#### FINANCIAL EXPRESS



Asset Recovery Branch, Pune - RO Pune Metro Branch: Suyog Plaza, 1" Floor, 1278, Jangali Maharaj Road, Pune-411 004, Email: ubin0578789@unionbankofindia.bank, Mob: 8169178780

Mega E-auction For Sale of Movable / 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 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rule, 2002

Sr. Name of the Branch and Borrowers / Guarantors and Type of Possession	Amount Due	Description of the Properties	Reserve Price	Earnest Money Deposit	Min. Bid Increment By which the Bid is to be increased	
ARB - PUNE (9967917032) Mr. Mithilesh Madhusudhan Kendre (Symbolic Possession)	Sixty-Six Lakh Ninety-Nine Thousand Six Hundred Thirty-Four and Paisa Forty-Two			Rs. 14,50,000.00/- (Rupees Fourteen Lakh Fifty Thousand Only)	Rs. 1,00,000/- (Rupees One Lakh Only)	
25 ARB - PUNE (7498474301) Mr. Prashant Ramesh Samudre (Symbolic Possession)			Rs 24,92,000.00 (Rupees Twenty-Four lakh Ninety Two Thousand Only )	Rs.2,49,200.00 (Rupees Two Lakh Forty Nine Thousand Two Hundred Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit https://ebkray.in. All bidders are requested to visit the above site & complete the registration, KYC updation & payment 3 to 4 days before date of E-auction to avoid last minute rush.

Date: 08/08/2024 Place: Pune

Date & Time of E-Auction: 29/08/2024 (12.00 Noon to 5.00 PM) The English version shall be final if any question of interpretation arises.

Authorized Officer,

Union Bank of India

**O**SBI

STATE BANK OF INDIA Retail Asset Central Processing Centre-I: 44/2B, Shankar Sheth Road, Gultekadi, Near Sharada Chambers, Pune-411037. Tel: (020) 26308176, EMAIL: racpc.pune@sbi.co.in

#### Publication of Notice regarding possession of property u/s 13(4) of SARFAESI Act, 2002

Notice is hereby given under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) & in exercise of powers conferred under Section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, a Demand Notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date 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 power conferred on him under section 13(4) of the said Act read with Rule 9 the said Act on the dates mentioned against each account.

The Borrowers in particular and the 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 STATE BANK OF INDIA for an amount and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Sr. No.	Name & Address of the Borrower	Description of immovable property	Date of Demand Notice	Date of (Symbolic) Possession	Outstanding (Rs.) & as on Date
1.	Miss. Aditi Rajendra Bhave (Borrower) Mrs. Rupali Rajendra Bhave (Borrower) 1424, Sadashiv Peth, Opp Pune Vidyarthi Gruh, Pune-411030. Home Branch-Pune City Road A/C No. 38042712178 MC-HLCLSS-MIG	All that piece and parcet of Residential Flat No. 1503, admeasuring carpet area 33.41 sq. mtrs. and Enclosed Balcony area 4.06 sq. mtrs. and Attached Terrace area 3.55 sq. mtrs. of the 15th Floor, A-Building and together with One Covered Parking space/s bearing No. UG-564, in the Project as "TRIDENT" constructed on the Land bearing Survey No. 55/3, 57/3, 60/1/1, 60/1/2, 60/2/1, 60/2/2, 55/2, 56, 57/1, 57/2, 57/4, 55/1 at Village Wakad, Taluka-Mulshi, District- Pune and within the limits of Pimpri Chinchwad Municipal Corporation and bounded as per Schedule of Agreement to sale dated 12.01.2018 Property owned by Miss. Aditi Rajendra Bhave and Mrs. Rupali Rajendra Bhave	27.02.2024	09.08.2024	Rs. 20,39,132.00 (Rupees Twenty Lakh Thirty Nine Thousand One Hundred and Thirty Two Only) as on 26.02.2024 plus further interest with incidental expenses, charges, cost etc. incurred / to be incurred.

Sd/- Authorised Officer, Date: 13.08.2024 State Bank of India RACPC-I, Pune Place: Pune



Asset Recovery Branch, Pune - RO Pune Metro Branch : Suyog Plaza, 1st Floor, 1278, Jangali Maharaj Road, Pune-411 004, Email: ubin0578789@unionbankofindia.bank, Mob: 8169178780

## Mega E-auction For Sale of Movable / 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 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rule, 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 properties mortgaged / charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower (s) & Guarantor (s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Name of the Branch & Borrowers / Guarantors & Type of Possession	Amount Due	Description of the Properties	Reserve Price	Earnest Money Deposit	Increment By which the Bid is to be increased
ARB - PUNE (8055195505) Mrs. Shital Prashant Mate (Physical Possession)	Rs. 22,73,857.30 (Rupees Twenty Two Lakh Seventy Three Thousand Eight Hundred Fifty Seven and Paise Thirty Only) and interest thereon.	All the piece & Parcel of the property bearing Flat No. 18, admeasuring about 530 Sq. Ft. i.e 49.25 Sq. Mtrs. buildup area, located on the Second Floor of the Building No. 'A-2', Radhanagari (C-A-2) Co-Operative Society Ltd. Situated at S.No. 227/1, CTS No. 4460, Village Bhosari within limit of Pimpri-Chinchwad Municipal Corporation, Pune-411039	Rs. 21,17,000/- (Rupees Twenty-One Lakhs Seventeen Thousand Only	Rs. 2,11,700/- (Rupees Two Lakhs Eleven Thousand Seven Hundred Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit https://ebkray.in. All bidders are requested to visit the above site & complete the registration, KYC updation & payment 3 to 4 days before date of E-auction to avoid last minute rush.

Date & Time of E-Auction: 29/08/2024 (12.00 Noon to 5.00 PM)

Date: 09/08/2024 The English version shall be final if any question of interpretation arises. Place: Pune

Authorized Officer, Union Bank of India

# CARVY FINANCE

Corporate Office: M/s. Karvy Financial Services Limited, 301, 3rd Floor, Gujrals house, 167 CST Road, Kolivery Area Village, Kalina, Santacruz (E), Mumbai – 400098. Email :- niraj.damani@karvy.com Contact No.: 9849998873

## PUBLIC NOTICE FOR SALE UNDER PRIVATE TREATY

(SALE NOTICE FOR SALE OF IMMOVABLE ASSESTS BY WAY OF PRIVATE TREATY UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 READ WITH PROVISIONS TO RULES 8 & 9 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 Karvy 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" BY WAY OF PRIVATE TREATY under rules 8 & 9 of the said Act

Name Of Borrower Auction Date		Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Total Loan Outstanding (As on 22nd Jan 2024 )	
Loan Code No. 537431	29th	20th August	All That Piece And Parcel of Property Bearing Flat No.	Rs. 2182500/-	Rs. 218250/-	Rs. 10695897/-	
Borrower & Co-Borrowers	August	2020&	29, Admeasuring 642 Sq. Ft. Built Up Area including		(Rupees Two	(Rupees One Crore	
1. Bhavesh Rajendra Sarda	2024	Rs.	Terrace situated on 5th Floor in Building B of the	00	lakhs eighteen	Sixty Nine lakhs	
2. Rajendra Narayandas Sarda		60,83,277/-	scheme known as Suryapuram standing on Survey	orginity thro	thousand two	Five Thousand	
3. Meena Rajendra Sarda		00,00,=::/	No. 21/2A, (P) & 21/2B (P), Opp. Dowlat Nagar,	thousand five	fifty Only)	Eight Hundred and	
o. moona najonara baraa			Suncity Road, Wadgaon Budruk, Pune-411051	hundred Only)		Ninety Seven Only)	

## **IMPORTANT TERMS & CONDITIONS:**

- 1. 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
- 2. The intending bidders may obtain the Tender Forms from M/s. Karvy Financial Services Limited, 301, 3rd Floor, Gujrals house, 167 CST Road, Kolivery Area Village, Kalina, Santacruz (E), Mumbai – 400098.
- 3. The intending bidders should submit their bids only in the tender form prescribed in sealed envelopes addressed to the Authorised Officer, M/s. Karvy Financial Services Limited, together with a Pay Order/Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "Karvy Financial Service Limited" on or before 27-08-2024 by 6p.m of Tender-cum-Auction sale hereby notified. The Demand Draft will be returned to unsuccessful bidders
- For document verifications, intending purchaser may visit: M/s. Karvy Financial Services Limited, 301, 3rd Floor, Gujrals house, 167 CST Road, Kolivery Area Village, Kalina, Santacruz (E), Mumbai – 400098.
- 5. The Property/ies is sold on "AS-IS-WHERE-IS" AND "AS-IS-WHAT-IS" AND "WHATEVER THERE IS BASIS" BY WAY OF PRIVATE TREATY.
- 6. 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.
- 7. 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.
- 8. The Successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, Registration Fee etc., as applicable under law.
- 9. 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 Local bodies
- 10. 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 Date: 13th August, 2024

KARVY FINANCIAL SERVICES LIMITED

#### **PUBLIC NOTICE**

It is informed to the Public at large that the property described in the schedule described below is now owned by Mr. Rajendra Chandrabhan Gupta. Previously leased by Russet Coop. Hsg. Society Ltd. to Mr. Deepak Ramesh Doshi and Mrs. Amita Anil Doshi. Mr. R.C. Gupta residing at Plot No. 84. Phase 1. Hermes Heritage, Shastri Nagar, Near MSEB Office. Yerwada, Pune 411 006. Russet Coop. Hsg. Society Ltd. has executed Lease Deed in favour of Mr. Deepak Ramesh Doshi and Mrs. Amita Anil Doshi as on 27.06.1995 which is duly stamped in the Amnesty Scheme declared by Government of Maharashtra by said lessees as on 07.04.1997. Thereafter the said Lessees have sold, transferred the said property described in schedule hereunder written. The said original Lease Deed dated 27.06.1995 has been lost/misplaced from Yerawada. In this regard, on their behalf, we have filed an online police complaint No. 112099-2024 Registered on 08.08.2024. Mr. Rajendra Chandrabhan Gupta have assured us that they have not deposited the said original Lease deed with any financial institution as title deed for loan. If anyone has received the below described title deed of the said property, they should not misuse the same and should return the said document to our client or address given below within 7 (seven) days from the date of publication, otherwise the same will be deemed to have lost the said original title deed of the said property. Schedule of the Property -

All that piece and parcel of land, in Russet Coop, Hsg. Society Ltd bearing Plot No. 84 admeasuring 2969 sq. ft. i.e. 275.88 sq. mtrs, area situated at Survey No. 200-A. 200-B. & 201, together with existing structure standing thereon and all appurtenances thereto and right to easements, at Shastri Nagar of village Yerawada. Taluka Haveli No. 1 to 27. District Pune and within the jurisdiction of Pune Municipal Corporation which is bounded as under :- On or towards: East: By Plot no. 83, South: By part of Plot Nos. 60 & 61, West: By Plot No. 85, North: By society internal road. The said notice is given today on 12th August 2024 under my seal

and signature. Sanjay Vasant Mandhre, Advocate

B. A. (Sp.). LL., M., D.H.L..
Office and Residence: Flat No. 301. 3rd Floor, "Om Sai Apartment" 128. Rasta Peth, Pune 411 011. Mobile 98500 08025

#### **INDUSIND BANK LIMITED** INDUSING Bank (F) FRR Dept, 11th Floor, Tower 1, One Indiabulls Centre, 841

Senapati Bapat Marg, Elphinstone Road, Mumbai 400013

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

Whereas The Authorised Officer of the IndusInd Bank Ltd, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 13-May-2024 calling upon the Borrower Vibhuti Enterprises (Proprietor: Mr. Ganesh Salunkhe) and the Guarantors/Mortgagor Mr. Ganesh Salunkhe, Mr. Swapnil Salunkhe and Mrs Madhuri Salunkhe to repay the amount mentioned in the notice being of Rs. 78,96,298.62 (Rupees Seventy Eight Lacs Ninety Two Thousand Two Hundred Ninety Eight and Sixty Two Paise) as on 30-April-2024 together with further interests from 01-May-2024 plus costs, charges and expenses, etc. thereon within 60 days from the date of the said notices.

The Borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 8th day of August of the year 2024. The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IndusInd Bank Ltd. for an amount of Rs. 78,96,298.62 (Rupees Seventy Eight Lacs Ninety Two Thousand Two Hundred Ninety Eight and Sixty Two Paise) as on 30-April-2024 and further interests from 01-May-2024 plus costs, charges and expenses etc. thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act,

in respect of time available, to redeem the secured assets. **DESCRIPTION OF PROPERTY** 1) Flat 608, 6th floor, Rohit Park 2, Moraya ColoMauje Rahatani Kalewadi, Pune,

Maharashtra- 411017 North: Road/individual house, South: Road, East: Road, West:

2) Flat 403, 4th floor, Wing B, Rohit Pavillion Co. Op HSG Society Ltd, Kalewadi, Pimpri, Pune Maharashtra- 411017 North: Amenities Area. South: Open Plot, East: Building, West: Wing A. Place: Pune Sd/- Authorized Office

Dated:08.08.2024 **Indusind Bank Limited**  OMKARA

DMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Registered Office: No.9, M. P. Nagar, First Street, Kongu Nagar Extension, Tirupur - 641607 Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028. Tel: +91 22 69231111

POSSESSION NOTICE APPENDIX-IV (FOR IMMOVABLE PROPERTY) RULE 8 (1) Whereas the undersigned being the Authorized Officer of Omkara Assets Reconstruction Pvt Ltd. (OARPL) a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bnk of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002") having CIN No U67100TZ2014PTC020363 and its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607 and Corporate office at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai – 400028, has acquired all rights, title and interest of the entire outstanding debt of Dashrath G Boddu (Borrower) and Rohini Dashrath Boddu (Co-borrower) along with underlying securities from Edelweiss Housing Finance Limited under section 5 of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 30.03.2021.

And whereas, Authorised Officer of Edelweiss Housing Finance Limited, under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand notice dated 28.02.2020 calling upon the Borrowers/Co-borrowers/mortgagors Dashrath G Boddu (Borrower) and Rohini Dashrath Boddu (Co-borrower), to repay the amount mentioned in the notice aggregating to Rs. 20,50,566.70/- (Rupees Twenty Lakhs | Fifty Thousand Five Hundred Sixty Six and Seventy Paisa Only) as on 28.02.2020 plus accrued interest/unrealized at the contractual rate(s) together with incidental expenses, costs, charges, etc. from 29.02.2020 till the date of payment within 60 days from the date of the notice.

The Borrowers/Co-borrowers/mortgagors having failed to repay the amount, as per notice dated 28.02.2020 under section 13(2) SRFAESI Act. Pursuant to the said assignment of debt Omkara Assets Reconstruction Private Limited (Acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust) has stepped into the shoes of Edelweiss Housing Finance Limited and has becomes entitled to recover entire outstanding dues and enforce the security. The Authorized Officer of Omkara Assets Reconstruction Private Limited duly appointment under sub section (12) of section 13 of the SARFAESI ACT 2002 to the Borrower / Co-borrowers/ Mortgagor and the public in general that the undersigned has taken possession of the following secured assets/immovable/movable properties described herein below in exercising of powers conferred on him under sub-section (4) of section 13 the said [Act] read with rule 8 of the Security Interest Enforcement Rules, 2002 on this 7th day of August of the Year 2024.

The Borrower/Co-borrowers/ Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with such property will be subject to the charge of the Omkara Assets Reconstruction Pvt Ltd having corporate office at Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West). Mumbai - 400028 for an amount Rs. 20,50,566.70/- (Rupees Twenty Lakhs Fifty Thousand Five Hundred Sixty-Six and Seventy Paisa Only) as on 28.02.2020 plus accrued interest/unrealized at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment.

tion 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets. The details of the assets / properties hypothecated / assigned / charged / mortgaged to our Company in the above account & whose possession has taken given hereunder: **DESCRIPTION OF THE IMMOVABLE PROPERTY** All That Piece And Parcel Of The Residential Premises Bearing Flat No.8 On 4th Floor,

The Borrowers/Co-borrowers/ Mortgagor attention is invited to the provisions of sub-Sec-

Area Admeasuring 29.73 Sq. Mtrs. I.E. 320 Sq.Ft., (Builtup) Constructed On The Land Bearing Cts No. 41, Situated At Nana Peth, Taluka Haveli, District Pune, Within The Limits Of The Registration District Of Pune, Sub-Registrar, Taluka Haveli, Pune And Within The Limits Of Pune Municipal Corporation. Dated: 07.08.2024 **Authorised Officer** 

Place: Pune For Omkara Assets Reconstruction (Acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust)

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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) (a) pab Housing Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbi Branch Office: 12, Spandhan, Survey No. 117/1, Popular Nagar, Warje, Pune, Maharashtra - 411052 | Branch Office: Third Floor, Ganlaxmi Complex, Survey no.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra - 411014 | Branch Office: Gheewala Complex, 401, Chinchwad Station Rd, Chinchwad, Pune, Maharashtra 411019 | Branch Office: Office No. 302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra - 411019 | Branch Office: 5 A.B.C.D. Fifth Floor, Sheerang House, Opp. Jangli Maharaj Temple, J M Road, Shivaji Nagar, Pune, Maharashtra - 411005 | Branch Office: 560, Fifth Floor, Marvel Vista, S.no 599A=598+593A, Sahney Sujan Park, Lulla Nagar, Pune, Maharashtra - 411040 Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (les) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs. Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

Loan No. Name of the Borrower/Co-Borrower/ Guarantor/ Legal heirs(A)	Demanded Amount & Date (B)	Nature of posses- sion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submision of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumb- rances/ Court Case if any(K
HOU/WRJE/0918/582119 Satyendra Ravindranath Bhosale / Pradip Sadashiv Isapure / Vasundhara Satyendra Bhosale / Perfect Auto Solutions, B.O.: Warje	Rs. 3,11,30,223.85 as on date 15-11-2019	Physical	Single Building, 3rd Floor, 303, Angelle Hills Version T, S. No. 63/1/A, Village Bavdhan Khurd, Taluka, Mulshi, Dist, Pune, Pune, Maharashtra-411021 & Single Building, 3rd Floor, 302, Angelle Hills Version T, S. No. 63/1/A, Village Bavdhan Khurd, Taluka, Mulshi, Dist. Pune, Pune, Maharashtra- 411021	Rs. 3,05,43,000/-	Rs. 30,54,300/-	27.08.2024	Rs. 2,00,000/-	13.08.2024 Between 12:00 PM to 04:00 PM	28.08.2024 Between 01:30 PM to 02:30 PM	*NIL/Not Known
NHL/KRDI/0220/774434 Raaj Kashiram Mandale / Chandani Pochu Mohurle / Eranest Technoware Private Limited, B.O.: Kharadi	Rs. 31,67,473.12 as on date 14-06-2023	Physical	Building A, 4th Floor, Office No 401, Oxy Primo, Gat No- 559/1 At Wagholi, Tal- Haveli, Dist, Pune, Pune, Maharashtra-412207	Rs. 30,44,000/-	Rs. 3,04,400/-	27.08.2024	Rs. 10,000/-	14.08.2024 Between 12:00 PM to 04:00 PM	28.08,2024 Between 01:30 PM to 02:30 PM	"NIL/Not Known
HOU/PM/0618/540537 Ramesh Bhagwan Bhishe / Sandesh Ramesh Bhise / Savita Ramesh Bhise B.O.: Hinjewadi	Rs. 33,40,675.94 as on date 17-07-2021	Physical	Flat No 406 4th Fir, Sr No 98 1 4, Wing B, Village Residency 3, Nere, Near Somatane Kasarsai Road, Pune, Maharashtra-410506		Rs. 1,65,300/-	27.08.2024	Rs. 10,000/-	16.08.2024 Between 12:00 PM to 04:00 PM	28.08.2024 Between 01:30 PM to 02:30 PM	*NIL/Not Known
HOU/WRJE/0719/720956 Amol Digambar Harihar/ Chaya Amol Harihar / Hrishikesh Telvekar B.O.: Warie	Rs. 26,77,636.39 as on date 05-08-2021	Physical	Flat No 504 Flomo 5, Sr No 36 3d, Sai Enclave, Kartaj Kondhava Road, Katraj, Swami Samarth Nagar Opp Shivan Hotel, Pune, Maharashtra-411046	Rs. 22,00,000/-	Rs. 2,20,000/-	27.08.2024	Rs. 10,000/-	17.08.2024 Between 12:00 PM to 04:00 PM	28.08.2024 Between 01:30 PM to 02:30 PM	*NIL/Not Known
HOU/KNDW/1018/597038 Devendra Raju Galkwad / Raju Ramchandra Galkwad B.O.: Kondhwa	Rs. 23,90,626.55/- as on date 17-11-2021	Physical	Flat No 201, Sr No 115 2, 2 Nd Floor, Gokuldham Residency, Chovisawadi, Pune, Pune, Maharashtra -412105	Rs. 12,34,000/-	Rs. 1,23,400/-	27.08.2024	Rs. 10,000/-	18.08.2024 Between 12:00 PM to 04:00 PM	28.08.2024 Between 01:30 PM to 02:30 PM	*NIL/Not Known
HOU/PM/1117/456719 Gajanan Dattatray Devade/ Payal Gajanan Devade B.O.: Pimpri Chinchwad	Rs. 31,29,257.58 as on date 17-07-2021	Physical	Wing E, 7th Floor, 705, Tanishq Vlasta, Sr. No. 22/9(Part), Alandi Devachi, Alandi – Markal Road, Tal Khed, Pune, Maharashtra-412105	Rs. 21,56,000/-	Rs. 2,15,600/-	27.08.2024	Rs. 10,000/-	19.08.2024 Between 12:00 PM to 04:00 PM	28.08.2024 Between 01:30 PM to 02:30 PM	*NIL/Not Known
HOU/PM/0820/812468 Shankar Mohan Lokhande/ Gangubai Mohan Lokhande B.O.: Pimpri Chinchwad	Rs. 20,27,429.5 as on date18-05- 2022	Physical	Building C. 9th Floor, Flat No C - 901, Happyoity Talegaon, Survey No 542 Hissa No 2 Cts No 4645 P, Yashwant Nagar Approach Road Off Talegaon Urse Rd, Jijamata Chowk At Talegaon Dabhade, Taluka Maval, Pune, Maharashtra-410507		Rs. 1,48,200/-	27.08.2024	Rs. 10,000/-	20.08.2024 Between 12:00 PM to 04:00 PM	28.08.2024 Between 01:30 PM to 02:30 PM	*NIL/Not Known

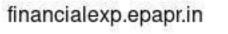
To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/ bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2.) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of

\*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof.

25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. Amol Subash Mane/Abhijeet Gaikwad, Tol Free: 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com. PLACE:- WARJE, KHARADI, HINJEWADI, PIMPRI CHINCHWAD, PUNE, KONDHWA, DATE:- 12.08.2024

Pune

SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED



**Authorized Officer**