FE SUNDAY

PUBLIC NOTICE

The public at large is hereby informed that Mr. Kishor Kafley is the Owner of the said flat property more particularly described in the Schedule hereunder. The aforesaid Owner of the said property is negotiating for transfer of his rights and entitlement in the said property with an intention to sell the said flat to and in favour of our client. Further, the owner has assured the purchaser that the said property is free from all encumbrances and or defects in title and the said property is not the subject matter of any Court cases. Any person/s having any right, title, interest or claims by way of Agreement, Assignment, Sale, Mortgage, Lease, Lien, Gift, Easement, Exchange, Possession, Inheritance, Succession, or otherwise in respect of the said property are called upon to intimate the same in writing to the undersigned along with the proof thereon within 8 (Eight) days of publication of this notice. failing which our client will proceed and complete the purchase Transaction with the said Owner presuming that the said Owner is absolutely entitled as Owner to the said property and is absolutely entitled to transfer/assign/convey the said property along-with ownership rights and membership rights in the society in terms of shares/share certificate in favour of our client, free from all encumbrances and all such alleged or other claims/demands of any such third parties have been deliberately and wilfully abandoned or waived by them and no such claims will be entertained thereafter which all may please note.

SCHEDULE (Description of the Said Property)

All that piece and parcel of the Flat No. 703, on Seventh Floor, Carpet area admeasuring about 88.07 Sq. Mtrs. i.e. 948 Sq.Ft. in the building C1, along with attached terrace area 128 Sq. Ft. i.e. 11.89 Sq. Mtrs., along with right to exclusive area 107 Sq. Ft. i.e. 10 Sq. Mtrs. in the Building No. "C1", in the society known as "KUNAL ICON CO-OP HOUSING **SOCIETY LTD." constructed** on land bearing S No. 126/1A+1B+2A+2B area admeasuring about 06H-20R,, situated at Village- Pimple Saudagar, Taluka- Haveli, Dist- Pune. Dated:- 15/03/2025

Adv. Renuka Anturkar "Aarambh", 73/3/2, Bhakti Marg, Law College Road, Pune 411004 Mob: 9822345178

HERO HOUSING FINANCE LIMITED Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfl.com Website www.herohousingfinance.com | CIN: U65192DL2016PLC30148 Contact Address: Office No 24, P.J Chambers, Off of old Mumbai Pune Highway, Pimpri, Pune Maharashtra-411018. POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002) Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization 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 notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular 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

The borrower, 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 Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect

Loan	Name of Obligor(s)/	Date of Demand	11.3 March 2018 C. Villa 10.10 Control W.	
Account	Legal Heir(s)/Legal	Notice/ Amount as		
No.	Representative(s)	per Demand Notice		
HHFSVNHOU23000036639 & HHFSVNIPL23000036705	Pardeshi Shubhamsingh Rajeshsingh, Rupali Rajeshsingh Pardeshi	24/05/2024, Rs. 20,97,405/- as on date 22/05/2024	12/03/2025 (Physical)	

admeasuring 550 sq. ft. i.e. 51.11 sq. mtrs builtup on the Third Floor in the building known as Ami Height's, Building No.3, constructed on land bearing Survey No. 33, Hissa No.4/3, Property No. O/c/02/00183009, situated at Vadgaon Budruk, Taluka Haveli District Pune, Bounded as follows that is to say situated within the limits of Pune Municipal Corporation, on or Towards the North By: 5 F Road, on or Towards the South By: 10 Ft Road, on or Towards the East By: Flat No.6, on or Towards the West By: 15 Ft Road Date: 16-03-2025 Place: Pune Sdi- Authorised Officer For Hero Housing Finance Limited

Public Notice

राजंजनिक न्यारा गोंदणी कार्यालय BEFORE HON'BLE JOINT CHARITY COMMISSIONER पुणे विभाग, पुणे बाडीया कॉलेज समोर ४५-३, के. बाळकृष्ण सखाराम PUNE REGION PUNE. Application No. 34/2024 बोले-पाटील मार्ग, पुणे-१

(As per the section 47 under Maharashtra Public Trust Act 1950) 段nia - 07/03/2025 Reappointment of trustees of ST. MATTHEW'S MARATHI CHURCH, Pune. P.T.R. No. D-75/Pune, Address-19, Dr. Ambedkar Road, Camp, Pune-1.

That, Mr. Santosh Sureshbabu Pawar had filed an application under Sec. 47 of Maharshtra ublic Trust Act -1950. As St. Matthew's Marathi Church, Pune, a public trust had no trustees raying appointment of trustees. The public at large is inform by this public notice that if any are want to work as trustee of

he trust or want to take any objection then within 30 days from the publication of this notice shall submit the representation or objection in writing on below mentioned address otherwise proper orders will be passed in this application, considering that no one has to say or take objection in this respect. If anybody want to apply for the post of trustee of this trust, follow the criteria as under the interested person and above the age of 18 years they shall submit objection by own or by post within 30 days from the date of publication their details the formal as prescribed by circular no.148 on the below mentioned address This notice is sent for publication today i.e. on 07/03/2025 vide order and under seal of

honorable Joint charity commissioner, Pune and under my signature. Superintendent (Judicial)

Public Trust Registration office

ADITYA BIRLA HOUSING FINANCE LIMITED Registered Office- Indian Rayon Compound, Veraval, Gujarat-362266 Branch Office- 1St Floor Lohia Jain Arcade, S No. 106 Pune-411016, Near Charturshrung Temple Senapati Bapat Road

APPENDIX IV [See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002] Possession Notice (for Immovable Property) Whereas, The undersigned being the authorized officer of Aditya Birla Housing

Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a demand notice dated 02-01-2023 calling upon the borrowers Suraj Tukaram Kanade, Raj Tukaram Kanade, Priyanka Sudhakar Nayar the notice being of Rs. 6,61,134/- (Rupees Six Lakh Sixty One Thousand One Hundred Thirty Four Only) within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrow-

ers and to the public in general that the Nivasi Nayab Tahsildar Haveli Pune has given the Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 11th Day of March of the year, 2025. The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Aditya Birla Housing Finance Limited for an amount of Rs. 6,61,134/- (Rupees Six Lakh Sixty One Thousand One Hundred Thirty Four Only) and interest thereon. Borrowers attention is invited to the 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 Piece And Parcel Of Flat No. 36 Admeasuring 28.36 Sq. Mtrs. Carpet Area Alongwith Balcony Area 2.38 Sq. Mtrs., 430 Sq. Ft., On Third Floor, Bldg. No. A-8, Pune Phase-li, Pmay (Pradhan Mantri Aawas Yojana), Of The Project "39 Part Plus 40 Part" Constructed On Survey No. 39/2a/(P) + 2a/2pt. + 39/2b/1pt + 39/2b/1/3pt + 39/2b/2p + 39/2b/1/4(P), 40/1/3 + 40/1/5(P) + 40/2/1, 40/2/2, 40/2/6 Near Sai Service Station, Sinhgad Road, Situated At Village Wadgaon Khurd Taluka Haveli, District Pune Within The Limits Of Pune Municipal Corporation, Pune, Maharashtra, 411041.

Date: 11/03/2025 **Authorised Officer** Place: PUNE Aditya Birla Housing Finance Limited

. . Protium

Protium Finance Limited

(Formerly known as Growth Source Financial Technologies Ltd.) Registered Office: Nirlon Knowledge Park (NKP) B-2, Seventh Floor, Pahadi Village, Off. The Western Express Highway, Cama Industrial estate, Goregaon (E), Mumbai, Maharashtra- 400063

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

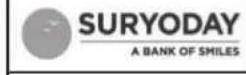
E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of Protium Finance Ltd the same shall be referred herein after as Protium Finance Ltd. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website http://bankauctions.in/

	1.Account Number 2.Name of borrower, co- borrower, 3. Mortgagors	4. Date of Demand Notice 5. Amount as per Demand Notice U/s 13(2) 6. Date of Symbolic Possession 7. amount as on (Date)	8. Descriptions of the property/Properties	9.Reserve Price 10.Earnest Money Deposit 11. Bid Increment Amount (In Rs.)	13. EMD Submission
2. P (b) V A N P A N Vi M N	GS033EEL028367 (a) VIRAT MOTORS Through it's roprietor Mr. VILAS DEORAV POKALE, (c) LALITA ILAS POKALE II having address at: S NO 24 SHREE AGARI, SECTOR NO E BUILDING NO B UNE, MAHARASHTRA411044 Iso, at, Shop No. 5 Ground Floor, Building o B, Sector No. E, Shree Nagari, S. No. 24, illage Nigadi, Taluka, Haveli, District Pune, aharashtra. Also, at, Ramdas Nagar, road o. 3, Near Ganesh Mandir, Ganesh Nagar, hikhali BK, Pune –412 114	4.Date: 14th Oct 2024 5.Rs. 2245189.11/- (Rupees Twenty-Two Lakh Forty-Five Thousand One Hundred Eighty-Nine and Eleven Paisa Only) as on Oct 11,2024 with further interest @ 18% from Oct 11,2024 until payment in full amount along with other charges as demanded in our notice, within the statutory period of 60 days from the date of this notice. 6. 11th Jan 2025 7. Rs. 2213414.71 /- (Twenty-Two Lakh Thirteen Thousand Four Hundred Fourteen and Seven One Paise only) as on date 15th Mar'2025	current assets / moveable assets / moveable fixed assets /entire receivable of You No. 1 to 3 b. Immoveable Properties: Shop No. 5 having admeasuring area 331 Sq. Ft. Built Up area 30.76 sq. mtrs, Ground Floor, Building No B, Sector No. E, Shree Nagari situated at land bearing S. No. 24, Village	(Sixteen Lakh Only) 10. Rs. 1,60,000 /- (One Lak Sixty Thousand Only) 11. (Bid Incremental Value: Rs. 5,000/-)	12. 16-APR-25 at 11:00 am to 2:00 PM (with unlimited extension of 5 min each) 13. 15-APR-25 up to 5:00 PM. 14. 4-APR-25 BETWEEN 11:00 AMTO 5:00 PM

1. All Interested participants / bidders are requested to visit the website https://bankauctions.in & https://protium.co.in/ For details, help, procedure and online training on e-auction, prospective

bidders may Contact Mr. Nitesh D Pawar Contact number: 8142000725/8142000066.email id: nitesh@bankauctions.in/info@bankauctions.in/ • For further details on terms and conditions please visit https://bankauctions.in & https://protium.co.in/ to take part in e-auction.

THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/ Rule 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 Date: 16.03.2025, Place: Pune, MAHARASHTRA For Protium Finance Limited, (Authorized Officer)



LAN No. 197000000228

1) MRS. KIRTI NAMDEO BHAGAT W/O. NARENDRA

Suryoday Small Finance Bank Limited Regd. & Corp. office: 1101, Sharda Terraces, Plot 65, Sector - 11, CBD Belapur, Navi Mumbai - 400614. CIN: L65923MH2008PLC261472.

Rs.26,36,157.69/-

As on Date

12/03/2025

APPENDIX -IV [Rule 8(1)] Possession Notice (For Immovable Property) Whereas The undersigned being the Authorized Officer of the M/s. Suryoday Small Finance Bank Ltd., under the Securitizationand Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (ACT NO.54 OF 2002) and in exercise of powers conferred

26/09/2024

under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to below mentioned Borrower/s / Guarantor/s. After completion of 60 days from date of receipt of the said notice, The Borrower/s / Guarantor/s having failed to repay the amount, notice is hereby given to the Borrower/s / Guarantor/s and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with Rule 6 & 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned herewith: Total Outstanding Date of Symbolic Date of Name of Borrower / Co-Borrower/ Guarantor Demand Notice No. Amount in Rs. Possession

SHRIKRISHNA TEREDESAI, 2) MR. NARENDRA SHRIKRISHNA 24/09/2024 TEREDESAI S/O. SHRIKRISHNA ACHYUT TEREDESAI Description of Secured Asset(s) / Immovable Property (ies): ALL THAT PIECE AND PARCEL OF THE FLAT BEARING NO. B-4, ON THE GROUND FLOOR, B WING, ADMEASURING AROUND 535 SQ.FEET I.E 49.72 SQ. METERS, IN THE PROJECT CALLED AS RADHAKRISHNA RESIDENCY CO- OPERATIVE HOUSING SOCIETY LTD. AT THE LAND BEARING IT'S SURVEY NO.13/1A (PART). ADMEASURING AROUND 1000 SQ. METERS SITUATED AT VILLAGE; VADGAON BUDRUK, TALUKA: HAVELI, DISTRICT: PUNE, MAHARASHTRAAND THE SAID FLAT IS BOUNDED AS UNDER:ON OR TOWARDS EAST: BY COMMON PASSAGE AND STAIRCASE, ON

OR TOWARDS SOUTH: BY PROPERTY OF MR. JOSHI, ON OR TOWARDS WEST: BY RADHAKRISHNA RESIDENCY BUILDING NO. B, FLAT NO.3, ON OR TOWARDS NORTH: BY COMMON PARKING. LAN No. 187020000049 Rs.7,00,472.01/-1) MR. NARESH KUMAR S/O. BHANWAR LAL, 2) MRS. LAXMI 22/11/2024 As on Date 10/03/2025 PHARASRAM MALVI D/O. PHARASRAM GULABJI MALVI 12/11/2024

Description of Secured Asset(s) / Immovable Property (ies) : ALL THAT PIECE AND PARCEL OF PROPERTY FLAT NO.203. ADMEASURING ABOUT 450 SQ. FT., I.E. 41.82 SQ. MTR., BUILD UP SITUATED ON THE SECOND FLOOR, IN BUILDING METRO PLAZA, CONSTRUCTED ON S. NO.294 HISSA NO.3/2B, MAUJE LOHEGAON, TAL. HAVELI, DIST PUNE, GRAMPANCHAYAT, MILKAT NO. 5489, MAHARASHTRA - 411 047. BOUNDED BY: EAST: STAIRCASE FLAT NO. 201, WEST: INTERNAL ROAD, NORTH: INTERNAL ROAD, SOUTH: FLAT NO. 202.

The Borrower/s / Guarantor/s in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the M/s Suryoday Small Finance Bank Ltd, for an above mentioned demanded amount and further

Place: Maharashtra, Date: 16/03/2025

Sd/- Authorised Officer, For Suryoday Small Finance Bank Limited

12.03.2025 All that piece and parcel of the land bearing, area admeasuring 0.H

Symbolic 10.R. and RCC Construction thereupon upon area Admeasuring

129 27 Sq. Mtrr. Out Of Got No. 245 Paggins for Gram Basebauet Millert No. 204



MH/PNE/BRMT/A000000023

& MH/PNE/BRMT/A000000271 Rs. 15,84,363/- (Rupees

HINDUJA HOUSING FINANCE LIMITED
Corporate Office - No. 167-169, 2nd Floor, Anna Salai Saidapet, Chennai – 600 015. And Branch Office:Manikchand Galleria Building, 1st Floor, DIP Bangla Chowk, Towards Senapati Bapat Road, Pune Maharashtra- 411016. E-mail ID: auction@hindujahousingfinance.com

RITESH GAWAI- 9011858221, RUSHIKESH UBHALE-9823244498, DHANRAJ MAHALE-9921838973 APPENDIX IV [See rule 8 (1)] POSSESSION NOTICE (For immovable property)

Whereas the undersigned being the Authorized Officer of Hinduja Housing Finance Ltd, under the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (said Act) & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security interest (Enforcement) Rules, 2002 (said Rules) issued Notices to mentioned below under Section 13 (2) of the said Act, calling upon the concerned Borrower & Co-Borrower, as per details given below to repay the amount. mentioned in the respective Notice within 60 days from the date of the espective Notices. The concerned Borrowers/Property Holders having failed to repay the respective due amounts. That the undersigned has taken symbolic& Physical Possession(SEC/SR/113/2025 Order Date-31-01-2025) of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the SARFAESI Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 pursuant to The Concerned Borrowers / Property Holders in particular and the public in general are hereby cautioned not to deal with the concerned properties and any

Name of Borrowers	Demand Notice Date Amount (Rs.)	Date of Possession	Description of Immovable Secured Assets			
MH/PN1/KTRJ/A000000099 Mr. SOHANRAM RAMLAL SIRVI (Borrower) and Mrs. RADHABEN SOHANRAM SIRVI (Co-Borrower)	16/05/2024 For Rs. 18,51,094/- (Rupees	10.03.2025 Physical	All that piece and parcel of the Flat No. 308 area admeasuri about 29.17 Sg. Meter Carpet + Attached Terrace area			
	Eighteen Lacs Fifty One Thousand And Ninety Four rupees Only) up to 09/05/2024	admeasuring about 2.51 Sq. Meter total area admeasuring about 31.68 Sq. I on third floor in building G (Antila) along with 1 Covered Parking in a project ""Nakshtra Co-operative Housing Society"" on the land bearing Gat No. 690				

dealing with the said properties will be subject to the charge of Hinduja Housing Finance for amount mentioned below.

admeasuring 03 18R out of which area admeasuring about 01H 59R situated at Village: Koregaon Bhima Taluka: Shirur District: Pune within the Grampanchayat Koregaon Bhima and within the jurisdiction of sub-registrar offices in Talegaon Dhamdhare. The boundaries of the land areas follows East: By Gat No. 959, West: By Gat No. 955 of Mr. Surana land, North: By Koregaon Darekarwadi Road and Gat No. 958, South: By Government Road

WAGHMODE (Borrower) and Mrs. SANGITA KULDEEP WAGHMODE (Co-borrower).	Thousand Three Hundred and Sixty Three Only) up to 30/10/2024	Within The Limit Of Village Chakati, Tal. Indapur, Dist. Pune The Same Is Bounded As Under. On The East: - Gat No. 346 And Thereafter Road, On The South: - Remaining Area Of Gat No. 345, On The West: - Gat No. 343, On The North: - Gat No. 342			
MH/PNE/BRMT/A000000095 Mrs. SUREKHA DATTATRAY VASAV (Borrower) and Mr. DATTATRAY VASANT VASAV Co- Borrower).	16/11/2024 For Rs. 4,04,442/- (Rupees Four Lacs Four Thousand Four Hundred and Fifty Two Rupees Only) up to 14/11/2024	12.03.2025 "All That Piece and Parcel Of The Land Bearing, C.S.No264, Symbolic Milkat No. 460, (Old 896), Area126.80 Sq. Mtr. with entire Construction Thereon Mouje -khandali Taluka Malsiras Dist -solapur The Same Is Bounded As Under. On The East:- By Road, On The West:- C.s.no.265, On The North:- By Road, On The South:- C.s.no.263"			
MH-PNE-BRMT-A000000031	19/12/2024 For Rs. 10,66,528/- (Rupees	12.03.2025 All that piece and parcel of land area adms. 0.20.00 H R Sq. Mtrs. and Symbolic construction thereupon area adms. 720 Sq. Ft. RCC Construction			
Mr. NAMDEV TUKARAM MANE (Borrower) and Mrs. SHOBHA NAMDEV MANE (Co-borrower).	Ten Lacs Sixty Six Thousand Five Hundred and Twenty Eight Rupees Only) up to 17/12/2024	Trindee and Distriction Rather tal Bidisting the Araban telephone of the			

Gat No. 646/1, SOUTH; Gat No. 646/2, WEST; Gat No. 636, NORTH; Gat No. 645/9 urther, please take Notice that in case you fail to pay the outstanding dues of the Hinduja Housing Finance Ltd positively within 30 days from the date of this Notice, Hinduja Housing Finance Ltd will proceed to sell the Secured Assets in question at the Reserve Price fixed by the undersigned as the Authorized Officer, as provided under the above Act / Rules, without any further intimation/ Notice to you. AUTHORISED OFFICER, Hinduja Housing Finance Date: 16/03/2025, Place: Pune

Ambarnath Jai-Hind Co-op. Bank Ltd., Ambarnath Regd. Office: - 42, Lokmanya Tilak Path, Station Road, Ambarnath(W)-421 501

CORRIGENDUM

Refer the advertisement published in Finacial Express (Pune edition) on dated 15.03.2025 of Borrower: - M/s. Jai Gagangiri Agro Product Pvt. Ltd. & Others. in that notice please read correct possession status as "Physical Possession" instead of "Symbolic Possession". Other terms & Conditions remain unchanged.

Place: Nirgude, Dist. Pune

Date: 15/03/2025

Recovery Officer

Ambarnath Jai-Hind Co-op. Bank Ltd., Ambarnath

PUBLIC NOTICE

Notice is hereby given that Mr. Lahu Narayan Wayakar And others are owners of All that piece and parcel of the property bearing Gat No. 59 Non Agricultural Plot No.4 area admeasuring 4611.2 Sq.Ft i.e 428.39 Sq.Mtrs out of that land area admeasuring 214.95 Sq. Mtrs. at Southside plot. The said owners have assured that they have clear and marketable title to the said property and the same is free from encumbrances. The said owners have also informed that the page number 48 and 49 of the Original Document (chain document) of Sale Deed dated 11/07/2014 registered at Maval at Sr. No. 4252/2014 are lost Hence any person/s having any claim, right or interest or charge of any nature in the said property or having in possession of lost above mentioned some pages of the Original Document should intimate the same together with all the documents to me within 7 days from the date of publication of this notice, at the address given below, failing which my client shall presume that the said land is free from encumbrances ind has clear & marketable title to the same and thereafter no claim of any nature shall be binding on my client or on the said Property. Adv. Ajit Bapu Khamkar

Office No. 3, Ground Floor, Laxmi Narayan Complex, Near Chinchwadgaon Main Bus Stop, Chinchwad, Pune -411033. Mob. No. 8668416757

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES (a) pnb Housing 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) Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O. KHARDI: Third Floor, Ganlaxmi Complex, Survey no.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra - 411014, B.O. KONDHWA: 560, Fifth Floor, Marvel Vista, S.no 599A=598+593A, Sahney Sujan Park, Lulla Nagar, Pune, Maharashtra - 411040, B.O. PUNE: 5A,B,C,D, Fifth Floor, Sheerang House, Opp. Jangli Maharaj Temple, J M Road, Shivaji Nagar, Pune, Maharashtra - 411005, B.O. PIMPRI CHINCHWAD: Office No. 302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra - 411019 Pune, B.O. WARJE: 12, Spandhan, Survey No. 117/1, Popular Nagar, Warje, Pune, Maharashtra - 411052

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-Athat the below described immovable property (ies) 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 .imited/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-Aunder 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.

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 Posse- ssion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incre mental Rate (H)	Time (I)	Auction & Time (J)	Enown Encum brances Court Case if any (K)
HOU/KRDI/0122/951001 Pradip Laxman Admane / Amruta Pradeep Admane, B.O.: KHARADI	Rs. 3209408.4 & 06-06-2023	Posse- ssion	Flat No 102, 1st Floor, Wing A, Atharva Srushti Phase I, Gat No 993, Manjari Budruk, pune, Maharashtra-411023, Pune, India.	2960000	Rs. 296000	29-03-25	Rs. 10,000	25-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/KNDW/0920/818826 Gopal Phad / Shubhangi Gopal Phad / Nihar Sanjay Dukhande, B.O.: KONDHWA	Rs. 2315452.94 & 04-21-2023	ssion	Building C-Siddhi (Wing A),1st floor,Flat No. 102,Vivanta Sarthak,Gat No 3440, 3444, 3445,Near Anand Ground,Village Talegaon Dhamdhere Shirur,Pune, Maharashtra -412208, India.	Rs. 2174000	Rs. 217400	29-03-25	Rs. 10,000	24-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/PUN/0716/299510 Supriya Rahul Bansode / Anil Bhausaheb Pathare, B.O.: PUNE	Rs. 1773788.32 & 31-03-2021	Posse- ssion	Type A,6,603,Saarthi Swadesh, Gat No 359, Village Jambhul,Taluka Maval Dist Pune,Pune, Maharashtra-431713, India.	1	Rs. 204300	29-03-25	Rs. 10,000	17-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/PUN/0219/644241 Kaushal Vilas Damugade / Vilas Pandurang Damugade, B.O.: PUNE	Rs. 1714978.30 & 14-02-2024	ssion	Single Building,6th Floor,606, Pristine Aakanksha,Gat No- 2, At - Bakori,Tal-Haveli, Pune, Maharashtra-412207,India.		Rs. 147700	29-03-25	Rs. 10,000	18-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/PUN/0917/427448 Mehram Nemchand Jangid / Manful, B.O.: PUNE	Rs. 923994.86 & 26-06-2021		Building C4, Ninth Floor, 902, Xrbia Eiffel City B1, C1, C2, C3, C4, C5, D1, E1, Gat No. 1447, 1448, 1450/1,1450/2,1451,1449,1438,1527/2, Village Chakan, Khed, Pune, maharashtra-410501, India.		Rs. 78400	29-03-25	Rs. 10,000	19-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
D Kamthe / Ratna Chandrakant Kamthe, B.O.: PUNE	Rs. 5093106.75 & 11-10-2023	ssion	Building B,5th floor,Flat No. 505,Nirmaann Serrene,S No 24/1/1 Behind Corinthian Club Resort,Next to country Club Undri,Pune, Maharashtra-411060, India		Rs. 527400	29-03-25	Rs. 20,000	17-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/KNDW/0319/672131 Sachin Janardhan Gawali / Poonam Sachin Gavali / Swaraj Enterprises, B.O.: KONDHWA	Rs. 2673898.34 &14-06-2023	Posse- ssion	Sr No 22 1, Flat No 3,wing B 1st Floor, Om Bhagyashree Construction,thite Vasti,opp Hp Petrol Pump, Kharadi, Maharashtra-411014, Pune, India.	3120000	Rs. 312000	29-03-25	Rs. 10,000	22-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/PM/0419/681701 Sandeep Tukaram Bhalekar / Nirmala Tukaram Bhalekar, B.O.: PIMPRI CHINCHWAD	Rs. 2349715.76 & 21-04-2023	Posse- ssion	Single Building,8th Floor,804,Sanskar Samruddhi, S.No.116/2 (P),Old S.No. 918/2,Village Chovisawadi, Taluka ,Haveli, Dist. Pune-411039,Maharashtra-411039,India.	Rs. 2195000	Rs. 219500	29-03-25	Rs. 10,000	27-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/PM/0716/305348 Ravindra Ramawad Gaud / Mamta Ravindra Gonde, B.O.: PIMPRI CHINCHWAD	Rs. 2274100.26 & 14-11-2023	Posse- ssion	Building C1,3,c1-304,mantra Residency, G.No. 01, Opp. Volksvagon Plant Chakan, MIDC Phase III, Nighoje, Pune, Maharashtra-410501, India.		Rs. 223100	29-03-25	Rs. 10,000	26-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/PM/0122/949703 Shrikant Mohan Rananavare / Shweta Shrikant Rananavare, B.O.: PIMPRI CHINCHWAD	Rs. 1487897.10 & 06-06-23	Posse- ssion	Wing B,3rd Floor, Flat No.307, Shree Ganesh Park Ph-II, Gat No 1B Part opposite Hajrat Shahenshahwali Darg,off Theur Keasnand Road in Kolwadi area, Village Kolwadi Taluka Haveli, Pune, Maharashtra-412110, India.	Rs. 2014000	Rs. 201400	29-03-25	Rs. 10,000	24-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/PM/0716/303700 Akshay Pandurang Kaldoke / Lata Pandurang Kaldoke, B.O.: PIMPRI CHINCHWAD	Rs. 1240316.50 & 14-11-23	Posse- ssion	BUILDING H,8,808,Aapla Ghar Chakan Talegaon,Gat. No. 223, 224, 229 At – Bhamboli, Taluka – Khed,Pune, Maharashtra - 410501, India.	Rs. 1180000	Rs. 118000	29-03-25	Rs. 10,000	17-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/PUN/1215/257857 Amit Vilas Phapale / Sonali Amit Phapale, B.O.: PUNE	Rs. 1149217.57 & 11-10-23	Posse-	Building A1,4,412, Playtor Paud A, Gat No Gat No 222 to 226 /230 Near , Tahsildar Office, Paud Gaon Miulshi, Pune, Maharashtra-412108, India.	Rs. 1137000	Rs. 113700	29-03-25	Rs. 10,000	18-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/KRDI/0221/864042 Chetan Anil Gadekar / Priyanka Chetan Gadekar / Anil Baburao Gadekar, B.O.: KHARADI	Rs. 3054186.63 & 16-02-2023	Posse- ssion	Flat Bearing No A101, First Floor, Gokulam, Behind Iskcon Temple, S No. 50/2/4/14 S No 50/2/4/15 S No. 50/2/4/16 S No. 50/2/4/18 And S No. 50/3a/4/10, kondhwa Budruk, Pune, Maharashtra-411048, India.		Rs. 450300	29-03-25	Rs. 10,000	25-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/KRDI/0221/858093 David Rajesh Salve / Lavina Rajesh Salve, B.O.: KHARADI	Rs. 4629834.94 & 14-08-2023	Physical Posse- ssion	Wing D,10th Floor, Flat No. 1002, ARV Imperia, S.No.6/3/1, 6/4/2, 6/4/1/6/3/2, 6/2/2,S.No.4 Hiss.No. 1B (Part), Pisoli Pune 411060 Maharashtra-431123.	Rs. 3599000	Rs. 359900	29-03-25	Rs. 10,000	17-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/PUN/0522/992019 Rishikesh R Agale / Dhanashree Vasant Chavan, B.O.: PUNE	Rs. 2470072.13 & 09-04-2024	Posse-	Single Building 1st Floor Flat No. 106 Avenue Serenity S. No. 32/1A/8(P) Varale Tal – Maval Dist – Pune Maharashtra - 410507 India.	Rs. 1904000	Rs. 190400	29-03-25	Rs. 10,000	18-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/KRDI/0622/1001238 Anand Dhanraj Paskanthi / Namrata Anand Paskanthi, B.O.: KHARADI	Rs. 2294905.72 & 07-11-2023	Physical Posse-	Building B,9th Floor Flat No.906 Surabhi Iconia Project at Gat No. 418 P (New) 2523 (Old) Village Nanekarwadi Tal-Khed Dist. Pune –410501.	Rs. 1782000	Rs. 178200	29-03-25	Rs. 10,000	19-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/KNDW/0222/954746 Sani Sadashiv Shirsagar / Namrata Sunny Kshirsagar, B.O.: KONDHWA	Rs. 1347511.45 & 07-07-2023	Posse-	Wing- A,1st Floor,Flat No. 116 Shree Siddhivinayak Park Gat No.31/2 (P) & 49 (P) Wadaki Gaon Pune-412308	Rs. 1045000	Rs. 104500	29-03-25	Rs. 10,000	17-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/WRJE/0321/867631 Ramdas Hiraman Suryawanshi / Asha Ramdas Suryavanshi, B.O.: WARJE	Rs. 1266107.56 & 17-01-2023	Posse- ssion	Wing B Ground Floor Flat no. 7 Shree Siddhivinayak Park Gat No.31/2(P) & 49 (P) Wadaki Gaon Pune - 412308 Pune Maharashtra - 412308 India.	Rs. 984000	Rs. 98400	29-03-25	Rs. 10,000	26-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
HOU/PUN/1118/600093 Justin V Thadathil / Jomon Varghese, B.O.: PUNE	Rs. 2001869.95 & 21-04-2023	Physical Posse-	Flat No 12 ground Floor, Building No A 11, plot No 22 To 29 Hinjewadi Xrbia Township, Sr No 38 2 38 3 39 56 And 57, dattawadi, Near Xrbia Tempo & Transport, Pune, Maharashtra - 411051, India.	Rs. 1394000	Rs. 139400	29-03-25	Rs. 10,000	28-03-25 12 PM to 04 PM	31-03-25 2 PM to 03 PM	Not Know
*Together with the further interest @	190/ n a ac ann	licable in	cidental expenses cost charges etc incurre	d unto the	data of r	aumont an	d/or roali	zation ther	nof ** To f	ho hoc

*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. ** 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 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 is legally bound to deposit and the sale price within 15 days from the date of acknowledgement of sale confirmation letter and in deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expire of sale consideration amount within 15 days from the date of expire 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 Pankaj Tiwari / Nilakshi Patil Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or

PLACE:- PUNE DATE:- 16.03.2025 SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

apno ka bank

RBL BANK LIMITED

Registered Office: 1st Lane, Shahupuri, Kolhapur- 416001. Branch Office at: RBL Bank Limited, Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT, 2002)

Name of

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the Symbolic / Actual Physical Possession of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on 03/04/2025, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding dues and Property Amount as per

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Demand Notice Date of Demand & Possession Notice under SARFAESI Act	Inspection Date and Time	EMD Bid Increase Amount	Date/ Time of E-Auction	Receipt of Bids along with documents	Authorised Officer/ Phone No./ Email Id
1) Mr. Deepak Maruti Bhosale (Applicant & Mortgagor) 2) Mrs. Anuja Deepak Bhosale (Co-Applicant & Mortgagor) Address of Correspondence C S No. 95, Asurle Porle Turf Thane, Taluka Panhala District Kolhapur, Maharashtra, Pin 416229	Property Owned by Mr. Deepak Maruti Bhosale & Mrs. Anuja Deepak Bhosale All piece and parcel of Residential Property bearing C S No. 95 situated at Village - Mouje Asule Porle, Taluka Panhala District Kolhapur, Total admeasuring 132.3 Sq Mtrs (1424 Sq Ft) alongwith building constructed thereon (admeasuring 213.75 Sq Mtrs-2300 Sq.fts)., which is Bounded and surrounded by Towards East Property of Pandurang Mhadu Shinde, Towards West Property of Anubai Dubule, Towards South Property of Dinkar Bandu Shinde, Towards North Govt. Road.	Thousand Four Hundred Six and Sixty-	26/03/2025 between 11:00 a.m. to 12:00 p.m.	Reserve Price Rs. 24,12,000.00 /- (Rupees Twenty- Four Lakhs Twelve Thousand Only) Emd: 10% Reserve Price Bid Increase Amount: Rs. 50,000.00 (Rupees Fifty Thousand Only)	03/04/2025 Between 02:00 PM. To 03:00 PM.	On or Before 02/04/2025 upto 5:00	Pandurang Katkar (Mobile No. 9545244646 Email address Pandurang.Katkar @rblbank.com

Terms and Conditions:

Date: 15/03/2025

Place: Pune

(1) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of https://www.bankeauctions.com & https://www.rblbank.com/pdf-pages/news before submitting their bids and taking part in e-auction.

(2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.

(3) The interested bidders shall submit their EMD details and documents through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Limited, Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016 before 5:00 PM on or before 02/04/2025.

(4) Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981124/25/26. Contact Person Mr. Bhavik Pandya Mob No: 8866682937, e-mail-Id: gujarat@c1india.com and maharashtra@c1india.com and for any query in relation to Property, they may contact Mr. Pandurang Katkar, Authorised Officer (Mobile No.9545244646 / 8605009225 email: pandurang.katkar@rblbank.com)

The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, & / or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.

The asset shall not be sold below reserve price.

The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful. Time and manner of payment: a)

Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.

Balance within 15 days of the confirmation of sale by the Bank. In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.

The above sale shall be subject to the final approval of Bank.

(10) Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Bank does

not undertake any responsibility of payment of above dues. (11) The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement of omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured

Assets before submitting tenders. (12) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.

(13) The bidders / tenderers / offerers shall improve their further offers in multiples of Rs.50,000/- (Rupees Fifty Thousand Only). (14) The successful bidder/offerer shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.

(15) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues.

Authorised Officer

RBL Bank Ltd.

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Pune