

Repo Home Finance Limited
PUNE BRANCH: Hiramoti Fortune, First Floor,
Office No.16 & 17, Mumbai- Pune Road, Chinchwad Station, Pune-411019

POSSESSION NOTICE (For immovable Property)

Whereas the undersigned being Authorized Officer of Repo Home Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 25.09.2024 calling upon the Borrower: **Mr. Adesh Shivaji Adsu, S/o. Mr. Shivaji P. Adsu, Near Harihar Ashram, Moon Bhukam Taluka Mulshi, Pune-412115** also at: Vignaharar Mobile Shoppe Shop No. 6, Kalakuti Society Karve Road, Opp. Kankan Express Hotel Dahanukar Colony, Kothrud Pune-411038 also at: Flat No.404, 4th Floor, "Swani Sankul Wing B", Village, Bhuguan Taluka, Mulshi, Pune-412115 **Co-Borrower: Mrs. Sonali Adesh Adsu, W/o. Mr. Adesh Shivaji Adsu, Near Harihar Ashram, Moon Bhukam Taluka Mulshi, Pune-412115** also at: Flat No. 404, 4th Floor, "Swani Sankul Wing B", Village, Bhuguan Taluka, Mulshi, Pune-412115 **Guarantor: Mr. Amol B. Shejwal, S/o. Mr. Shrinivas Shejwal, DSK S No. 88, Gujarat Colony Ashok Samrat Nagar, Room No. 2, Kothrud, Pune-411038** also at: DSK Moto Wheels Pvt.Ltd Gandavra Heights, 1st Floor Bhandurda, Shivaji Nagar Pune-411005 in the notice upon the amount mentioned in the notice vide **Loan Account No.1471870002106** being of ₹ 21,21,662/- with further interest from 20.09.2024 onwards and other costs thereon within 60 days from the date of receipt of the said notice.

The Borrower, Co-Borrower and the Guarantor having failed to repay the amount, notice is hereby given to the borrower, co-borrower, guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 9 of the said rules on this the 28th day of February 2025.

The Borrower, Co-Borrower, Guarantor 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 Repo Home Finance Limited, Pune Branch, vide **Loan Account No.1471870002106** for an amount of ₹ 22,59,612/- with further interest from 24.02.2025 onwards and other costs thereon.

We draw your attention to Sec 13 (8) of the Securitisation Act as per which, no further steps shall be taken for transfer or sale of the secured asset, if the dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor are tendered by you at any time before the date fixed for sale or transfer of the secured asset.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of the flat bearing Survey No.23, Hissa No.4, area admeasuring about 00 H 33 R, situated at Village: Bhuguan, Taluka, Mulshi, District: Pune, within the local limits of Grampanchayat, Taluka Panchayat Samiti, Mulshi, Pune Zila Parishad and within the Jurisdiction of Mulshi, as bounded as shown: On or Towards East: By S.No.25, On or Towards South: By S.No.34, On or Towards West: By S.No.24/1, On or Towards North: By S.No.23/3. All that piece and parcel of the Flat bearing No.404, on the Fourth Floor, in the Wing No.'B', admeasuring around about 596 Sq.feet, i.e., 55.39 Sq.Meters Built up, in the project called as, "Swani Sankul Wing B", situated at Village: Bhuguan, Taluka: Haveli, District: Pune, within the local limits of Gram Panchayat, Taluka Panchayat Samiti, Pune Zila Parishad and within the jurisdiction of Haveli, as flat bounded as under: East: Duct and Flat No.409, West: Passage and Flat No.403, North: Marginal Open Space, South: Duct and Passage.

Date: 28.02.2025 Authorized Officer, Repo Home Finance Ltd

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@herohf.com
Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148 Contact Address: 5/F First Floor, Shree Plaza, Ambika Nagar, Ring Road, Jalochi, Baramati - 413102

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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice 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 8 of the said Rules.

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 of time available, to redeem the secured assets.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Date of Demand Notice/ Amount as per Demand Notice	Date of Possession (Constructive/ Physical)
HHFBRMHQU24000049032	Amit Balaso Gavhane	23/12/2024, Rs. 17,09,039/-	03.03.2025 (Symbolic)
HHFBRMHMP124000049038	Kamal Balaso Gavhane	23/12/2024, Rs. 17,09,039/-	03.03.2025 (Symbolic)

Description of Secured Assets/Immovable Properties: All that piece and parcel of flat no-8 area admeasuring 780.00 sq. ft. (saleable built-up) in Second Floor of the building namely Krishna Vag Township Wing-H constructed upon area admeasuring 1762.375 sq. mtrs. in Plot No-1, 2, 3, 4 & 9 On Gat No-171/3 situated at Village- Jalochi, Tal- Baramati, Dist- Pune is situated within the Jurisdiction Office of Sub-registrar, Baramati, Tal- Baramati, Dist- Pune, Maharashtra. Bounded By East - Duct South - Flat No.H-7 West - Flat No.G-7 North - Margin Space

Date: 06.03.2025 Place: Jalochi Sd/- Authorized Officer For Hero Housing Finance Limited

बैंक ऑफ बड़ोदा Bank of Baroda

Khetwadi Branch, 329/335 Shrinivas Building, Khetwadi Main Road, Khetwadi
Mumbai- 400 004. Phone No. : 022-23823161/23884626, Email: khetwadi@bankofbaroda.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX- IV-A [SEE PROVISO TO RULE 8 (6)]

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 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account(s). The details of Borrower(s)/Mortgagor (s) Guarantor (s) /Secured Assets/Dues/Reserve Price/Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Name & Address of Borrower/s / Guarantor/s	Detailed description of the immovable property with known encumbrances, if any (owner/Mortgagor name)	Total Dues	Date of E-Auction Time of E-Auction Start Time to End Time	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of Possession (Constructive / Physical)	Property Inspection date & Time
M/s. Char M Technologies S No. 322 2 2 Somatane Phata Thakurvadi Road Talegaon Dabhade Pune Maharashtra - 410506	Kanchan Meet Bungalow" on Plot No.67, CTS No.2465 (P), S No.693/1, Old S No.457/1, "Rajgurav CHSL", Near Ganesh Mandir, Rajgurav Colony Road, Mouje-Talegaon Dabhade (Shahari), Tal. Maval & Dist.- Pune-410506.	Rs. 84,35,004.43 + Interest	21.03.2025 02:00 pm To 06:00 pm	Rs. 11,06,640/- Rs. 1,00,000/-	Physical	Date:- 17.03.2025 Time:- 12:00 Noon To 03:00 Pm Contact Person : Mr. Shailesh Mob No: 8318589286 Ms. Sweta Mob No:- 8657008508

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://ebkray.in> Also, prospective bidders may contact the Authorised officer on Tel No. _____ Mobile 8657008508

Date: 04.03.2025
Place: Mumbai
Authorized Officer

TJSB SAHAKARI BANK LTD.
Registered Office : TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400604. Tel.: 022-6936 8500

Pune Regional Recovery Cell: 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune-37. Tel.: 020-24223531/32, 7208932034

PUBLIC AUCTION

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under, the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made there under has issued Demand Notice on 25.08.2023 under section 13(2) of the said Act, to Mr. Mane Aney Rajendra (Borrower/Mortgagor), Mrs. Bhaganee Shweta Balkrishna (Alias Mrs. Mane Shweta Aney) (Co-Borrower/ Mortgagor), Mr. Mangale Akash Somnath (Guarantor).

The Borrowers/ Mortgagors have not repaid the amount of Rs. 60,11,314.00 (Rupees Sixty Lakh Eleven Thousand Three Hundred Fourteen Only) as on 31/07/2023 with further interest from 01/08/2023 and mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the physical possession of the immovable property mentioned herein below u/s 13(4) of the said Act.

I, the undersigned as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the below mentioned property on "AS IS WHERE IS BASIS", without movable assets by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Description of Property
To, 1. Mr. Mane Aney Rajendra ... (Borrower/Mortgagor) 2. Mrs. Bhaganee Shweta Balkrishna (Alias Mrs. Mane Shweta Aney) ... (Co-borrower/Mortgagor) 3. Mr. Mangale Akash Somnath ... (Guarantor)	Flat No. 04, admeasuring area about 995 Sq. Fts. with balcony upon First Floor of the scheme known as "Meghraj" being constructed upon land bearing Gat No. 273 (Old Gat No. 1391) admeasuring about 10.5 Aar situated at Village Borhadewadi, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation - (Flat owned by Mr. Mane Aney Rajendra & Mrs. Bhaganee Shweta Balkrishna (Alias Mrs. Mane Shweta Aney)).

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Description of Property
To, 1. Mr. Mane Aney Rajendra ... (Borrower/Mortgagor) 2. Mrs. Bhaganee Shweta Balkrishna (Alias Mrs. Mane Shweta Aney) ... (Co-borrower/Mortgagor) 3. Mr. Mangale Akash Somnath ... (Guarantor)	Flat No. 04, admeasuring area about 995 Sq. Fts. with balcony upon First Floor of the scheme known as "Meghraj" being constructed upon land bearing Gat No. 273 (Old Gat No. 1391) admeasuring about 10.5 Aar situated at Village Borhadewadi, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation - (Flat owned by Mr. Mane Aney Rajendra & Mrs. Bhaganee Shweta Balkrishna (Alias Mrs. Mane Shweta Aney)).

(Bhosari Branch)
Loan Account No. 034/SS-M/251

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Description of Property
To, 1. Mr. Mane Aney Rajendra ... (Borrower/Mortgagor) 2. Mrs. Bhaganee Shweta Balkrishna (Alias Mrs. Mane Shweta Aney) ... (Co-borrower/Mortgagor) 3. Mr. Mangale Akash Somnath ... (Guarantor)	Flat No. 04, admeasuring area about 995 Sq. Fts. with balcony upon First Floor of the scheme known as "Meghraj" being constructed upon land bearing Gat No. 273 (Old Gat No. 1391) admeasuring about 10.5 Aar situated at Village Borhadewadi, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation - (Flat owned by Mr. Mane Aney Rajendra & Mrs. Bhaganee Shweta Balkrishna (Alias Mrs. Mane Shweta Aney)).

(Bhosari Branch)
Loan Account No. 034/SS-M/251

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Description of Property
To, 1. Mr. Mane Aney Rajendra ... (Borrower/Mortgagor) 2. Mrs. Bhaganee Shweta Balkrishna (Alias Mrs. Mane Shweta Aney) ... (Co-borrower/Mortgagor) 3. Mr. Mangale Akash Somnath ... (Guarantor)	Flat No. 04, admeasuring area about 995 Sq. Fts. with balcony upon First Floor of the scheme known as "Meghraj" being constructed upon land bearing Gat No. 273 (Old Gat No. 1391) admeasuring about 10.5 Aar situated at Village Borhadewadi, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation - (Flat owned by Mr. Mane Aney Rajendra & Mrs. Bhaganee Shweta Balkrishna (Alias Mrs. Mane Shweta Aney)).

(Bhosari Branch)
Loan Account No. 034/SS-M/251

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Description of Property
To, 1. Mr. Mane Aney Rajendra ... (Borrower/Mortgagor) 2. Mrs. Bhaganee Shweta Balkrishna (Alias Mrs. Mane Shweta Aney) ... (Co-borrower/Mortgagor) 3. Mr. Mangale Akash Somnath ... (Guarantor)	Flat No. 04, admeasuring area about 995 Sq. Fts. with balcony upon First Floor of the scheme known as "Meghraj" being constructed upon land bearing Gat No. 273 (Old Gat No. 1391) admeasuring about 10.5 Aar situated at Village Borhadewadi, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation - (Flat owned by Mr. Mane Aney Rajendra & Mrs. Bhaganee Shweta Balkrishna (Alias Mrs. Mane Shweta Aney)).

(Bhosari Branch)
Loan Account No. 034/SS-M/251

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

AUCTION NOTICE
PUBLIC AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY

U/s. 14 of SARFAESI Act, 2002 the undersigned has taken possession of below property through the Resident Nayab Tehsildar, Mulshi Paud, Pune as ordered by Dist. Magistrate.

Public at large is informed that the Auction under SARFAESI Act, 2002 in below mentioned case for recovery of amount outstanding against respective NPA/A/c Plus future interest and other charges shall be held on the date mentioned below by the Bank on the terms and conditions specified hereunder at the address mentioned there against on "as is where is basis" and "as is what is basis"

Sr. No.	Borrower Name	Description of Property	Reserve Price [Rs.]	Earnest Money Deposit [EMD] (Rs.)
1	M/s. Sonhira Electric Company (Prop. Mr. Ganesh B. Deshpande)	First Floor, Second Floor & Third Floor situated on Land Bearing Survey No. 64, Hissa No. 14 + 15, 18, 19, 20, 21 + 22 in the name of Mr. Ganesh Balkrishna Deshpande, with Whole FSI, within the Limits of Marunji Grampanchayat, Taluka - Mulshi, Dist. Pune, Area 1274.44 Sq. Mtrs.	Rs. 5,04,00,000/-	Rs. 1,00,000/-

Terms and Conditions of Auction :

- Above Auction is held on Dt. 28th Mar., 2025 at 11.00 a.m., at 42, Lokmanya Tilak Path, Ambarnath(W). The bidder shall deposit a Cash, demand draft of Earnest Money Deposit drawn in favour of Authorised Officer, Ambarnath Jai Hind Co-op. Bank Ltd., payable at Ambarnath as a condition to participate in the auction. EMD will not carry any interest.
- The highest bidder shall be required to pay 25% of the auction amount with the Authorised Officer within 24 Hours from the date of Auction; EMD made shall be adjusted. Remaining 75% of auction amount shall be paid within 15 days of the acceptance of bid (further extension of 30 days may be permitted at the discretion of the Authorised Officer). Failure to deposit the amount would entail in forfeiture of the whole money already deposited.
- The undersigned reserves its right to reject the bid &/or to cancel/postpone the auction without assigning any reasons thereto.
- The Sale shall be confirmed by the secured creditor-Bank.
- All attendant charges including Registration, Stamp duty/Taxes, etc. shall be borne by the Purchaser.
- This is also a notice to the Borrower/Guarantor/Mortgagor of the aforesaid loan account about holding of auction on the above mentioned date if their outstanding dues are not repaid in full.
- The secured creditor shall not be responsible for any error, mis-statement or omission in this proclamation. The auctioneer will notify other terms & conditions at the place of auction.
- For inspection of property please contact Mr. Mahendra Kadam 9819760772. Mr. Pravin Patil 9921444499 or recovery@jaihindbank.com.

Date: 05/03/2025
Sd/-
Authorized Officer
Ambarnath Jai-Hind Co-op. Bank Ltd., Ambarnath

Pune Recovery Branch : 1162/6 Ganesh Khind-University Road, Near Observatory, Next to Hardik Hospital, Shivajinagar, Pune-411005, Ph. No. 020-25536090, Email: Recovery.Pune@bankofindia.co.in,

Corrigendum

This is with reference to the E-Auction Sale Notice with respect to the various accounts published in Financial Express, Pune + Loksatta, Pune editions on 04/03/2025, the following changes to be noted.

Description	Exiting published	Changes to be done
Name of the A/C- M/s Shanti Construction	Admeasuring area 575 sq mtrs Property ID-	Admeasuring area 473.89 sq. mtrs. (5100.95 sq. fts.) Property ID- BKIDPUNERESHANTICONS

All other details remain same. Authorized officer

PNB Housing Finance Ltd. REGD. OFFICE: 9th Floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110001. PH: 011-23357171, 23357172, 23705414. Website: www.pnbhousing.com

BRANCH ADDRESS:- Office No. 302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune - 411019

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, issued demand notice(s) on the date mentioned against each account calling upon the respective borrower(s) to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notice(s).

The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken possession of the properties described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. 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.

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Demand Notice Date	Amount Outstanding	Date of Possession Taken	Description of The Property Mortgaged
NHL/PM/1118/480738 B O Pimpri Chinchwad	Ravindra Hanumant Waghare / Shubhangi Ravindra Waghare	09-12-2022	Rs. 71,73,836.57/- (Rupees Seventy One Lakhs Seventy Three Thousand Eight Hundred Thirty Six and Paise Fifty Seven Only)	28-02-2025 (Physical)	1. Shop No.5, Ground Floor, Shreedhan Apartment, Phase 1, Pimpri Colony Lane 2, Riverside DP Road, Pimpri Waghare, Pune, Maharashtra - 411017. 2. Shop No.4, Ground Floor, Shreedhan Apartment, Phase 1, Pimpri Colony Lane 2, Riverside DP Road, Pimpri Waghare, Pune, Maharashtra - 411017

PLACE- PIMPRI CHINCHWAD, DATE:- 05-03-2025 AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

Omikara Assets Reconstruction Private Limited
Corporate Office: Kohinor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai - 400028. Contact No-9773406175.

(Appendix - IV-A)
E-Auction Sale Notice for Sale of Immovable / Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002

1. Notice is hereby given to the public in general and in particular to the Borrower M/s. B. R. Udhog through its Proprietor Mr. Anilkumar Babulal Runthala, Mr. Omprakash Babulal Runthala & Mrs. Harsha Anilkumar Runthala that the below described immovable property mortgaged/charged along with movables which is hypothecated to the Secured Creditor, the Physical possession of which has been taken dated 02.07.2021 and 30.08.2024 by the Authorized Officer Omikara Assets Reconstruction Private Limited Secured Creditor. The below mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 25.03.2025 at 11.00 am (last date and time for submission of bids is 24.03.2025 by 6.00 PM), for recovery of Rs. 13,28,55,759.97/- (Rupees Thirteen Crores Twenty Eight Lacs Fifty-Five Thousand Five Hundred Fifty-Nine and Paise Ninety Seven Only) as on 31.05.2019 plus interest and Other Expenses. The M/s Omikara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower. The Omikara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omikara PS 17/2020-21 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 28.01.2021 along with underlying security upon Thane Janta Sahakari Bank Ltd. (TJSB). The description of the Immovable Property, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
Shop No. 1 Ground Floor, Shree Apartment "A", T.P. Scheme No. 1, New Pachha Peth, Solapur. Built up area 22.57 Sq. Mtrs.	Rs. 34,00,000/-	Rs. 3,40,000/-
Shop No. 2 Ground Floor, Shree Apartment "A", T.P. Scheme No. 1, New Pachha Peth Solapur. Built up area 21.42 Sq. Mtrs.	Rs.32,00,000/-	Rs.3,20,000/-
Garage No. 1 Ground Floor, Shree Security ID Apartment "A", T.P. Scheme No. 1, New Pachha Peth Solapur. Built up area 21.42 Sq. Mtrs.	Rs.21,00,000/-	Rs.2,10,000/-
Garage No. 2 Ground Floor, Shree Security ID Apartment "A", Scheme No. 1, New Pachha Peth, Solapur. Built up area 21.23 Sq. Mtrs.	Rs.21,00,000/-	Rs.2,10,000/-
Open Industrial Plot Bearing Gat No. 563/1/9/A/2 At Village - Kumbhari, Tal- South Solapur. 20000 Sq. Mtrs.	Rs.5,40,00,000/-	Rs.54,00,000/-
Open Na Potential Land Bearing Gat No. 385/1/A/B/2/C/2/2 At Village - Kumbhari, Tal- South Solapur 2000 sq. Mtrs.	Rs.49,00,000/-	Rs.4,90,000/-

Date of E-Auction 25.03.2025 at 11.00 A.M. to 1.00P.M.
Minimum Bid Increment Amount Shop No.1, for 35,000/-
Last date and time for submission of bid Shop No.2, for 25,000/-
Letter of participation/KYC Document/ Proof of EMD 24.03.2025 by 6:00 pm
Date of Inspection 19.03.2025 between 01.00 pm to 04.00 pm
Known Liabilities Known Liabilities

This Publication is also a Fifteen Days' notice to the borrowers/co-borrower under Rule 8(6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002. For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e., <http://omikara.com/auction.php>, and the contact details of authorised officer Pratiksha Patel (Contact No. 9773406175 and Rajendra Dewada 9324546551 and Email- pratiksha.patel@omikara.com. Bids may also visit the website <http://www.bankofindia.com> or contact service provider M/s. C1 India Pvt. Ltd. Tel: Helpline: +91-7291961242/25, Helpline E-mail ID: support@bankofindia.com, Mr. Bhavik Pandya, Mobile: 86666 82337 E mail Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Date: 06.03.2025
Place: Solapur
Sd/-Authorized Officer,
Omikara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omikara PS 17/2020-21 Trust)

बैंक ऑफ महाराष्ट्र Bank of Maharashtra
Pune East Zone : Janamangal Building, 2nd Floor, S. No. 7 A/2, Opp. Kirloskar Pneumatics Co Ltd., Hadapsar Industrial Estate, Hadapsar, Pune 411 013. Ph. : 020-24514023 Email : cmrarc_per@mahabank.co.in

Possession Notice (Appendix IV under the Act-Rule-8(1))

Whereas the undersigned being the Authorized Officer of the Bank of Maharashtra 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 Security Interest (Enforcement) Rules, 2002 issued Demand Notices on the dates as mentioned below calling upon the following Borrowers to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said Notice.

The Borrowers and Guarantors mentioned hereinbelow having failed to repay the amount, Notice is hereby given to the Borrowers and Guarantors mentioned hereinbelow in particular and the Public in general that the undersigned has Symbolic Possession of the properties described herein below in terms of the powers vested under the provision of section 13(4) of the said Act read with Rule 8 on the dates mentioned below.

The Borrower as well as Guarantor in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of Maharashtra for an amounts mentioned hereinbelow. The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Sr. No.	Borrower & Guarantors	Dues In Rs.	Date of Demand Notice	Date of Possession
1	Branch : Pune Saswad Borrower : Mrs. Madhavi Jitendra Gade and Mr. Jitendra Dnyaneshwar Gade	Rs. 49,92,554.17/- (Rupees Forty Nine lakh Ninety Two Thousand Five Hundred Fifty Four and Paise Seventeen Only) plus unapplied interest w.e.f. 30/12/2024,	30/12/2024	01/03/2025
The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: All that piece and parcel bearing Flat No. 101, Flat No. 102, Flat No. 103 and Flat No. 104, located on 1st floor of the buildign known and styled as "Anrudha Apartment" located at Shivshambho Nagar, Katraj Kondhwa Road, Katraj, Tal. Haveli, Pune-411046.				
2	Branch : Pune Kondhwa Budruk Borrower : Mr. Prashant Bhimrao Ingle, Mrs. Sangita Prashant Ingle, Mr. Sachin Marotrao Shendokar, Prakash Shrikrushna Shendokar	Rs. 11,53,934.26/- (Rupees Eleven Lakh Fifty Three Thousand Nine Hundred Thirty Four and Paise Twenty Six Only) plus unapplied interest w.e.f.30/12/2024,	30/12/2024	01/03/2025
The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: All those piece and parcel of Flat No. 1104 constructed on the Eleventh Floor in the Building No. A-2, with Terrace area and one car parking in the building known as "Shree Shrushti" constructed on Survey No. 1, Hissa No. 1B/2, Survey No. 1, Hissa No. 1B, Survey No. 1, Hissa No. 1/1B/3, Survey No. 1, Hissa No. 1B/4, situated at Mouje yeole, within limits of pune Municipal Corporation and within jurisdiction of Sub Registrar Haveli No. 1 to 20, Yewalewadi, Taluka Haveli, Dist. Pune				
3	Branch : Pune Velhe-Mahal Borrower : Mr. Vijay Chintaman Dixit, Mrs. Vaishali Vijay Dixit, Mr. Kailas Dhondu Shinde, Mr. Tanaji Janu Dhumal	Rs. 5,69,450.54/- (Rupees Five Lakh Sixty Nine Thousand Four Hundred Fifty and Paise Fifty Four Only) plus unapplied interest w.e.f.02/12/2024,	02/12/2024	03/03/2025
The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: Registered Mortgage Residential Property at Post Kelad, Tal. Velhe, Milkat No. 2, Adm. 725 sq.ft. bearing mortgage Registered No. 1073/2017 dated 28/09/2017 at Sub-Registered Office Velhe, Tal. Velhe, Dist. Pune				
4	Branch : Ambavade, Pune Borrower : Mr. Amit Popat Sabale and Mrs. Surekha Amit Sabale, Flat No. 102, 1st Floor, Building No. 52, Swapnalok Nagari, Tal. Bhor, Dist. Pune-412206 and Guarangor : Mr. Wakade Vijaykumar Manikrao, Ramwadi, A/P. Chikhalgao, Tal. Bhor, Dist. Pune	Rs. 9,88,025.89/- (Rupees Nine Lakh Eighty Eight Thousand Twenty Five and Paise Eighty Nine Only) plus unapplied interest w.e.f.29/11/2024,	29/11/2024	03/03/2025
The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: Registered Mortgage of Flat No. 102, 1st Floor, Buildign No. 52, Swapnalok Nagari, Tal. Bhor, Dist. Pune-412206.				
5	Branch : Ghorpadi, Pune Borrower : I) Mr. Ishwarchand Chandsingh Sankat, II) Late Mrs. Tarabai Chandsingh Sankat (All Legal Heirs), III) Mr. Premchand Chandsingh Sankat, IV) Mrs. Aruna Dharamchand Sankat and Guarantor Mr. Barbhuvan Suresh Buwaji	Rs. 152,285/- (One Lakh Fifty Two Thousand Two Hundred Eighty Five only) + interest @ 9.60% p.a. and charges w.e.f. 01/01/2025	01/01/2025	05/03/2025
The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: All piece and parcel of land and building situated at S. No. 93/22B/3 area admeasuring 2 R and a R.C.C. Construction admeasuring 2200 Sq. ft. situated at Village- Mundhawa, Taluka Haveli, Dist. Pune owned by Mr. Ishwarchand Chandsingh Sankat, Mrs. Tarabai Chandsingh Sankat, Mr. Premchand Chandsingh Sankat, Mrs. Aruna Dharamchand Sankat and bounded by: On or towards East: By Internal Road, On or towards West: By Remaining part, On or towards South :By Property of Mr. Khandekar, On or towards North: By Property of Ramchandra Patil.				

Date : 01/03/2025, 03/03/2025, 05/03/2025
Place : Pune, Mouje Yeole, Kelad, Bhor, Pune
Chief Manager & Authorized Officer,
Bank of Maharashtra, Pune East Zone

E-AUCTION SALE NOTICE
EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-Auction Sale Notice for Sale of Immovable Secured Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act") read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("RULES").

The financial facilities of Assignor mentioned herein (hereinafter referred to as "Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under. Notice of 30 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.</