

PUBLIC NOTICE

NOTICE is hereby given that the below mentioned Authorised Person is no longer affiliated as Authorised Person of Kotak Securities Limited.

Authorised Person Name	Trade Name	Exchange Registration Numbers of Authorised Person	Address of Authorised Person
Rishabh Mehendratra	Rishabh Mehendratra	NSE - AP0291107651 BSE - AP0196730110518	Bat 19 Swappa Ship Society Ganesh Nagar Opp Icoi Bank Kothrud Pune City Ex Servicemen Colony Pune Phone 411038

Please note that above mentioned Authorised Person (AP) is no longer associated with us. Any person henceforth dealing with above mention AP should do so, at their own risk. Kotak Securities Ltd. shall not be liable for any such dealing. In case of any queries for the transactions till date, Investors are requested to inform Kotak Securities Ltd. within 15 days from the date of this notification, failing which it shall be deemed that there exists no queries against the above mentioned AP.

**Kotak Securities Limited**, Registered Office: 27 BKC, G Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051. CIN: U99999MH1994PLC134051, Telephone No.: +22 43369000, Fax No.: +22 67132430. Website: www.kotak.com / www.kotaksecurities.com Correspondence Address: Infinity IT Park, Bldg. No. 21, Opp. Film City Road, A.K. Yashya Marg, Malad (East), Mumbai 400097. Telephone No: 42856825, SEBI Registration No. IN2002020137 (Member of NSE, BSE, MSE, MCX & NDXE), AMFI ARN 0164, PMS INP000000258, and Research Analyst INH000000586, NSDL/CDSL: IN-N-DP-629-2021, Compliance Officer Details: Mr. Hiren Thakkar Call: 022-42858484, or Email: cs.compliance@kotak.com.

DCB Bank Limited
302, Cello Platina, F. C. Road, Shivajinagar, Pune-411005

DCB BANK

POSSESSION NOTICE

The undersigned being the authorized officer of the DCB Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (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 below on mentioned dates calling upon the borrowers (Borrower's and Co-Borrower's) to repay the amount mentioned in the notice as detailed below in tabular form with further interest thereon from within 60 days from the date of receipt of the said notice.

The borrowers and Co-Borrowers having failed to repay the amount, notice is hereby given to the borrowers, Co-Borrowers and the public in general that the undersigned has taken physical possession of the properties which are 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 Rules 2002 on this **09-09-2025**.

The borrowers, Co-Borrowers in particular and the public in general is hereby cautioned not to deal with the properties (**Description of the immovable Property**) and any dealings with the property will be subject to the charge of the DCB Bank Ltd., for respective amount as mentioned here below.

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.

Demand Notice Dated.	10-10-2024
Name of Borrower(S) and (Co-borrower(S)	1.Mr.Jawid Jabbar Maniyar, 2.Mrs.Afrin Jawid Maniyar 3.M/S Alankar Bangle Store (It's Authorised Signatory Mrs. Afrin Jawid Maniyar)
Loan Account Number	DRCPPU00570516
Total Outstanding Amount.	Rs. 9,33,664.00/- (Rupees Nine Lakh Thirty Three Thousand Six Hundred Sixty Four Only) as on 08-09-2025 excluding interest and FC charges.
Description of The Immovable Property	"All The Piece & Parcel Of Shop No 1 Ground Floor Admeasuring 168 Sq Ft In Building Known As Sai Vinar Being Constructed On S No 252/A Situated At Vill:Ranjangaon Dist:Pune Bounded By Towards East:S No 252/B; Towards South: S No 253; Towards West:9 Mr Road; Towards North: Devashitan Land (The Secured Assets)"
Demand Notice Dated.	10-02-2025
Name of Borrower(S) and (Co-borrower(S)	1.Mr. Mohan Bhaskar Chaudhari, 2.Mrs. Namrata Mohan Chaudhari
Loan Account Number	DRHLPU00598591
Total Outstanding Amount.	Rs. 27,28,345 /- (Rupees Twenty Seven Lakh Twenty Eight Thousand Three Hundred Forty Five Only) as on 08-09-2025 excluding interest and FC charges.
Description of The Immovable Property	All Piece And Parcel Of Property Bearing Flat No 102 Admeasuring 472 Sq.Ft Carpet Area On The 1st Floor In "Green Leaf" Constructed On Survey No. 43 Hissa No 1 14a 1 And 1 1 4a 4 Situated At Wadachi Wadi Road Undri Pune District:Pune, (The Secured Assets)
Demand Notice Dated.	10-02-2025
Name of Borrower(S) and (Co-borrower(S)	1.M/s. Nasir Poultry Farms Pvt. Ltd. Through It's Directors Mr.Suresh Prasad And Mrs.Shalini Prasad, 2.Mr.Suresh Prasad, 3.Mrs.Shalini Prasad
Loan Account Number	DRBLPSR00498580
Total Outstanding Amount.	Rs. 91,44,651.15/(Rupees Ninety One Lakh Forty Four Thousand Six Hundred Fifty One and Fifteen Paise Only) as on 08-09-2025 excluding interest and FC charges.
Description of The Immovable Property	"All Piece And Parcel Of Property Bearing Flat No.9 Admeasuring About 790 Sq.Ft On 2nd Floor Along With An Overhead Terrace Admeasuring 400 Sq.Ft In Building No.2 Of "Gera Terrace Co-Operative Housing Society Ltd" Constructed On Land Bearing Plot No.115 Out Of Survey No.199(Hissa No.1,2,3,4,5a,5b,5c,6,7,8) Survey No.204(Hissa No.1,2a,3a,4) Survey No. 205, Survey No.206 (Hissa No.1) Survey No.209 (Hissa No.1) Situated At Vimannagar Lohagaon Pune. (The Secured Assets)"
Date: 11-09-2025 Place: Pune	FOR DCB BANK LTD AUTHORISED OFFICER

FEDERAL BANK

YOUR PERFECT BANKING PARTNER

LCRD PUNE DIVISION.

Elevated Ground Floor (Mezzanine Floor), Shop No. S-2, Nikhil Pride, Tilak Road, Pune - 411030, Phone No.: +91-9309180037, Email ID : pnelcrd@federalbank.co.in Website: www.federalbank.co.in

POSSESSION NOTICE

1. **Shri. Popat Sitaram Shevkar, S/o. Sitaram Shevkar**, 353, Gavthan Induri, Taluka Maval, Pune, Maharashtra – 410507 // Flat No. 10, 3rd Floor, Building Name Sumeru Corner, Plot No. 37, New S. No. 50, Satyakamal Colony, CTS No. 1705, Talegaon Dabhade, Dist. Pune, Maharashtra – 410507,

2. **Smt. Vaishali Popat Shevkar, W/o. Popat Sitaram Shevkar**, 353, Gavthan Induri, Taluka Maval, Pune, Maharashtra – 410507 // Flat No. 10, 3rd Floor, Building Name Sumeru Corner, Plot No. 37, New S. No. 50, Satyakamal Colony, CTS No. 1705, Talegaon Dabhade, Dist. Pune, Maharashtra – 410507.

Whereas; The Federal Bank Ltd. being the secured creditor through its authorized officer under the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules) issued a demand notice dated **07.06.2024** as contemplated under Sec.13(2) of the said Act calling upon the **1st of you as Principal Borrower and 2nd as Guarantors / Co-obligants / Co-borrowers / Mortgagors** due from you jointly and severally to repay the amount mentioned in the notice being :

- Rs. 9,49,612.43 as on 05.06.2024 under your FHS Loan with No. 17867300000430, with further interest @ 10.15% p.a. with monthly rests from 05.06.2024,
- Rs. 8,19,867/- as on 05.06.2024 under your Property Power Loan with No. 17867600001542 with further interest @ 12.60% p.a. with monthly rests from 05.06.2024,
- Rs. 78,491/- as on 24.05.2024 under your Asset Guard Loan with No. 17867600001559 with further interest @ 11.25% p.a. with monthly rests from 24.05.2024,

till payment and costs incurred within 60 days from the date of the said notice. The borrowers having failed to repay the entire outstanding amount, notice is hereby given to the borrowers and the public in general that the undersigned being the authorized officer of the Federal Bank Ltd. 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 this **08.09.2025**. The borrower/s' attention is invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties).

The borrowers in particular and public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Federal Bank Ltd. for an amount of-

- Rs. 11,00,588.43 (Rupees Eleven Lakhs Five Hundred Eighty Eight & Paise Forty Three only) as on 05.09.2025 under your FHS Loan with No. 17867300000430,
- Rs. 9,83,828/- (Rupees Nine Lakh Eighty Three Thousand Eight Hundred Twenty Eight only) as on 05.09.2025 under your Property Power Loan with No. 17867600001542,
- Rs. 91,236/- (Rupees Ninety One Thousand Two Hundred Thirty Six only) as on 21.08.2025 under your Asset Guard Loan with No. 17867600001559,

together with further interest thereon till payment plus costs incurred.

Description of Mortgaged Immovable Property
All the piece and parcel of the Flat bearing No. 10 admeasuring about carpet area of 499.37 Sq.Fts., 56.04 Sq.Mtrs. / 603 Sq.Fts. of built up area on the 3rd Floor of building along with Car Parking No. 10 in condominium known as "Sumeru Corner Apartment" constructed on Plot No. 37, CTS No. 1705, together with 6.25% undivided share in common areas and facilities and also right to use common facilities, MSEDCL meter, ancillary, consequential and other incidental rights thereto building existing and/or to be constructed and all other improvements thereon comprised in New Sy. No. 50, of Satyakamal Colony, Talegaon Dabhade Village, Maval Taluka, Pune District, Maharashtra State within the limits of Registration District of Pune and Sub – Registration Maval and within the limits of Talegaon Dabhade Municipal Council, **bounded on East by:** Colony Road, **West by:** CTS No. 1704, **North by:** CTS No. 1706 and **South by:** CTS No. 1837.

Date: 08/09/2025, For The Federal Bank Ltd.
Place : PUNE, (Authorized Officer under SARFAESI Act)

**PROTECTING INVESTING FINANCING ADVISING**

Aditya Birla Housing Finance Ltd.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266

Branch Office: Aditya Birla Housing Finance Ltd, 151 Floor Lohia Jain Arcade, S No. 106, Near Chaturshrung Temple Senapati Bapat Road, Pune-411016

Sale Notice

(Rule 9(1) of Security Interest (Enforcement) Rules 2002)

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. ("SARFAESI ACT")

The undersigned being the Authorized Officer of Aditya Birla Housing Finance Limited (hereinafter referred to as "ABHFL") has taken the physical possession of the immovable property being "ALL THAT PIECE AND PARCEL OF FLAT NO. 101, ADMEASURING 378 SQ. FT. I.E. 35.13 SQ. MTR., 1ST FLOOR, VARADRAJ RESIDENCY, CONSTRUCTED ON LAND BEARING PLOT NO. 35, HAVING ITS CITY SURVEY NO. 1853, OUT OF SURVEY NO. 26 NEW, OR OLD SURVEY NO. 24, SITUATED AT ANAND NAGAR COLONY, TALEGAON DABHADE, TAL. MAVAL, DIST. PUNE, WITHIN THE LIMITS OF TALEGAON DABHADE MUNICIPAL COUNCIL, AND THE REGISTRATION DISTRICT PUNE SUB REGISTRATION DISTRICT AND TALUKA MAVAL, ADMEASURING ABOUT 279 SQ. MTRS., PUNE, MAHARASHTRA--410506, AND BOUNDED AS: -
EAST: C.T.S. NO. 1854 WEST: C.T.S. NO. 1852
NORTH: C.T.S. NO. 1550 SOUTH: 30 FEET WIDE COLONY ROAD"
(hereinafter referred to as "Secured Asset") under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act, 2002") which stood secured in favor of ABHFL towards financial facility, its outstanding dues of INR 9,72,109/- (Rupees Nine Lakh Seventy Two Thousand One Hundred Nine Only) as on 10-11-2023 and further interest and other expenses incurred thereon till the date of realization to the Borrowers/Co-Borrowers SANDHYA RAJENDRA GARUD, RAJENDRA SHAMRAO GARUD AND OM FURNITURE (hereinafter referred to as "Borrowers/Co-Borrowers").

That on failure of the public auctions/auctions of Secured asset the undersigned is enforcing its security interest against the said Secured Asset by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the aforementioned Secured Asset. Now, the Authorized Officer hereby giving the Notice to sell the aforesaid Secured Asset by Private Treaty in terms of Rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be effected on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" on or after 03-10-2025, for recovery of INR 9,72,109/- (Rupees Nine Lakh Seventy Two Thousand One Hundred Nine Only) as on 10-11-2023 due to ABHFL from the Borrowers/Co-Borrowers. The resale price of the Secured Asset is fixed at INR 6,25,000/- (Rupees Eight Lakhs Twenty Five Thousand Only).

The Borrowers/Co-Borrowers are hereby informed that all the requirements under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABHFL is now under the process of enforcing its security interest by effecting sale of the Secured Asset as mentioned herein by way of private treaty as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers/Co-Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date: 11-09-2025 Authorized Officer
Place: PUNE (Aditya Birla Housing Finance Limited)

**बैंक ऑफ महाराष्ट्र**
Bank of Maharashtra
भारत सरकार का उद्यम

Stressed Asset Management Branch :
Agarkar High School Bldg., 2nd Floor, Somwar Peth Pune - 411011
Tel. No.: 7030924140 **E-mail:** bom1446@mahabank.co.in
Head Office : 1501, 'Lokmangal', Shivajinagar, Pune - 411 005

Sale Notice for Sale of Immovable Properties

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the Physical possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price	
				EMD Amt.	Bid Increment Amt.
1	Borrower: -1. Mr. Ashok Popatlal Shah R/at Flat No 7 Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki Pune. Also R/at: B 401, Maple Garden Society, 47 Dr APJ Abdul Kalam Road, Saibaba Nagar Kondhwa Pune 411048. 2. Mr. Darshit Ashok Shah , R/at Siddhanath Apartment 36A 20, E Ward, Tarabai Park Opp Arvind Villa Kolhapur. 3. Mr. Rajendra Popatlal Shah , R/at Flat No. 6, Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki Pune, Also R/ At Flat No 104, In Building A, on 1st Floor, Mantri Eternity Kundan Nagar, Agrasen Nagar Society, Kasarwadi Pune, Pimpri Chinchwad 411012. 4. Mr. Mukesh Popatlal Shah , R/at Flat No. 5, Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki Pune, Also R/ At Flat No 101, In Building A on 1st Floor, Mantri Eternity Kundan Nagar, Agrasen Nagar Society, Kasarwadi Pune, Pimpri Chinchwad 411012 5. Mrs. Jayashri Ashok Shah , R/at Flat No. 7, Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki Pune. Also R/at B 401 Maple Garden Society, 47 Dr. APJ Abdul Kalam Road, Saibaba Nagar, Kondhwa Pune 411048	Rs. 2,92,24,112.00 (Rupees Two Crore Ninety Two Lakh Twenty Four Thousand One Hundred Twelve Only) plus unapplied interest w. e. f. 18.01.2024, apart from further interest, cost, charges and expenses as mentioned in the demand notice dated 18.01.2024, minus recoveries if any	Lot No. 1 : Flat No. 301, on Third & Fourth Floor, in Wing No. G, in Project Named "Marvel Ganga Sangria" constructed on S No 21/1, 21/1/1, 21/1/2, 21/1/3, 21/1/4, 21/2, 22/1, 22/1/1, 22/1/2, 22/1/3, 22/1/4, 22/2(part) & on Plot No A (as per sanctioned plan) situated in Village : Mohammadwadi, Taluka : Haveli, District : Pune- 411048 Carpet Area admeasuring 387.57 Sq Mtrs & Open Eye Level Terrace admeasuring 81.69 Sq Mtrs & Two Car Parking Space. Boundaries of the Property : East : By Flat No. 302, Passage & Lift., West : Open Space, North : Open, South : Open Space. Encumbrances : Not Known Type of possession : Physical	Reserve Price - Rs. 3,39,00,000/- (Rupees Three Crores Thirty Nine lakh Only) EMD - Rs. 33,90,000/- (Rupees Thirty Three Lakh Ninety Thousand Only) Bid increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only).	
2	Borrower : M/s. Quick Sale Purushottam Apartments, Parvati, Pune. Through Prop. Mr. Santosh Vasudev Acharya Mr. Santosh Vasudev Acharya Proprietor of M/s Quick Sale Plot No. 12, First Floor, Shree Bungalow, Gururaj Housing Society, Paud Road, Pune - 411 038 Guarantor : Mrs. Neha Santosh Acharya , Plot No. 12, First Floor, Shree Bungalow, Gururaj Housing Society, Paud Road, Pune - 411 038	Rs. 9,90,43,693.81 (Rupees Nine Crore Ninety Lakh Forty Three Thousand Six Hundred Ninety Three Paise Eighty One Only) plus interest thereon w.e.f. 13/04/2018 as mentioned in demand notice dtd. 26.04.2018 apart from further interest, cost, charges and expenses as mentioned in the demand notice dtd 26.04.2016 minus recoveries	Lot No 2 : All those commercial Premises bearing Shop No.R-2 area admeasuring about 600 sq.ft. (55.76 sq. meters) situated on the Ground Floor in the Building 'Purushottam Apartments' on all that place and parcel of land situate at and bearing a part of (Sub) Plot No.7, PWD Co.op. Housing Society Ltd, S.No.132/A (Part) Final Plot No.528A, of Parvati, Pune, and situated within the registration Sub-Registrar Taluka Haveli, Dist Pune and within the limits of Pune Municipal Corporation, and said Shop (said land) is bounded as follows- On or towards : Shop Land, East : By Front side 40' wide road, South : By Parvati side Canal, Parvati, West : By Open Duct Ramkrishna Ashram, North : By Shop No.R-2 (B) of Joshi (Sub) Plot No.6 Together with undivided rights in all common areas and facilities and easements appurtenant thereto and fixtures and fittings annexed to the said Shop. Encumbrances: Not Known Type of possession: Physical	Reserve Price - Rs. 46,00,000/- (Rupees Forty Six Lakh Only) EMD : Rs. 4,60,000 /- (Rupees Four lakh Sixty Thousand Only) Bid increment Amount : Rs. 50,000/- (Rupees Fifty Thousand Only)	
3	Borrower: M/s Surefire Die-Casting Technologies Private Limited , 505, Govind Gaurav apartments, Swanand Society, Sahakar Nagar No. 2, Pune - 411009. & Gat No. 185, Harishchandra, Post Kapurhole, Pune-Satara Highway, Tal. Bhor, Dist. Pune 412205 1) Ashish Raghunath Deshpande , 2) Akshay Raghunath Deshpande , 505, Govind Gaurav apartments, Swanand Society, Sahakar Nagar no.2, Pune - 411009. & Gat No. 185, Harishchandra, Post Kapurhole, Pune-Satara Highway, Tal. Bhor, Dist. Pune 412205. Guarantor: 1) Ashish Raghunath Deshpande , Flat No. 703, Damodar Residency, Near City Pride Kothrud, Pune 411038 2) Akshay Raghunath Deshpande , 505, Govind Gaurav Apartments, Swanand Society, Sahakar Nagar No. 2, Pune - 411009 3) Prima Gear Cutting Tools Pvt. Ltd. , Gat No. 185, Harishchandra, Post Kapurhole, Pune-Satara Highway, Tal Bhor Dist. Pune 412205	Rs. 21,56,61,899 (Rupees Twenty One Crore Fifty Six Lakh Sixty One Thousand Eight Hundred Ninety Nine Only) plus unapplied interest w.e.f. 06/09/2017 as mentioned in demand notice apart from 06.09.2017 further interest, cost, charges and expenses as mentioned in the demand notice dtd 06.09.2017 minus recoveries if any.	Lot No 4 : All that piece and parcel of N.A. land admeasuring total about 129 R i.e. 12900 sq. meters situated at Gat No. 185, Mouje Harishchandra, Tal Bhor within the jurisdiction of sub Registrar Bhor, Dist. Pune. Together with building Constructed/to be constructed thereafter and together with permissible FSI and TDR that may permitted to load on the said plots along with all easementary rights, Appurtenances, ingress, Egress and incidental and ancillary rights thereto bounded as under - Gat No 185 : East: By Property out of Gat no 183, South: by Property out of Gat no 186, West: By Gat No 209 & 215, North: By remaining property out of Gat No 185 Together with easement, Egress as common right and other incidental and ancillary rights. And All that piece and parcel of land admeasuring area 318 sq. meters i.e. south -North 26.5 meters x East - west area 12 meters situated at Gat No 184, out of total area of 0 H 39 R + Potkharaba 0H 14 R, total area 0 H 53 R at Mouje Harishchandra, Taluka Bhor, Dist. Pune. Gat No 184 : East: by Remaining area out of Gat no 183, South: by Remaining area out of Gat no 185, West: By Remaining area out of Gat no 184, North: By National Highway No 4 Together with easement, Egress as common right and other incidental and ancillary rights. Note: Valuation Excluding Plant & machinery Encumbrances: Not Known Type of possession: Physical	Reserve Price – Rs. 10,79,00,000/- (Rupees Ten Crore Seventy Nine lakh only) EMD: Rs. 1,07,90,000/- (Rupees One Crore Seven lakh ninety thousand Only) Bid increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only)	

1.	Date and time of E-Auction	For Lot No. 1 to 4	07/10/2025 Between 11.00 a.m. to 4.00 p.m
2.	Last Date of Submission of KYC with EMD		06/10/2025 (as per PSB Alliance rules)
3.	Inspection Date & Time	For Lot No. 1 to 4	25/09/2025, 26/09/2025 & 27/09/2025 Between 3.00 p.m. to 5.00 p.m
4.	Contact details		Pooja - Mob.7030732432 , Kanchanlata - Mob. 9766340338

1) E-auction shall be conducted through the E-Bikray. Bidders have to log in on the website – “<https://baanknet.com/eauction-psb/>” and have to register themselves. In this regard, please note that verification of KYC documents takes 2-3 days. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact numbers are 8291220220 support.BAANKNET@psbfinance.com.)

2) For detailed terms and conditions of the sale, please refer to the link “https://www.bankofmaharashtra.in/properties_for_sale.asp” provided in the Bank's website.

Date : 10/09/2025, This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises, Assistant General Manager & Authorised Officer,
Place : Pune, Bank of Maharashtra

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, 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/Mortgagors	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.
ANAND RAKHAMAJI SHINDE, SWAPANALI ANAND SHINDE (AC NO.) LNHDS01419-200112157	Rs. 12,87,147.00/- DUES AS ON 03 SEP 2025	8 FEB 24 Rs. 950563/- DUES AS ON 6 FEB 24	7 MAR 25	FLAT NO 204, SECOND FLOOR, SALVAVIDAS BUILDING, GAT NO 525/3, LONI BK, RAHTA, AHMEDNAGAR PIN: 413712 ADMEASURING 625 SQ. FT.	Rs. 918160/-	Rs. 91816/-	11.00 AM TO 01.00 PM 11 OCT 2025	OFFICE NO-8,1ST FLOOR, AMARDEEP COMPLEX, ABOVE LAPTOP BAZAAR, SARJEPURA, AHMEDNAGAR- 414001, MAHARAS HTRA-INDIA
CHETAN MARKAS ALIAS MARUTI PAWAR, MRS. KUSUM MARKAS ALIAS MARUTI PAWAR, MR. MARKAS YADAV PAWAR GUARANTOR - MR. PRAFULLA PRABHAKAR UBALE (AC NO.) LNHDP00317-180067076	Rs. 30,92,652.00/- DUES AS ON 03 SEP 2025	30 MAR 21 Rs. 1508201/- DUES AS ON 25 MAR 21	3 FEB 25	OLD SURVEY NO. 145, NEW SURVEY NO. 173, HISSA NO. 2B/1/5A, FLAT NO. 403, 4TH FLOOR, YASH HEIGHTS, MOUJE - FURSUNGI, TALUKA - HAVELI, DISTRICT - PUNE, MAHARASHTRA. ADMEASURING AREA 510 SQ. FT. SALEBEL BUILT UP AREA.	Rs. 1632000/-	Rs. 163200/-	11.00 AM TO 01.00 PM 11 OCT 2025	OFFICE NO.201, ATHARVA PLAZA, 2ND FLOOR, PUNE SATARA ROAD, DHANKAWADI, PUNE, 411043, MAHARAS HTRA-INDIA
MANGAL RAMBHAU GADKAR, MANTHAN RAMBHAU GADKAR, RAMBHAU EKNATH GADKAR (AC NO.) LNHRS006020-210150711	Rs. 9,63,996.00/- DUES AS ON 03 SEP 2025	8 FEB 24 Rs. 671592/- DUES AS ON 6 FEB 24	25 FEB 25	PROPERTY NO. 1043 ON LAND BEARING GAT NO. 175/6 A/PBHENDA BUDRUK TAL NEVASA DIST AHMEDNAGAR PIN: 414603 ADMEASURING 1089 SQ. FT.	Rs. 934560/-	Rs. 93456/-	11.00 AM TO 01.00 PM 11 OCT 2025	OFFICE NO-8,1ST FLOOR, AMARDEEP COMPLEX, ABOVE BAZAAR, SARJEPU RA, AHMEDNAGAR- 414001, MAHARAS HTRA-INDIA
LATE MR. PRAMOD RAMCHANDRA LOHAR NOW DECEASED THROUGH HIS LEGAL HEIRS VANITA PRAMOD LOHAR, AISHWARYA PRAMOD LOHAR, ARYAM PRAMOD LOHAR, YASH PRAMOD LOHAR, VANITA PRAMOD LOHAR (AC NO.) LNSAT00222-230250106	Rs. 41,72,938.00/- DUES AS ON 03 SEP 2025	29 JUL 24 Rs. 3570482/- DUES AS ON 29 JUL 24	28 MAR 25	SR. NO. 385/2, PLOT NO. 26, NEAR CRICKET STADIUM, MAUJE VADUI, TAL - KHATAV, DIST - SATARA. 415506 ADMEASURING 0 H 1.65 R	Rs. 3441920/-	Rs. 344192/-	11.00 AM TO 01.00 PM 11 OCT 2025	OFFICE NO.7,2ND FLOOR, ADARSH CORNER, SR.NO.28 7/1 TO 7/6, PLOT NO. 3 OF FINAL PLOT NO.12, RADHIKA ROAD, OPP. HOTEL RAJRAJRA, KARANJ E SATARA- 415001, 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, 2nd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Puhendga Meena – 9875896876 or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(11/8(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 dues are not repaid in full.

Place : Jaipur Date : 11-09-2025

Authorised Officer Aavas Financiers Limited

Page 25

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Pune