHALAXMI HEIGHT, MORWADI, NEAR BANK OF MAHARASHTRA, PIMPRI, PUNE- 411018, MAHARAS HTRA-INDIA
IAYDIP KUDALE, RUPALI KUDALE GUARANTOR : PALLAVI GHODE (AC NO.) LNSVN17923- 240290899	Rs. 13,91,369.00/- DUES AS ON 26 NOV 2025	14 MAY 24 Rs. 998569/- DUES AS ON 7 MAY 24	24	FLAT NO. 101 ON 1ST FLOOR, BUILDING KNOWN AS & QUOT; AHREE SIDHIVINAYAK CO-OPERATIVE HOUSING SOCIETY LTD & QUOT; ON S.NO. 61 HISSA NO.1/2B/2/8/26 AND S.NO.61 HISSA NO.1/2B/2/8/30, SITUATED AT VILLAGE AMBEGAON KHURD, TAL-HAVELI DIST-PUNE	Rs. 861840/-	Rs. 86184/-	11.00 AM TO 01.00 PM 05 JAN 2026	3RD FLOOR, 10 SNEH CENTRE,1182/2, F C ROAD,SHIVAJI NAGAR,PUNE- 411005,MAHARAS

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 mmediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder falling 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. Place: MAHARASHTRA Date: 03-12-2025 **Authorised Officer Aavas Financiers Limited** 

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

RESIDENTIAL STRUCTURE ON SR.NO.15/20

MAHARASHTRA ADMEASURING 1076 SQ.

ADMEASURING 324 SQ FT

KASARSAI, TAL MULASHI, PUNE,

8 AUG 23

Rs. 550616/- &

Rs. 267074/-

DUES AS ON

7 AUG 23

OCT

8,84,046.00/-

& Rs.

4,24,270.00/-

DUES AS ON

26 NOV 2025

epaper.financialexpress.com

240290899

KASEWAD

220206112 &

RAM SUBHASH MENE,

(AC NO.) LNPIM09421-

LNPIM02121-220199015

MRS. ASMITA TUKARAM