

DCB BANK

Registered Office: DCB Bank Ltd., 6th Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013
Retail Asset Collection Department: -302, Cello Platina, F. C. Road, Shivajinagar, Pune-411005

E AUCTION SALE NOTICE
(Under Rule 8(6) of the Security Interest (Enforcement) Rules 2002)

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 provision to Rule 8(6) R/w. Rule 9(1) of the Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s), co-borrowers and the guarantors, by the Authorized Officer, that the under mentioned property is mortgaged to DCB BANK LTD., The Authorized Officer of the Bank has taken the possession under the provision of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The properties will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details. The properties will be sold "as is where is" and "as is what is" and "whatever there is" condition basis with all the existing and future encumbrances if any, whether known or unknown to DCB Bank Ltd as per the brief particulars given and mentioned in schedule hereunder.

Sr No.	Name of Borrower(s) and Co-borrower(s), Guarantor(s)	Total Dues Outstanding as on 07.01.2025 (Rs)	Reserve Price(Rs)	EMD (Rs.)	Date & time of E-Auction	Type of Possession
1	MAHESH ASHOK CHAVAN DAHLVAR00458062 / DAHLVAR00458105	Rs. 47,31,471.72/-	Rs. 9,00,000/-	Rs. 90,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
PROPERTY ADDRESS : 1) All that piece and parcel of flat bearing No. 7, on second floor, admeasuring super built up area of 65.98 Sqr. Mtrs. i.e. 710 Sqr. Fts. in building namedly "Sai Shraddha" being constructed on land bearing bhupankramank 521, Plot No. 19 of Mouje Saidapur Tal Karad District Satara which is bounded as: Towards East: Flat No.2, Towards South: Flat No.6, Towards West: By Road, Towards North: Common Staircase.						
2	MAHESH ASHOK CHAVAN DAHLVAR00458062 / DAHLVAR00458105	Rs. 47,31,471.72/-	Rs. 9,00,000/-	Rs. 90,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
PROPERTY ADDRESS 2) All that piece and parcel of flat bearing No. 6, on second floor, admeasuring super built up area of 65.98 Sqr. Mtrs. i.e. 710 Sqr. Fts. in building namedly "Sai Shraddha" being constructed on land bearing bhupankramank 521, Plot No. 19 of Mouje Saidapur Tal Karad District Satara which is bounded as: Towards East: Flat No.2, Towards South: Common Stair Case, Towards West: By Road of Saidapur, Towards North: Flat No.7.						
3	KAVITA ANKUSH OVHAL DRHLPSR00543468	Rs. 16,35,529/-	Rs. 4,00,000/-	Rs. 40,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
PROPERTY ADDRESS : All that piece and parcel of property Flat No. 501 on 5th Floor, admeasuring about 26.14 Sq. Mtrs. (Carpet area) in the building No "B-1", and in the scheme known as "PLAYTOR PAUD B", Constructed on Gat No. 218 (Old Gat No. 107/3 & Survey No. 306/3), Gat No. 219 (Old Gat No. 107/2 & Survey No. 306/2), Gat No. 220 (Old Gat No. 106/5 & Survey No. 305/5), Gat No. 221 (Old Gat No. 106/6 & Survey No. 305/6), Situated at Village- Paud, Taluka- Mulshi, District- Pune, within the limits of Pune Municipal Corporation. (The Secured Assets)						
4	SHUKARACHARYA AABA SONAVNE DAHLKOH00462871 / DBLAKOH00462872 / DBLAKOH00512924	Rs. 16,64,425.84/-	Rs. 6,00,000/-	Rs. 60,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
PROPERTY ADDRESS : All that piece and parcel of the property bearing ROW HOUSE NO. 9 ADMEASURING AREA OF 34.45 SQ. MTS. OUT OF PLOT NO. B-4 ADMEASURING AT 239.82 SQ. MTRS. RS. NO. 14 HISSA NO. 1(2)/11, 1(1)/5(2) SITUATED AT MAI SHAKTI ROW HOUSE SCHEME WHICH IS ALSO SITUATED WITHIN THE LIMITS AREA OF VILLAGE PACHGAON, TAL-KARVEER, DIST.-KOLHAPUR AD ALSO WITHIN THE TOWARDS EAST-COMMON GALLERY AND STAIRCASE, TOWARDS WEST- RS. NO. 11, TOWARDS SOUTH- PLOT NO. 5, TOWARDS NORTH- UNIT NO. 8."						
5	YUSUF SHAIKH DAHLSOL00556348	Rs. 20,59,762/-	Rs. 9,00,000/-	Rs. 90,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
PROPERTY ADDRESS : - All that piece and parcel of Flat No. 203 admeasuring Built-up area 34.57 Sq. Mtrs. on Second floor "C" wing of RAJASHREE APARTMENT Building constructed on out of Plot No. 2 total admeasuring area 888.59 Sq. Mtrs., Old Survey No. 239, New Survey No. 34/5 which is Situated at Majarewadi, Tal. North Solapur, Dist. Solapur, which is bounded as under, On or towards East: 9.00 M wide Road On or towards West: Flat No. 204. On or towards South: Flat Boundary On or towards North : Staircase & Flat No. 202 (The Secured Assets).						
6	LILA SHANKAR GAWALI DRBLCHA00578833 / DRHLCHA00578822	Rs. 20,46,508.80/-	Rs. 7,00,000/-	Rs. 70,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
PROPERTY ADDRESS : ALL THE PIECE AND PARCEL OF FLAT NO. 402 ON 4TH FLOOR, ADMEASURING CARPET AREA OF 38.75 SQ.MTRS. I.E. 417 SQ. FT. WING 'E' IN BUILDING PROJECT KNOWN AS 'ANNEESH PRIDE' ON LAND BEARING GAT NO. 63 (OLD GAT NO. 127) AREA ADMEASURING ABOUT 24 R. SITUATED AT VILLAGE MENDKARWADI, REGISTRATION DISTRICT PUNE, SUB-REGISTRATION TALUKA KHED AND WITHIN THE LIMITS OF ZILHA PARISHAD PUNE AND PANCHAYAT SAMITHI KHED, DISTRICT PUNE AND BOUNDED AS UNDER: - EAST : GAT NO. 64 SOUTH : FLAT NO. E-401 WEST : GAT NO. 62 NORTH : FLAT NO. F-401 (The Secured Assets).						
7	KAILAS PANDURANG TOMPE DRHLPU00555435	Rs. 31,47,714/-	Rs. 17,00,000/-	Rs. 1,70,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
PROPERTY ADDRESS : ALL THAT PIECE AND PARCEL OF FLAT NO.401, ON THE FOURTH FLOOR, WING/BUILDING C, CARPET ADMEASURING AREA 32.83SQR. MTRS + TERRACE ADMEASURING 7.7 SQR. MTRS. IN THE SCHEME KNOWN AS "SUKRABHI ICONIC", CONSTRUCTED ON THE LAND BEARING GAT NO.418(OLD GAT NO.2523) SITUATED AT VILLAGE NANEKARWADI, TAL. KHED, DIST.PUNE WITHIN THE LOCAL LIMITS OF ZILLA PARISHAD PUNE, TALUKA PANCHAYAT SAMITHI KHED, GRAMPANCHAYAT NANEKARWADI, WITHIN JURISDICTION OF SUB-REGISTRAR KHED AND BOUNDED AS: TOWARDS NORTH : BY REMAINING PORTION OF GAT NO. 418 TOWARDS SOUTH : BY OLD GAT NO.2464 TOWARDS EAST : BY GAT NO.417 AND ROAD TOWARDS WEST: BY GAT NO.419 (The Secured Assets).						
8	HARSHAD NARAYAN KUMBHAR DBLAVL00427776 / DRBLVL00536918	Rs. 17,91,328.03/-	Rs. 8,00,000/-	Rs. 80,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
PROPERTY ADDRESS : All that piece and parcel of flat bearing No. F-3, admeasuring about 25.65 Sqr. Mtrs. in Durga Chambers Gruhman Sanstha Maryadi at CTS No. 36D/2 of Taluka and District Satara within the limits of Satara Municipal Corporation which is bounded as: Towards East- Open Plot, Towards South: Plot No.4, Towards West: By Road, Towards North: Flat No. F-2						
9	ANIS BISMILLA DONGARI DAHLSOL00565282	Rs. 21,50,762/-	Rs. 7,00,000/-	Rs. 70,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
PROPERTY ADDRESS : All that piece and parcel of flat bearing No. 103, Building No. B, on First Floor, Serial No.015, admeasuring about 39.83Sqr. Mtrs carpet and 48.77 Sqr. Mtrs builtup in project namedly "Khateeb Nagar" constructed on Survey No. 149/1B, New Survey No. 147/1B Southern Colony, of Kasbe Solapur, Taluka Uttar Solapur, District Solapur which is bounded as: Towards East: Flat No.104, Towards West: Porly Road, Towards South: Building Staircase, Towards North: Wing A Flat No. 102						
10	ROHIN DEEPAK PAWAR DRHLPSR00457761	Rs. 32,59,384.93/-	Rs. 17,50,000/-	Rs. 1,75,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
PROPERTY ADDRESS : ALL THAT PIECE AND PARCEL OF THE FLAT NO. 501, ADMEASURING AREA 600 SQ.FT. (BUILT UP) I.E. 55.74 SQ. MTRS. ON THE 5TH FLOOR IN THE BUILDING "C" ITS BEARING GRAMPANCHAYAT NO. 1/1315/202 IN THE SCHEME KNOWN AS "CHOURANG SMIT-SHILP" SITUATED AT SURVEY NO. 93 HISSA NO. 1B/1, BEARING CTS NO. 915 & 935 AT VILLAGE MANJARI BUDRUK, AND WITHIN THE REGISTRATION DISTRICT OF SUB REGISTRAR TALUKA HAVELI DISTRICT PUNE.						
11	NAMRATA ANKUSH SONAWANE DRHLPU00591179	Rs. 21,80,469/-	Rs. 7,50,000/-	Rs. 75,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
PROPERTY ADDRESS : All that piece and parcel of Flat No. 601, 06th Floor, admeasuring about 454.00 Sqr. Ft. in Building D-17, Sara City, Off. Chakan Talegaon Road, Gat No. 139 to 145, 150 to 157, Kharwad, Taluka-Khed, District -Pune (The Secured Assets)						
12	RAM GANPATHARAO LOKARE DRHLPSR00475044	Rs. 30,93,057.28/-	Rs. 17,00,000/-	Rs. 1,70,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
PROPERTY ADDRESS : ALL PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.7. ON THE 3RD FLOOR AREA ADMEASURING ABOUT 700 SQ. FT I.E 65.05 SQ.MTRS BUILT UP. THE BUILDING KNOWN AS GAJANAN HEIGHTS IN THE APARTMENT KNOWN AS GAJANAN APARTMENT CONSTRUCTED ON (OLD S.NO.96) NEW S.NO.60 HISSA NO.2/D/4 SITUATED AT KONDHWA BUDRUK TALUKA HAVELI DISTPUNE WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION AND BOUNDED BY-EAST - PROPERTY OF MR.ANIL VAMBORE AND MR.KARALE, SOUTH - MAIN ROAD, WEST - BORDER OF KATRAJ VILLAGE, NORTH- FLAT NO.6, WEST- BORDER OF KATRAJ VILLAGE (The Secured Assets)						
13	PARMESHWAR MOHANRAO JADHAV DRHLPSR00584877	Rs. 1,09,18,929.18/-	Rs. 50,50,000/-	Rs. 5,05,000/-	27-01-2025 & 01:00PM TO 02:00 PM	Physical
PROPERTY ADDRESS : All that piece and parcel of land admeasuring 00H 01R out of total land area 00H 05R along with RCC construction upon Old Sr. No.81, new Sr. No. 46, Hissa No.153, located at Tlekar Nagar, Kondhwa Budruk, within the registration district of Pune, Sub- District & Taluka Haveli and within the limits of Pune Municipal Corporation Pune. Construction consisting units as detailed hereunder:-						
Type of Unit/No	Floor	Area in Square Fts.	Area in Square Mtrs.			
Commercial Shop/NA	Ground	182.84	16.96			
Flat/NA	Ground	430	39.93			
Flat/101	First	310.53	28.86			
Flat/102	First	550	51.08			
Flat/201	Second	310.53	28.86			
Flat/202	Second	550	51.08			
Flat/301	Third	310.53	28.86			
Flat/302	Third	550	51.08			

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
CIN: U67100T22014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 Email: rajesh.jumani@omkaraarc.com/zuber.khan@omkaraarc.com/pratik.rasa@omkaraarc.com Tel.: +91 2269231111 | Authorised Officer M no.: +918657969231/+91 86556 68565

[Appendix - IV A] [See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of OMKARA ASSETS RECONSTRUCTION PVT. LTD. Further, OMKARA ASSETS RECONSTRUCTION PVT LTD (OARPL) (acting in its capacity as Trustee of OMKARA PS 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 07.01.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount(IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Mr. Jafeth Samson Bhastekar and Mrs. Sheron Jafeth Bhastekar, (LAN: MPM00841N, MPM00897N)	All that piece and parcel of property bearing Show-room No. 2, Ground Floor, admeasuring 925 Sq. Ft. Carpet Area, in the commercial + Residential building namedly "SPARKLE AVENUE" (Hereinafter referred to as said Showroom property) constructed on the land described in schedule - I of village Katra, Taluka Haveli, District Pune, and bounded as follows: On or towards the East: Nala, On or towards the West: Satara Road On or towards the South: Property of Sijal On or towards the East: Property of Jadhav	Mr. Jafeth Samson Bhastekar	Rs. 2,18,84,100.12 (Rupees Two Crores Eighteen Lakhs Eighty Four Thousand One Hundred and Paise Twelve Only)	25.07.2021	23.10.2024	Rs. 2,22,00,000/- (Rupees Two Crores Twenty Two Lakhs Only)	Rs. 1,00,000/- (Rupees One Lakh Only)	Rs. 22,20,000/- (Rupees Twenty Two Lakhs Twenty Thousand Only)	27.01.2025 11:00 am to 12:00 pm

Account No.: 05550510221, Name of the Beneficiary: OMKARA PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0005555
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:- 18.02.2025 till 6:00 pm Date of E-Auction & Time:- 20.02.2025 12:00 pm to 2:00 pm
TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://omkaraarc.com/auction.php or website of service provider i.e. http://www.bankauctions.com.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002
This notice is also a mandatory notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale on the above referred date and time.
Date: 09.01.2025
Place: Pune
Sd/- Authorized Officer, OMKARA ASSETS RECONSTRUCTION PVT LTD.
(Acting in its capacity as a Trustee of OMKARA PS 30/2021-22 Trust)

AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED
Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX - IV A [See proviso to rule 8 (6)] | Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AILI") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AILI vide NCLT order dated 10.05.2024) having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar(west), Mumbai- 400028 and Branch Office at: Authum Investment & Infrastructure Limited, Office No. 209 & 210, 2nd Floor, Aside Zenith Complex, Anutej Athav Society, Nanver Tanaji Wadi, Shivajinagar, Pune- 411005 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act").

Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.com.

Borrower(s) / Co-borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit/ Bidding Increment Amount
			Total Outstanding as on 06-JAN-25
(Loan A/c No. RLLPUN00258337 Branch: PUNE 1 ANIL RAMU CHAVAN 2 SHWETA ANIL CHAVAN	22nd Sept 22 & Rs. 38,98,989/- (Rupees Thirty-Eight lakh Eighty-Eight Thousand Nine Hundred Eighty-Nine only)	12 March 24 Total Outstanding as on 06-JAN-25 Rs. 54,93,088/- (Rupees Fifty-Four Lakh Ninety-Three Thousand & Eighty-Eight Only)	Rs. 5500000/- (Rupees Fifty-Five Lakh Only) Earnest Money Deposit (EMD) Rs. 550000/- (Rupees Five Lakh Fifty Thousand Only) Bid Increment: Rs. 55000/- (Rupees Fifty-Five Thousand Only)

Description of the Immovable Property/ Secured Asset : All The Piece and Parcel of The Properties FLAT NO 3 1ST FLOOR YOGESH ENCLAVE PLOT NO 1 AND 2 S NO 247 14 BCTS 1462 YERWADA PUNE
Date of Inspection :- 17th Jan 2025 11.00 to 15.00 EMD Last Date : 23rd Jan 25 till 05:00 PM Date/Time of E-Auction : 24th Jan 25 11.00 to 13.00
MODE OF PAYMENT:- ALL PAYMENT SHALL BE MADE BY DEMAND DRAFT IN FAVOUR OF 'AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED' PAYABLE AT PUNE OR THROUGH RTGS/NET THE ACCOUNTS DETAILS ARE AS FOLLOWS: A) NAME OF THE ACCOUNT: AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED CCD A/C B) NAME OF THE BANK: HDFC BANK LTD. C) ACCOUNT NO: 99999917071990, D) IFSC CODE: HDFC000119.
TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-
1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
2. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S C1 India Pvt Ltd, Plot No. 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact No. 7291981124,25,26)Support Email - Support@bankauctions.com, Mr. Bhavik Pandya Mob. 8866682937, Email: Gujaraat@c1india.com
3. For further details and queries, contact Authorized Officer: SUNIL MOHITE - (Mob: 9834951599)
4. This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place.
PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 185703 and see the NIT Document) (https://www.bankauctions.com)
Place: Pune SD/-
Date: 09.01.2025 Authorized Officer

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 : cmmarc_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 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 amount 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.	Name of Branch, Borrower & Guarantors	Dues in Rs.
1	Branch: Ghorpadi Borrower: 1. Mr. Atul Ashok Bahule, 2. Mrs. Reshma Atul Bahule, Both at : Siddharth Nagar At: Uruli Devachi Tal: Haveli, Dist Pune Pin-412308	Rs. 30,85,647/- (Rupees Thirty Lakh Eighty Five Thousand Six Hundred Forty Seven Only) Plus Unapplied Interest thereon @ 8.80% p.a. and charges w.e.f. 31/10/2024
Date of Demand Notice : 31/10/2024 Date of Possession : 03/01/2025 (Symbolic Possession)		
The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: All that piece and parcel of Flat No. 402, constructed on Fourth Floor in building known as "Mayur Complex" at S. No. 1011 to 1013 and 1015 to 1020 at Fursungi, Tal: Haveli Dist: Pune PIN: 412308, Area of the Flat 71.74 Square Meter (772 Square Feet) Milkat No. 5/0958 owned by Mr. Atul Ashok Bahule & Mrs. Reshma Atul Bahule and Mayur Complex bounded by: On or towards East : By CTS No. 1023, On or towards West : By Road, On or towards South : By Road, On or towards North : By CTS No. 1029		
2	Branch: Vadgaonsneri Borrower : Dilip Industries Prop Mr Chaitanya Dilip Rudrabhate and Guarantor : NA	Rs. 2,99,96,539.63/- (Rupees Two Crore Ninety Nine Lakh Ninety Six Thousand Five Hundred Thirty Nine and paise six three only) plus unapplied interest, further interest, costs, charges and expenses
Date of Demand Notice : 04/11/2024 Date of Possession : 04/01/2025 (Physical Possession)		
The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: All those pieces and parcel of land bearing S No 91/5/2 and 91/1/2 Plot No. 45.46 and 47 admeasuring R. Sq. Mtrs. 3.02.19, 3.13.56 and 3.24.82 respectively situated at Near Pune Pandharpur Road, Tambhal Village- Pharandwadi, Tal : Phaltan Dist : Satara-415523		
3	Branch: Bhigwan Borrower : Mr. Anil Nandoo Suryawanshi and Mr. Nameo Sadashiv Suryawanshi	Rs. 2,73,834.33/- (Rupees Two Lakh Seventy Three Thousand Eight Hundred Thirty Four and Paise Thirty Three Only) plus unapplied interest w.e.f. 21/10/2024
Date of Demand Notice : 21/10/2024 Date of Possession : 06/01/2025 (Symbolic Possession)		
The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: Registered mortgage of Flat No. 18, 2nd Floor, Gat No. 335, Plot No. 5.6,11,12, Uttam Vihar, Bhigwan, Tal Indapur, Dist Pune -413130.		
4	Branch: Bhigwan Borrower : Shrinhath Fertilizers Prop: Mr.Prasad Jayant Jadhav	Rs. 12,60,741.62/- (Rupees Twelve Lakh Sixty Thousand Seven Hundred Forty One Paise Sixty Two Only) plus unapplied interest w.e.f. 30.10.2024,
Date of Demand Notice : 30/10/2024 Date of Possession : 06/01/2025 (Physical Possession)		
The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: REGD. MORTGAGE of Open Plot C.S. No 697, Grampanchayat Mikat No 501 At Post Bhigwan Tal Indapur, Dist -Pune Admeasuring 153 Square Meter i.e. 1646.89 Sq.Ft.		
5	Branch: Kalas Borrower : Mr. Dnyandeve Keraba Darade, Mr. Tukaram Keraba Darade, Mr. Shivdas Keraba Darade and Guarantors Mr. Dashrath Sitaram Darade, Mr. Dattatray Sadashiv Darade	Rs. 10,40,248/- (Rupees Ten Lakh Forty Thousand Two Hundred Forty Eight Only) plus unapplied interest w.e.f. 11.02.2020
Date of Demand Notice : 11/02/2020 Date of Possession : 06/01/2025 (Symbolic Possession)		
The details of the property mortgaged to the Bank and taken possession by the Bank is as follows: Regd. Mortgage of Landed property bearing Gat No. 417 admeasuring area 00H 03R out of total admeasuring area 00H 09R (including Post Kharab area admeasuring 00H 02R) within the jurisdiction of division -Pune, Sub - Division & Tal -Baramati and within the limits of sub - Registrar Baramati at Village -Akole, Tal -Indapur, Dist -Pune		

Date : 03/01/2025, 04/01/2025, 06/01/2025 Chief Manager, & Authorised Officer, Pune East Zone

यूनियन बैंक Union Bank of India
Maval (Vadgaon) Branch, Shantideep Complex, Near Vadgaon Railway Station, Vadgaon Maval, Pune, Maharashtra - 412106 Email : ubin0532223@unionbankofindia.bank
Ref: 32220/SARFAESI/2024-25/01 Date: 10.09.2024

(1) Mr. Subhash Shivaji Shinde (Borrower), Flat No. 303, 3rd Floor, Sai Kiran Apartment, Vadgaon, Ta-Maval, Dist-Pune, PIN-412106. And
Mr. Subhash Shivaji Shinde (Borrower), Flat No. 202, Sai Sankalp Hou. Soc., Keshavnagar, Vadgaon, Ta-Maval, Dist. Pune, PIN-412106.
(2) Mrs. Vaishali Subhash Shinde (Co-Borrower), Flat No. 303, 3rd Floor, Sai Kiran Apartment, Keshavnagar, Vadgaon, Ta-Maval, Dist-Pune, PIN-412106
(3) Mr. Vijay Knath Kasar (Guarantor), Survey No. 6/1/1, Plot No. 5, Keshavnagar, Vadgaon, Ta-Maval, Dist-Pune, PIN-412106.

Sir/Madam,
Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
You the Borrower/Mortgagor Mr. Subhash Shivaji Shinde and Mrs. Vaishali Subhash Shinde, have availed the following credit facilities from our Union Bank of India, Maval (Vadgaon) Branch and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your accounts has/have been classified as Non-Performing Asset as on 29.08.2024. As on 29.08.2024, a sum of Rs. 8,17,042.91 (