T) IDBI BANK CIN:L65190MH2004G0f14883B

IDBI BANK LTD., RETAIL RECOVERY Pride House, Second Floor, University Circle,

POSSESSION Ganeshkhind Pune, Maharashtra 411016

NOTICE Where as the undesigned being The Authorized Officer of IDBI Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of SecurityInterest Act, 2002, (the Act), and in exercise of the powers conferred under Section 13 (12) read with rule 3 of Security interest (Enforcement) Rules, 2002, (the Rules) issued a demand notice under Section 13 (2) to borrowers, as listed below, calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers mentioned below having failed to repay the said amount the notice is hereby given to the borrowers mentionedbelow and the public in general that the Authorized Officer has taken Possession of the property mortgaged, 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 the date of possession against name of borrowers as detailed below. Theborrowers in particulars 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 theibbi Bank Ltd., for an amount

Sr. No.	Name of the Borrowers/ Mortgagors/ Property Holders & Loan A/c No	Date of Demand Notice	Date of Possession	Description of immovable property	Outstanding Amount (Rs.) as on date	
1	Mr.Yogiraj Vilas Sukale (Borrower) 6 Mrs.Pallavi Yogiraj Sukale (Co-Borrower) a/c no. 0548675100004299 8 0548675100004305	27/07/2021	August 11, 2025 (Physical Possession)	All that piece and parcel of Flat no.03, 2nd floor, Jiwaamrut Apartment, Near Kelkar Chowk, CTS no 570, Pune Municipal Eorporation, Narayan Peth, Haveli, Pune 411030, admeasuring 979.42 sq.ft.and one car parking area of 100 sq.ft.	Rs. 80,85,799.32 (Rupees Eighty Lakhs Eighty Five Thousand Seven hundred ninety nine and paise thirty two only) plus unapplied Interest from 10/03/2021	

PUBLIC NOTICE

Notice is hereby given to the general public that, our Clients M/S. VIJBIN BUSINESS

SOLUTION PVT LTD, THROUGH ITS DIRECTOR MR. VAGARAM DANAJI

CHOUDHARY are in the process of purchasing the industrial land property more

particularly described in Schedule written hereunder from its owners Mr. Ketan

The said owner has informed our client that, there are no charges or encumbrances of

whatsoever nature existing on the said land and that, he has clear and marketable title.

The Notice is herby given to the public at large that, any person/s claiming/ having any

right, title, interest on the scheduled property or any part thereof of whatsoever nature by

way of sale, exchange, mortgage, gift, trust, inheritance, bequest, possession, lease,

lien, easement or otherwise etc; is hereby requested to communicate in writing in respect

of the same to the undersigned at our Office address mentioned below within 10 days

from the date of issuance of this notice, producing the relevant original documents

between 10.00 a.m. & 6.00 p.m., on any working day during the notice period referred to

above, as otherwise the said sale agreed/proposed will be completed without any further

reference or regard to any such purported claim, right, title or interest of whatsoever

SCHEDULE

All that piece and parcel of the land admeasuring about 00H=10 Ares i.e. 10340 sq.ft.

Industrial use property from and out of the landbearing Gat No.484/4, totally

admeasuring about 01H=23 Ares,(01H=21 Ares + Potkharaba 00H=02.00Ares),

situate at Village Mahalunge Taluka Khed, District Pune, within the local limits of

Grampanchayat Mahalunge, Panchayatsamiti Khed-Rajgurunagar, Zilha Parished Pune

and within the registration District Pune and registration Sub District and Taluka Khed,

nature, received thereafter which shall be deemed to have been waived.

Pune and said property is bounded by as under:

On or towards East: By Gat No. 488

On or towards West: By Gat No. 483

Mahendra Sonawale and Mr. Dattatray Janardan Auti;

mentioned below and interest and charges thereon. The borrowers attention is invited to provisions of

Date: 13/08/2025 Place : Pune

Sd./-Authorised Officer IDBI Bank Ltd.

Appendix No. 16 [Under the Bye-law No. 34] PUBLIC NOTICE

Mr. Balkrishna Keshav Gholkar Joint member with Mr. Mangesh Balkrishna Gholkar of Amar Srushti Co-operative Housing Society Ltd. having address at S.no.163, 92/1 (Part), Manjri Budruk, S.No.216, 217A, 279, Village Hadapsar, Pune 28 and holding Plot No. 516 in the society, of without making any nomination. Died on 23/01/2023 society hereby invites claims or objections from heir or heirs or other claimants/ objector or objectors to the transfer of the said shares and interest of the deceased member in the capital/property of the society within a period of 15 days from publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of shares and interest of the deceased member in the capital/property of the society. If no claims/objections are received within the period prescribed above, the society shall be free to deal with the shares and interest of the deceased member in the capital/property of the society in such manner as is provided under the bye-laws of the society. The claims/objections, if any, received by the society for transfer of shares and interest of the deceased member in the capital/property of the society shall be dealt with in the manner provided under the bye-laws of the society. A copy of the registered bye-laws of the society is available for inspection by the claimants/objectors, in the offices of the society/with the secretary of the society between 10 AM to 6 PM from the date of publication of the notice till the date of expiry of its period

Date: 08/08/2025 Secretary Chairman At: Hadapsar, Pune Amar Srushti Co-op. Housing Society Ltd.

Bank of India

Khadki Branch 233, Ganga Heights, C Building, Near Cantt. Hospital, Khadki, Pune-411003 Email-khadki.pune@bankofindia.co.in

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 30/05/2025 calling upon the **borrower Mr.** Shailesh Fulelloo & Mrs Renuka Fulelloo to repay the amount mentioned in the notice being Rs. 27,77,513.1 + Uncharged Interest (Rupees Twenty seven lakh seventy seven thousand and five hundred thirteen and paisa one plus uncharged **interest)** within 60 days from the date of receipt of the said notice.

The guarantor having failed to repay the amount, notice is hereby given to the guarantor 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 8th day of August of the year 2025.

The guarantor 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. 27,77,513.1 + Uncharged Interest (Rupees Twenty seven lakh seventy seven thousand and five hundred thirteen and paisa one plus uncharged interest) interest thereon.

The 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.

Description of the Immovable Property

All that part and parcel of the property consisting of-: Flat no 301,3rd floor Gulmohar park,dapodi,Pune-411012 Bounded by-

East- Flat No 302 South- Passage and thereafter Flat No 303 West- Staircase and thereafter Flat No 304 North- Open

Authorised Officer

Date: 08-08-2025 Place: PUNE **BANK OF INDIA**

AAVAS FINANCIERS LIMITED

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

On or towards South: By Gat No. 481

On or towards North: By Gat No. 485.

Rendezvous. Shivalinagar, Pune- 411005

Phone No. 020-25510871, 020-25510874

It is hereby informed you that we are going to conduct public E-Auction through website https://sarfaesi.auctiontiger.net

M/s. M. V. Kini & Co., Advocates & Solicitors

Chandrasheel Apartments Flat No. 1, Opposite Hotel Deccan



OFFICE NO. L-

FLOOR, WING

MEGACENTER

MAGAPATTA

HADAPSAR.

411028,MAHA

FLY OVER.

SOLAPUR

RASHTRA-

ROAD

PUNE-

INDIA

218 , 1ST

NEAR

11.00

AM TO

01.00 PM

13-SEP-

2025

Rs.

120960/

209600/-

ON OR

BEFORE

12-SEP-

2025

PUSHPENDR

A MEENA -

9875896876

PROPERTY

VISIT DATE

10 SEP 2025

9:00 AM TO

5:00 PM

APPENDIX-IV-A [See proviso to rule 8(6)] Sale notice for sale of immovable properties E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 reac

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)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED, the same shall be referred herein after as AFL. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction fo recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AFL viz. Secured Creditor.

Loan A/c Number / Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Posse- ssion	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of E-Auction	Date of Bid Sub- mission	E-Auction Place of Tender Submission	Contact Person, Property Visit Date & Time
(AC NO.) LNHAD02216- 170029471 CHANDAN YASHWANT DESHMUKH, SUJATA CHANDAN DESHMUKH GUARANTOR: NANDKISHOR EKNATH GOSAVI	Rs. 1861241/- DUES AS ON 26-JUL-2025	04-SEP-2021 Rs. 1142171.41/- DUES AS ON 02-SEP-2021	13 SEP 23	FLAT NO. 403, 4TH FLOOR, S. NO. 41, AKSHAY APT, JADHAV NAGAR, WADGAON BUDRUK, HAVELI, PUNE, MAHARASHTRA, ADMEASURING 300 SQ. FT.	Rs. 777600/-	Rs. 77760/-	11.00 AM TO 01.00 PM 13-SEP- 2025	ON OR BEFORE 12-SEP- 2025	OFFICE NO. L- 218 , 1ST FLOOR,WING - 'L', MEGACENTER , NEAR MAGAPATTA FLY OVER, SOLAPUR ROAD ,HADAPSAR, PUNE- 411028,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896876, PROPERTY VISIT DATE 10 SEP 2025 9:00 AM TO 5:00 PM
(AC NO.) LNHSR02217- 180061023 VAISHALI SUNIL SURASHE, SUNIL ASHOK SURASHE GUARANTOR: NAMDEO MADHAV ABUJ	Rs. 2315320/- DUES AS ON 26-JUL-2025	18-DEC-2020 Rs. 908072.41/- DUES AS ON 18-DEC-2020	11 OCT 23	SURVEY NO. 174/276 (OLD SURVEY NO. 2/2), SUB PLOT NO. 67 TO 72/10, PLOT NO. 10 PAIKI, GREEN PHASE 3, ROW HOUSE NO. 17, MOUJE - BHAIRAVNATHNAG AR, GONDAVANI, TAL SHRIRAMPUR, DISTRICT - AHMEDNAGAR, MAHARASHTRA. ADMEASURING 55.275 SQ. MTRS.	Rs. 647222.4/	Rs. 64722/-	11.00 AM TO 01.00 PM 13-SEP- 2025	ON OR BEFORE 12-SEP- 2025	OFFICE NO-8 ,1ST FLOOR,AMAR DEEP COMPLEX,AB OVE LAPTOP BAZAAR, SARJEPURA, AHMED NAGAR- 414001,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896876, PROPERTY VISIT DATE 10 SEP 2025 9:00 AM TO 5:00 PM
(AC NO.) LNHAD00313- 140007958 & LNHAD01815- 160018038 GANAPATI SHIVAJI PATIL, NAKUSHA GANAPATI PATIL GUARANTOR: SUBHASH MONAPPA PANCHAL	Rs. 8325738/- & Rs. 5108823/- DUES AS ON 26-JUL-2025	26-JUL-2016 Rs. 776655/- & Rs. 559531/- DUES AS ON 23-JUL-2016	12 JAN 18	FLAT NO. – 14, 4TH FLOOR, JAI RESIDENCY, SURVEY NO. – 94, HISS NO. – 3A/1B/103, MANJARI BUDRUK, PUNE, MAHARASHTRA. ADMEASURING AREA – 488 SQ. FT.	Rs. 1037610/-		11.00 AM TO 01.00 PM 13-SEP- 2025	12-SEP-		PUSHPENDR A MEENA – 9875896876, PROPERTY VISIT DATE 10 SEP 2025 9:00 AM TO 5:00 PM
(AC NO.) LNKHP02818- 190086947 NARAYAN PANDURANG PATIL, SHOBHA NARAYAN PATIL GUARANTOR: SANJAYKUMAR MARUTI KURANE	Rs. 4710115/- DUES AS ON 26-JUL-2025	07-APR-2021 Rs: 2069529/- DUES AS ON 05-APR-2021	6 DEC 22	CITY SURVEY NO. 2763, FLAT NO. 3, 3RD FLOOR, WARD – D, SHUKRWAR PETH, ABDUT GALI, BHARAT RESIDENCY, K. KARVEER, KOLHAPUR MAHANAGARPALIK A, KOLHAPUR, MAHARASHTRA. ADMEASURING 47.21 SQ. MTRS. SUPER BUILTUP.	Rs. 1433376/-	Rs. 143338/-	11.00 AM TO 01.00 PM 13-SEP- 2025		SHOP NO. 109,1ST FLOOR, REVOLUTION, E- WARD, STATION ROAD, KOLHAPUR- 416001,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896876, PROPERTY VISIT DATE 10 SEP 2025 9:00 AM TO 5:00 PM

The terms and conditions of e-auction sale:-

Rs. 6100344/-

DUES AS ON

26-JUL-2025

28-FEB-2017

Rs. 1340774/-

DUES AS ON

25-FEB-2017

(AC NO.)

150014133

LNHAD00314-

SAMPAT BABURAO

PATOLE, KOMAL

SAMPAT PATOLE

SURYAKANT NAIK

GUARANTOR:

MANGESH

(1.) The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. (2.) For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of AAVAS FINANCIERS LIMITED, Current account No.00548470000107 AAVAS FINANCIERS LIMITED, Regd. & Corp Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur 302020 IFSC Code: HDFC0000054, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no/DD No of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auction@aavas.in (3.) All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger.net & https://aavas.in/sarfaesi-sale-notices for further details help procedure & online training on E-Auction prospective bidder may contact including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auction@aavas.in &

28 SEP | GAT NO. 395 (OLD

NANDINI

VILLAGE

18

GAT NO. 1878),

APARTMENT,

TALUKA KHED.

MAHARASHTRA

ADMEASURING

700.00 SQ. FT.

DIST. PUNE.

FLAT NO. A-1 & A-2,

GROUND FLOOR,

MEDANKARWADI,

ramprasad@auctiontiger.net, Contact No. 8000023297 Please Note: - This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender

/ inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period. Place : JAIPUR **Authorised Officer Aavas Financiers Limited** Date: 13-08-2025

CASTEL ROYALE MAGNIFIQUE AAVAS FINANCIERS LIMITED **CO-OPERATIVE HOUSING**

free to take possession of the Security as given below.

SOCIETY LIMITED.

(2)/HSG/(TC)/17657/2016-2017.

REGISTRATION DATE: 25/01/2017.

ADVOCATE FOR SOCIETY :-

ADVOCATE AJIT ARJUN CHAUGULE

CELL:- 9222302302.

EMAIL:- office@ajit-chaugule.com

PUBLIC NOTICE OF ANNUAL

GENERAL BODY MEETING

(NOTICE OF AGM)

TO ALL MEMBERS OF:- CASTEL ROYALE

MAGNIFIQUE CO-OPERATIVE HOUSING SOCIETY LIMITED. Greetings Dear Members,

This E - Public Notice Is Hereby Given To All

Members, That The ANNUAL GENERAL BODY

MEETING Of Our Society, Shall Be Held On: DATE:- 31" AUGUST 2025, DAY:- SUNDAY,

TIME: - 10.30 A.M., VENUE/ LOCATION:

DETAILS REQUIRED FROM MEMBERS:-

EMAIL ID OR MOBILE NUMBER: Where To Submit The Required Information:- Also Please

Note, By Virtue Of This Public Notice, It Is Hereby

Requested To All Members, To Kindly Provide Their Information Such As:- Email Id. Mobile

Number, Who Have Not Provided Their Details Till Date, So Provide Your Email ID or Mobile Number With The Society Office & Concern, Details As Under - SOCIETY OFFICIAL EMAIL

MEMBERS PLEASE TAKE NOTE OF THE FOLLOWING:- (1) SOCIETY AGM NOTICE

DATED:- 10.08.2025 & Agenda's Of AGM Of

Society, Are Available With Society officials, So.

Once The Members, Have Provided Their

information Such As:- EMAIL ID, MOBILE

NUMBER, On The Concern Society Details & Its Officials As Above, Then Said Agenda & Also

Other Important Details, Will Be Sent Personally To Concern Members By MESSAGE

WHATSAPP/EMAIL, About AGM Of Our Society.

(2) Also As On Date. We Are Conducting Our

ociety AGM As Above, As Our Society, Is More

Than 50 Members, Hence As Per GR, Rules, The

AGM is Convened, By Following Procedures.

Arrangements Are Made & Every Member Are

nformed, About The Date, Time, Place & Details

Of AGM in Advance Via SMS/ Mail/ Whatsapp.

Also Notice Of AGM is Posted At The Notice

Board Of Society. Also It Is Requested To All

Members To Provide Their Information, As The

Society If Required, Shall Send The Subject Matter For Meeting. Also As Required, We The

Society By Virtue Of This Public Notice, Have

Advertised, Our AGM Information In At Least One

Local Newspaper. Our Society AGM As Above

Will Be Conducted On The Date & Time Are

Already Stated Above. The Society Has Taken All

nitiatives To Hold AGM By Strictly Following

nadequate At Said Time, The Meeting Shall Be

Adjourned For 30 MINUTES & Meeting Shall Be

Continued At Same Place, To Transact Listed

Business As Per Agenda's & As Provided In BYE-LAWS, The Agenda Will Be Transacted, Whether

here Is Quorum Or Not. Also Points Raised At

he Eleventh Hour Will Be Considered For

Discussion In The Meeting, At The Discretion Of The Chair, DISTRIBUTION: NOTICE BOARD/

MESSAGE/ WHATSAPP/ EMAIL. PLACE:

xxx/- Advocate For Society:- Advocate Ajit

Arjun Chaugule. Cell:- 9222302302,

Society:- Thanks & Regards On

Behalf of:- The Managing Committee of

Email:- castelroyaletowers@gmail.com

xxx/- CASTEL ROYALE MAGNIFIQUE

CO-OPERATIVE HOUSING SOCIETY

LIMITED.

Email:- office@ajit-chaugule.com.

PUNE DATED: 10.08.2025

Guidelines. (3) If QUORUM For Meeting

TOWER 1, BANQUET HALL

castelroyaletowers@gmail.com

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

Demand Notice Under Section 13(2) of Securitisation Act of 2002 REGISTRATION NUMBER: - PNA/PNA As the Loan Account Became NPA therefore The Authorised Officer (AO) Under section 13 (2) Of Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 had issued 60 day demand notice to the borrower as given in the table ADDRESS: SURVEY NO. 36+69+74/9 According to the Notice if the Borrower does not deposit the Amount within 60 days, the amount will be recovered from Auction of the TO 5 (OLD), 86 TO 90 NEW, CTS NO. 21 security as given below. As the demand Notice send to the borrower/guarantor has not been served, copy of demand notice has also 40, 2142, 2143, BOPODI PUNE - 411020 been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with future interest and recovery expenses within 60 days, otherwise under the provisions of section 13 (4) and 14 of the said Act, the AO is

Demand Notice Date and Amount	Description of Mortgaged property
7 AUG 25 Rs. 1558460/- 4 AUG 25	FLAT NO. 04 CHIKHALI GROUND FLOOR, GAT NO. 1453 FORTUNE RESIDENCY VILLAGE - CHIKHALI, TALUKA HAVELI, DIST PUNE MAHARASHTRA (INDIA) - 411062 / ADMEASURING 392.21 SQ.FT.
7 AUG 25 Rs. 1036359/- & Rs. 275037/- 4 AUG 25	PLOT NO-33 .S.NO-114/3 (OLD S.NO-96A) UNIT NO 2 SHINGANAPUR KARVEER, KOLHAPUR MAHARASHTRA (INDIA)- 416010 / ADMEASURING 37.4100 SQ.MTR.
7 AUG 25 Rs. 1837703/- 4 AUG 25	PLOT NO.2 UNIT NO.1, GAT NO 14/1/5, GRAM PANCHAYAT MILKAT NO. 4574, MOUJE PACHGAON, TH KARVEER, DIST-KOLHAPUR MAHARASHTRA (INDIA)- 416013 / ADMEASURING 54.6 SQ.MTR.
7 AUG 25 Rs. 776586/- 4 AUG 25	FLAT NO. 2 ON GROUND FLOOR, DR. BABASAHEB HARPALE NAGAR, BUILDING NO. B-6, NEW S. NO. 195 OLD S. NO. 254, VILLAGE - Phursungi, TALUKA PANCHAYAT SAMITIHAVELI, PUNE MAHARASHTRA (INDIA)- 412308 / ADMEASURING 27.88 SQ.MTR.
7 AUG 25 Rs. 1081379/- 4 AUG 25	FLAT NO. S2, SECOND FLOOR, D SON'S SOCIETY, PLOT NO. 9B, S.NO. 115/20, KOPARGAON AHMEDNAGAR MAHARASHTRA (INDIA)- 423601 / ADMEASURING 43.75 SQ.MTR.
7 AUG 25 Rs. 347820/- 4 AUG 25	GAT/ MILKAT NO. 0612, purandar Malshiras PUNE MAHARASHTRA (INDIA)- 412104 / ADMEASURING 240 SQ.FT. AND CEMENT PATRA 225 SQ.FT
7 AUG 25 Rs. 198839/- 4 AUG 25	MILKAT NO- 1545 OLD GRAM PANCHAYAT MILKAT NO. 1319, AMBEDKAR NAGAR SAJANI TAL- HATHANANGALE, DISTKOLHAPUR MAHARASHTRA (INDIA)- 416116 / ADMEASURING 20.91 SQ.MTR.
7 AUG 25 Rs. 1009179/- 4 AUG 25	C.S.NO.453 PUSHPA NAGAR TAL-BHUDHARGAD KOLHAPUR MAHARASHTRA (INDIA)- 416209 / ADMEASURING 56.4 SQ.MTR
7 AUG 25 Rs. 2571713/- & Rs. 93084/- 4 AUG 25	SURVEY NO. 33 HISSA NO.2B/2/2/2A PLOT NO. 09, LAND ALONG WITH CONSTRUCTION HOUSE NO. R-2, GAJANAN NAGAR, KALEWADI PHATA, PUNE MAHARASHTRA (INDIA)- 411017 & PROPERTY NO. 01 - PLOT NO. 500 NEAR SHRY KARESHWAR TEMPLE KAREGAON KARDE ROAD TALUKA SHIRUR DIST. PUNE MAHARASHTRA ADMEASURING PROPERTY NO. 01 - 2000 SQ.FT. & PROPERTY NO. 02 - 1358 SQ.FT.
7 AUG 25 Rs. 2527260/- 4 AUG 25	FLAT NO. 04 3RD FLOOR PANCHSHIL APARTMENT S. NO. 967/7 (PART) MAUJE AUNDH TAL. HAVELI PUNE MAHARASHTRA (INDIA)- 411007 / ADMEASURING 430 SQ.FT.
7 AUG 25 Rs. 593701/- & Rs. 320358/- 4 AUG 25	GAT NO. 10 MILKAT NO-637, SITUATED AT NANDWAL, TAL. KARVEER, KOLHAPUR MAHARASHTRA (INDIA)- 416001 / ADMEASURING 102.38 SQ.MTR.
7 AUG 25 Rs. 686047/- 4 AUG 25	GAT NO.15/2/2/B RAMKRUSHNA COLONY A.P KASBA BAWADA TAL-KARVEER DIST-KOLHAPUR MAHARASHTRA (INDIA)- 416006 ADMEASURING 6845.9 SQ.FT.
7 AUG 25 Rs. 568159/- 4 AUG 25	G.P. MILKAT NO.473 MOUJE SHIVANAKWADI, TAL- SHIROLI, DIST KOLHAPUR MAHARASHTRA (INDIA)- 416143 / ADMEASURING 139,36 SQ.MTR.
7 AUG 25 Rs. 233165/- 4 AUG 25	FLAT NO. 705, 7TH FLOOR, BUILDING F-18, SECTOR NO. 17 & 19, SITUTED AT VILLAGE CHIKHALI, PIMPRI, PUNE MAHARASHTRA (INDIA)- 411062 / ADMEASURING 39.77 SQMTR.
7 AUG 25 Rs. 2552551/- 4 AUG 25	FLAT NO. 301, THIRD FLOOR, SR NO 46 HISSA NO 1/1/ B{PLOT NO. 02} "FOUNTAIN MIAMI" VILLAGE - PISOLI, TALIKA- HAVELI, PUNE MAHARASHTRA (INDIA)- 411028 / ADMEASURING 515.03 SQ.FT.
	7 AUG 25 Rs. 1558460/- 4 AUG 25 Rs. 1558460/- 4 AUG 25 Rs. 1036359/- & Rs. 275037/- 4 AUG 25 Rs. 1837703/- 4 AUG 25 Rs. 1837703/- 4 AUG 25 Rs. 776586/- 4 AUG 25 Rs. 1081379/- 4 AUG 25 Rs. 347820/- 4 AUG 25 Rs. 198839/- 4 AUG 25 Rs. 198839/- 4 AUG 25 Rs. 1009179/- 4 AUG 25 Rs. 2571713/- & Rs. 93084/- 4 AUG 25 7 AUG 25 Rs. 686047/- 4 AUG 25 7 AUG 25 Rs. 593701/- & Rs. 320358/- 4 AUG 25 7 AUG 25 Rs. 593701/- & Rs. 320358/- 4 AUG 25 7 AUG 25 Rs. 593701/- & Rs. 320358/- 4 AUG 25 7 AUG 25 Rs. 593701/- & Rs. 320358/- 4 AUG 25

GIC HOUSING FINANCE LTD.

Corporate Office / Head Office: Gichfl, National Insurance Building 6th Floor, 14, Jamshedji Tata Road,

Churchgate, Mumbai - 400020. Tel No- 022-43041900. EMAIL ID: corporate@gichf.com Website: Www.gichfindia.com • CHINCHWAD BRANCH: Office no. 202 & 203, 2nd floor, Premier Plaza II, G-Wing, Old Pune- Mumbai Highway, Above Hastakala Saree Shop, Chinchwad, Pune-411019 Branch mail Id: chinchwad@gichfindia.com Authorised Officer: Amey Mairal: 9834833606

• PUNE BRANCH: Neelkanth, C.T.S No 1018, F.P.No 370, Deep Bungalow Chowk, Near Model Colony, Shivaji Nagar, Bhamburda, Pune-411016 Branch email ID: pune@gichfindia.com Authorised Officer: Rajendra Giri: 9552161428

Demand

Date of

E-AUCTION SALE NOTICE

E-AUCTION DATE: 29-08-2025 / Last Date for Bid Submission: 28-08-2025. WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHFL), under Securitization & Reconstructions of Financial Assets

and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Secusrity Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrower/Mortgagor having failed to repay the said due amount, the undersigned has taken PHYSICAL POSSESSION of the following property in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules. File No/Branch Name / Property Address & Area Of Property Details (Built Up) Total Outstanding as Reserve Price

No.	Name Of Borrower/ Co- Borrower		notice issued date	Physical Possession	on 11.08.2025 (Incl. POS, Interest and Other charges) (In Rupees)	(In Rupees)
1	MH0270610002272 [CHINCHWAD BRANCH] KISHOR SADASHIV PISAL/ SHOBHA KISHOR PISAL	Gut No: 82 Hissa No 10, Building Name: Sneha Vihar, House No: D 2 504, Floor No: Fifth, Plot No: 82, Street Name: Anant Nagr, Land Mark: Nr Anant Dangat Industri, Village: Shivane, Location: Shivane, Taluka: Haveli, State: Maharashtra, Pin Code: 411023 B/Up Area: 1005 Sq Ft	28.05.2018	03.09.2019	58,90,945/-	22,00,649/-
2	MH0130610003103 [PUNE BRANCH] CHARUDATTA JOGLEKAR/ KETAKI JOGLEKAR	Gut No: 111,House No: 132,Floor No: Gr Mg Fi,Plot No: 7 10 15 16 17 18,Street Name: Waygaon Road, Land Mark: Near Borive Village,Village: Vyahali, Location: Vyahali,Taluka: Wai,State: Maharashtra, Pin Code: 412803 B/Up Area: Land: 29450 Sq Ft And Building: 2680 Sq Ft	13.02.2020	05.06.2023	4,65,97,988/-	2,06,21,769/-
3	MH0270610003405 [CHINCHWAD BRANCH] USHA SAMPAT DHAVDE	Gut No: 103/1, Building Name: Gurukrupa Appartment, House No: 05, Floor No: 1st, Plot No: 73, Street Name: Udaym Nagar Nehru Park, Land Mark: Nr T.t Cycle Company, Village: Pimpri Waghere, Location: Pimpri P F, Taluka: Haveli, State: Maharashtra, Pin Code: 411018 B/Up Area: 454 Sq Ft	03.08.2023	06.03.2025	14,49,267/-	18,97,538/-

DATE OF E-AUCTION & TIME: 29-08-2025 at the Web-Portal (https://www.bankauctions.in) from 3.00 PM TO 04:00 PM. with unlimited extensions of 5 minutes each. Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above

mentioned GICHF Office at 28-08-2025 before 5.00 PM. Further to this **PUBLIC NOTICE** for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules

thereunder) GICHFL invites OFFERS EITHER in sealed cover/s or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-E-Auction is being held on 'As is where is Basis', 'As is what is Basis', 'Whatever there is' And 'Without Any Recourse Basis', and will be

conducted "Online". The E-Auction will be conducted through GICHF approved Eauction service provider "M/s.4 closure" The intending bidders should register their names at portal https://bankauctions.in/ and get their user-id and password free of cost. Prospective

bidders may avail online training on E-Auction from the service provider M/s. 4closure, #605 A, 6th Floor Maitrivanam, Ameerpet, Hyderabad – 500038, Telangana. Office Land Line No: 040-23736405; Backend team: 8142000062 / 66, Mr. Prakash - 8142000064 / 8142000725, prakash@bankauctions.in, Mr. Nitesh Pawar, Manager, Mumbai, No:8142000725, mail id: Nitesh@bankauctions.in Property enquiries, CONTACT DETAILS: AMEY MAIRAL: 9834833606 / RAJENDRA GIRI : 9552161428

The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.

Every bidder is required to have his/her own email address in order to participate in the online E-auction. Once Intending Bidder formally registers as a qualified tenderer before authorized officer of GICHF, will have to express his/her interest to participate

through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.

The aforesaid properties shall not be sold below the reserve price mentioned above. Intending bidders are required to deposit Earnest Money Deposit/s (EMD) @ 10% of the abovesaid respective reserve prices, by way of DD/RTGS/

NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: Bank Name: UNION BANK OF INDIA, A/c No: 005111010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name: LCB, FORT Address: UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC Code - UBIN0800511. The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.

The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal https://bankauctions.in/ along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.

10. That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.

The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.

Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price...

The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.

14.. The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price. The notice is hereby given to the Borrower/s, Mortgagor/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the

properties mentioned above, as per the terms and Conditions of the EAuction Sale.

Inspection of the above said properties can be given on request and as per convenience of Authorized Officer. The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without

assigning any reason thereof. GICHFL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is

where is", "As is what is", Whatever there is" and without any recourse basis.

In case the borrowers'/mortgagor approaches GICHFL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHFL shall accept the amount and hand over the possession to mortgagor The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance

75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Office is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued.

Minimum Bid increment value is Rs.10,000/-STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT. 2002 For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service

provider M/s.4 closure and website https://bankauctions.in. For GIC Housing Finance Ltd. Date: 13.08.2025

Sd/-**Authorised Officer**

Pune

Place: PUNE / CHINCHWAD