

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020


SAPSE AAPKE SAATH HAMARA

Demand Notice Under Section 13(2) of Securitisation Act of 2002
As the Loan Account Became NPA therefore The Authorised Officer (AO) Under section 13 (2) Of Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002 had issued 60 day demand notice to the borrower as given in the table. According to the Notice if the Borrower does not deposit the Amount within 60 days, the amount will be recovered from Auction of the security as given below. As the demand Notice send to the borrower/guarantor has not been served, copy of demand notice has also been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with future interest and recovery expenses within 60 days, otherwise under the provisions of section 13 (4) and 14 of the said Act, the AO is free to take possession of the Security as given below.

Name of the Borrower	Demand Notice Date and Amount	Description of Mortgaged property
Pravin Ghansham Survashe, Sachin Ghansham Survashe, Vijaya Ganesh Survashe. (A/C NO.) 241211703526037	12 Oct 26 Rs. 985346/- 9 Oct 26	Gat No. 1101, Land in Koregaon Bhima, Village & Gram Panchayat Tukdi Pune, Maharashtra, 412216 Admeasuring. 1000 Sq. Ft.
Place : Maharashtra	Date : 14.10.2026	Authorised Officer Aavas Financiers Limited

**VASTU HOUSING FINANCE CORPORATION LTD**
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra.
CIN No.: U65922MH2005PLC272501

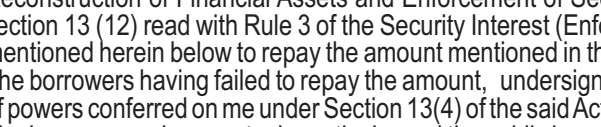
POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said rules on the date mentioned below. The borrower and guarantor 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 Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

S N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Mr/Mrs. Navnath Bapu Pansare (Borrower), Mr/Mrs. Milan Navnath Pansare (Co Borrower) LP000000059657	19-Dec-24 Rs.602577/- as on 09-Dec-24	All that part and parcel of the immovable property situated at, Malmatta No 393, At Rajegaon, Daund, Daund,Pune. Maharashtra, 413105, Total Area Adms 600 Sq Ft. Boundaries as follows: North – Property of Rahul Deshmukh South – Mahadev Ugame East – Gat No 88 West – Gavthan Road	Physical Possession Taken on 08-Oct-26
2	Mr/Mrs. Atish B Sonawane (Borrower), Mr/Mrs. Shreya Atish Sonawane (Co Borrower) HL0000000173994	11-Mar-25 Rs.1875486/- as on 09-Mar-25	All that piece and parcel of land property bearing Flat bearing No. 03 admeasuring carpet area 54.83 square i.e. 590 square foot on the Stilt Floor known as in building out of "Rutviwar B Shakari Gruh Rachna Sanstha Marya. Daund" building situated on Area 56.714% share out of CTS No. 2598/6 of village Daund also bearing Gat No. 152/A/1/6, Survey No. 74A/1/6 of village Daund,Tal.Daund, Distnc.Pune Maharashtra,413801 Boundaries as follows: North – Flat No.16 South – Flat No.02 East – Flat No.04 West – Open Land Space out of Building	Physical Possession Taken on 10-Oct-26

Date : 14.10.2026
Place : Daund, Pune

Authorised officer
Vastu Housing Finance Corporation Ltd

**COSMOS CO-OPERATIVE BANK LTD.**
(Maharashtra Scheduled Bank)
(Amended 1st)

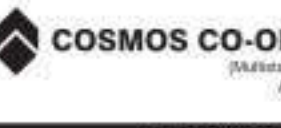
Registered Office : 'Cosmos Bhavan', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 411 007. Phone : 020 - 6708 5308/11

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) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower, Directors, Guarantors and Mortgagors that the below described immovable property is charged to the Secured Creditor, the physical possession of which has been taken by the Authorised officer of Cosmos Co-operative Bank Ltd. will be sold on "As is Where is", "As is What is", and "Whatever there is basis" on 30.10.2026 from 12:30 p.m. To 1:30 p.m. with unlimited extension of 5 minutes each.

Name of the Borrower, Directors, Mortgagors, Guarantors & Branch	13(2) Demand Notice Details	Possession Date	Sale / Auction
1. M/s. Phoenix Refrigeration Pvt. Ltd. Having its registered office at Address - Plot No. A- 5, Rajegaon MIDC, Bhandara, Mouje- Chikhali Hamesha, Tal. & Dist. Bhandara - 441 804. 2. Mr. Kashiwar Narendra Maroti 3. Mrs. Kashiwar Ujwala Narendra Both residing at :- Address - Flat No. D- 401, Grand View 7, Katraj Bypass Road, Near Ashok Leyland, Ambegaon Khurd, Katraj, Pune- 411046. 4. Mrs. Borkar Manisha Jayant 5. Mr. Borkar Jayant Tulsidas Both residing at:- Address - Flat No. 26, B- Wing, Ashinwad Garden, NDA Road, Shivane, Pune- 411023. 6. Mr. Dhonge Mahesh Pandhari Address: Flat No. 5, B Type, GST Colony, Phule Nagar, Alandi road, Yerwada, Pune- 411006. Branch – Dhankawadi.	28.09.2021 Rs. 198.43 Lakhs + Further Int.	Physical Possession on 07.10.2022	12.30 p.m. To 1.30 p.m.
Details of Immovable Property:- (Property Owned by Mr. Kashiwar Narendra Maroti and Mrs. Kashiwar Ujwala Narendra.) All that piece and parcel of residential Premises bearing Flat no. 401, adm. About 80.37 sq. m. (built up) and sit out adm. 10.16 sq. m. on 4th Floor and covered car parking space no. D- 7, Adm. 9 Sq. m. in Building "D", in the scheme known as "Grand View- 7", Building - D Co-Op. Housing Society Ltd., constructed in the land bearing S. No. 6/4, 6/5, 6/6/1 to 6/6/4, 6/12(part), Village - Ambeagaon Budruk, Taluka Haveli, District Pune.			
		Reserve Price ₹ 60.00 Lakhs (₹ Sixty Lacs Only)	Earnest Money Deposit ₹ 6.00 Lakhs (₹ Six Lacs Only)

Date : 14.10.2026
Place : Pune

Asst. General Manager & Authorised Officer
Cosmos Co-operative Bank Ltd.

**YES BANK LIMITED**
Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055
Branch Office: Plot No. 69/4, Mutha Samphony, Law College Road, Erandwane, Pune 411004

Possession Notice for immovable property
Whereas, The undersigned being the authorised officer of YES Bank Limited ("Bank") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notice to respective borrowers calling upon them to repay the below mentioned amount mentioned in the notice within 60 days from the date of the said notice.
The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken possessions of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules.
The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and any dealings with the said properties will be subject to the charge of the Bank for below mention amount, together with all the other amounts outstanding including the costs, charges, expenses and interest thereto.
This is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Details of the Demand Notice/ Borrowers/Mortgaged Property

Sr. No.	Loan A/c No.	Name of borrower and Co-borrowers, Guarantors	Description of the Mortgage Properties	Sec 13(2) Notice Date	Total Outstanding dues as per Sec 13(2) Notice	Date of symbolic Possession
1	HLN0008 00951826	Rajesh Sarkar & Rakhee Pal	Flat No. 302, Third Floor, Wing-a, City One Square, S.no.11, Hissa No. 2a, Village - Kiwale, Taluka - Haveli, District- Pune-412101.	18-05-2026	Rs. 46,61,367.62	08-10-2026
2	MOR0008 00968241	Shree Swami Samarth Water Suppliers, Dilip Babanrao Kurne & Abhijit Baban Kurane, Baban Vitthalrao Kurne	Shop No. 1 To 5, Stilt Floor, Laxminagar, Hadapsar Road, C.T.s No. 506, S. no. 11, village- Mohammadwadi, Taluka-haveli, District-pune-411060.	19-05-2026	Rs. 79,34,233.66	09-10-2026
3	MOR0008 01113606	Shree Swami Samarth Water Suppliers, Dilip Babanrao Kurne & Abhijit Baban Kurane, Baban Vitthalrao Kurne	Flat No. 102 & 103 (entire 1st Floor), First Floor, Laxminagar, Hadapsar Road, C.T.S No. 506, S.no.11, Village- Mohammadwadi, Taluka - Haveli, District - Pune - 411060.	19-05-2026	Rs. 26,69,916.82	09-10-2026
4	HLN0008 01886999	Ajay Nisar Bagwan & Jasmin Ajay Bagwan	Flat No. 1, Ground Floor, Building No.1, Indraprastha Co-operative Housing Society Limited, S.no.4a/8, C.T.S No. 1100 To 1115, Village- Hadapsar Taluka - Haveli, District Pune - 411028.	01-06-2026	Rs. 27,33,560.41	09-10-2026
5	AFH0001 00200697	Suresh Balsingh (Borrower & Mortgagor), Archana Suresh Balsingh (Co-Borrower & Mortgagor)	Flat No. 819, Area Admeasuring 14.59 Sq. Mtrs. I.E. 157 Sq. Ft. Carper, 8th Floor, Xrbia Amb, Building No. A-2, Gat No. 36, Village Ambli, Tal. Maval Dist. Pune 410507	16-11-2023	Rs. 7,88,990.36	09-10-2026

Date : Pune
Place : 13.10.2026

Sd/- (Authorized Officer)
Yes Bank Limited

**INDUSIND BANK LIMITED**
FRR Dept, 11th Floor, Tower 1, One World Centre, 841, Senapati Bapat Marg, Prabhadevi, Mumbai 400013

APPENDIX- IV-A [See proviso to rule 8 (6)]
Sale notice for sale of immovable properties
Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of IndusInd Bank Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 12-Nov-2026, for recovery of Rs. 43,07,120.11 (Rupees Forty Three Lakh Seven Thousand One Hundred Twenty and Eleven Paise) as on 30-Sept-2026, due to IndusInd Bank Limited, the Secured Creditor from M/s New Balaji Dhanya Traders through its proprietor Mr. Sonaram Choudhary and the guarantors Mr. Sonaram Choudhary and Mrs. Soni S Choudhary.
The reserve price and the earnest money deposit is as mentioned below. Inspection of the property will be available on 06-Nov-2026, As per details mentioned below.

DESCRIPTION OF IMMOVABLE PROPERTY

Sl No	Description of secured assets	Known Encumbrances	Reserve Price	EMD	Time of Inspection
1	Flat no. 104, 1st floor, 'Dream Homes Heera' Building, 700 sq ft built up area, Handewadi Road, Satavnagar,At Hadapsar, Taluka Haveli, Dist Pune - 411028.	NIL	Rs. 28.00 lakh	Rs. 2.80 lakh	06-Nov-2026 (12:00 PM till 02:00 PM)

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.indusind.com or website of service provider i.e. www.bankauctions.com. For further details please contact Authorised Officer Ms. Atreyi Das on 9601621197 / atreyi.das@indusind.com OR bank Officer Mr. Kamal Mishra on 09819820760/ mishra.kamal@indusind.com.

Date: 14.10.2026
Place: Pune

Sd/-
Authorised Officer

PUBLIC CAUTION NOTICE
Know all men that my client Mrs. Rama Vishwas Apte Nee' Rama Dayanand Vaidya is owner of the property described in the scheduled written herein below. The original documents of the said property have been misplaced, which includes the Original Agreement along with Registration Receipt and Index-II, which was registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 15087 on 05/08/1989, which was executed between Me. Shridhar Vitthal Date Trust and Me. K.D. Constrictions to and in favour of Sudha Dayanand Vaidya . Hereinafter referred to as "said Documents". That my client has taken best effort to search the said Documents. In spite of the same, the said Documents is not traceable.
By the way of abundant caution my client has logged a Police complaint Online with "Kothrud Police Station" on 12/10/2026 having "Lost Report No: 148918-2026".
By this notice the public at large is made aware of the above facts. Any person dealing in respect of the said Property or on basis of the said Document shall be doing so at his/her own costs, consequences and risks. If any person has possession or finds the said document, then should inform about the same or his/her right on the same. If no communication is received within 8 days, it will be presumed that no one has found the said document or no one has claim over the said property Document.

SCHEDULE PROPERTY
All that piece and parcel of the Flat No. 62-C (Family Unit No. 202), admeasuring area 22.85 Sq. Mtrs. Built up, situated on Second Floor, in wing 'E', in Building known as "Shri Gurudatta Sahawas Apartment Condominium", along with 0.36% undivided share in common areas and facilities in the said Building, which is constructed on land bearing CTS No. 470 and 498, situated at village Shanivar Peth, within the local limits of Pune Municipal Corporation and within jurisdiction of Sub Registrar Haveli, Taluka Haveli, District Pune.

Pune,
Date : 12/10/2026

Advocate ABHIJIT B. BOROLE
Add: Office No 3, Yojana Complex, Ramanabag Chowk,
302 Narayan Peth, Pune 411 038. Mob: 9007799699

**बैंक ऑफ महाराष्ट्र**
Bank of Maharashtra
भारत सरकार का बैंक
एक परिवार एक बैंक

Asset Recovery Branch :
"Yashomangal" 1183-A, 2nd Floor, F.C. Road, Shivajinagar, Pune 5

Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor i.e. Bank of Maharashtra, the Possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
1	Borrower: -1.Mr. Shirish Gajanan Sherekar 2. Mrs. Jaswini Shirish Sherekar Guarantor: NIL	Rs. 21,56,176.00/- (Rupees Twenty One Lakh Fifty Six Thousand One Hundred Seventy Six Only) plus interest thereon @ contractual rate with monthly rest w.e.f. 03.05.2023 apart from penal interest, cost and expenses minus recovery if any.	Property Lot No. 1: All pieces and parcel of Flat No. 103, First floor, Building "Swami Yashodhan" Admeasuring 460 sq. ft. situated at land bearing Survey No. 7, Hissa No. 1/5/B, village Narhe, Tal Haveli, Dist. Pune - 411041 and within the limit of Pune Municipal Corporation and within the Jurisdiction of Sub Registrar Haveli, Pune. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price – Rs. 20,70,000/- EMD – Rs. 2,07,000/- Bid increment Amount- Rs 25,000/-
2	Borrower: - Mr. Vikramsingh Sambhajirao Nimbalkar Guarantor:- 1. Mr. Mansingraj Shahajirao Nimbalkar 2. Mr. Kiran Dattatray Pise 3. Mrs Kanchnmala Sambhajirao Nimbalkar	Rs. 31,06,955.00/- (Rupees Thirty One Lakhs Six Thousand Nine Hundred Fifty Five) plus unapplied interest at contractual rate with monthly rest w.e.f. 19.11.2024 apart from penal interest, cost and expenses thereon minus recovery if any	Property Lot No. 2: All those pieces and parcels of land bearing Gat No. 275 admeasuring 2995 sq. mts situated at Village Kalankwadi, Tal. Bhudargad, Distt. Kolhapur 416209. Owned by Mrs Kanchnmala Sambhajirao Nimbalkar & Bounded as - On the East : Gargoti-Kolhapur Road, On the West : Property of Sambhajirao Shankarrao Nimbalkar, On the South : Property of Maruti Dattatray Pavale, On the North : Boundary of Madilage Bk. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price – Rs. 1,55,74,000/- EMD – Rs. 15,57,400/- Bid increment Amount- Rs. 25,000/-
3	Borrower: - Mr. Vasant Ramesh Anbhule & Mrs. Netrika Vasant Anbhule Guarantor: NIL	Rs. 70,42,938/- (Rupees Seventy Lakh Forty Two Thousand Nine Hundred Thirty Eight Only) plus unapplied interest at contractual rate with monthly rest w.e.f. 10.01.2023) apart from penal interest, cost and expenses thereon minus recovery if any	Property Lot No. 3: All those pieces and parcels of land Situate being & lying at Row House No 3 Royal Heritage Row House Village Dhame Sarpanch Wasti, Daund in the registration District Pune Sub District Daund admeasuring 102.23 Sq Meters and bearing CTS/Survey No 171/2/2, CTS No 3069 Plot No 3, 4 & 5 Mortgaged by Vasant Ramesh Anbhule Bounded as follows:- On or towards the North:- by Row House No 3, On or towards the East: by S No 171/2/1, On or towards the West: by Road, On or towards the South:- by Row House No 5 • Encumbrances: Not Known • Possession: Physical	Reserve Price – Rs. 39,36,000/- EMD – Rs. 3,93,600/- Bid increment Amount- Rs. 25,000/-
4	Borrower:- Mrs. Gayatri Industries (Prop. Mrs. Rashmi Pravin Junnarkar) Guarantor:- Nil	Rs.51,41,729.00/- (Rupees Fifty One Lakhs Forty One Thousand Seven Hundred Twenty Nine Only) plus unapplied interest at contractual rate with monthly rest w.e.f. 04.06.2022) apart from penal interest, cost and expenses thereon minus recovery if any	Property Lot No. 4: All the Piece & Parcel of Premises Bearing Shop No. 201 on the 2nd Floor of the Skyler Phase 2 admeasuring about 71.23 sq mts. i.e. 766.71 sq ft Carpet area along with enclosed balcony admeasuring 11 sq. mts. i.e. 118.40 sq. ft and exclusive terrace, constructed on Gat no. 561 & 562, situated at Village Uruli Kanchan, Tal Haveli, Distt. Pune – 412202. • Encumbrance – Not known • Possession - Physical	Reserve Price – Rs.63,30,000/- EMD – Rs. 6,33,000/- Bid increment Amount- Rs. 25,000/-
5	Borrower:- Mr. Gaurav Yuvraj Shinde Guarantor:- Mr. Uvaraj Narayan Shinde	Rs. 34,35,000.00/- (Rupees Thirty Four Lakhs Thirty Five Thousand Only) plus unapplied interest at contractual rate with monthly rest w.e.f. 05.08.2025) apart from penal interest, cost and expenses thereon minus recovery if any	Property Lot No. 5: All the Pieces & Parcels of Flat No 43 & 44 on 4th floor in the building named "Royal Palm", jointly admeasuring as 31.46 sq. mts + enclosed Balcony admeasuring 8.78 sq. mts + Normal Balcony admeasuring 4.41 sq. mts constructed on land admeasuring 577.17 sq mts area on Plot No 9.10,11,12,13 out of New Survey No 171/2/2 (old Survey No. 191 also bearing CTS No. 3069), situated at village Daund within the local limit of Sub Register Daund & Kedgaon and within the limit of Daund Municipal Council Dist- Pune - 413801. • Encumbrance – Not known • Possession - Physical	Reserve Price – Rs. 21,87,000/- EMD – Rs. 2,18,700/- Bid increment Amount- Rs. 25,000/-
6	Borrower : M/s ESW Advantage Forum Through directors 1. Mr. Narayan Prabhakar Anukshhe, 2. Mr. Rajendra Nibhorkar, 3. Mr. Arun Kumar Kalia Guarantor:- 1. Mr. Narayan Prabhakar Anukshhe, 2. Mr. Rajendra Nibhorkar, 3. Mr. Arun Kumar Kalia, 4. Mrs. Sandhya Narayan Anukshhe, 5. Mr. Pandurang Prabhakar Anukshhe, 6. Mrs. Rohini Shiram Anukshhe, 7. Mr. Sriram Prabhakar Anukshhe	Rs 4,81,01,149.00/- (Rs Four Crore Eighty One Lakhs One Thousand One Hundred Forty Nine Rupees Only) plus interest thereon @ contractual rate with monthly rest w.e.f. 31/01/2025 apart from penal interest, cost and expenses minus recovery if any	Property Lot No. 6: All the Piece & Parcel of Premises Bearing Flat No. D 101, Wing D , situated at 1st Floor, Carpet Area admeasuring 109.35sq. meters plus Attached Terrace 15.20 sq. meters total 124.55 sq. meters i.e. 1341sq ft Along with 1 covered Car Parking , Defence Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Narayan Prabhakar Anukshhe. • Encumbrance: Not Known • Possession Type: Physical Property Lot No. 7: All the Piece & Parcel Flat No. D 103, Wing D Situated at 1st Floor, Carpet Area admeasuring 111.73 Sq. meters plus Attached Terrace 15.20 sq. meters total 126.93 sq. meters i.e. 1366sq ft Along with 1 covered Car Parking , Defence Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Pandurang Prabhakar Anukshhe. • Encumbrance: Not Known • Possession Type: Physical Property Lot No. 8: All the Piece & Parcel Flat No. D104, Wing D, situated at 1st Floor, Carpet Area admeasuring 109.35sq. meters plus Attached Terrace 15.20 Sq. meters total 124.55 sq. meters i.e. 1341sq ft Along with 1 covered Car Parking , Defence Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Sandhya Narayan Anukshhe. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 76,67,000/- EMD: Rs. 7,66,700/- Bid increment amount: Rs 25,000/- Reserve Price: Rs. 78,09,000/- EMD: Rs. 7,80,900/- Bid increment amount: Rs 25,000/- Reserve Price: Rs. 76,67,000/- EMD: Rs. 7,66,700/- Bid increment amount: Rs 25,000/-
7	Borrower: Mr. Dadasaheb Baban Kalbhor Guarantor: Mrs. Varsha Dadasaheb Kalbhor	Rs. 2,16,86,599/- (Rs. Two Crore Sixteen Lakhs Eighty Six Thousand Five Hundred Ninety Nine Only) plus interest at Contractual rate with monthly rest w.e.f. 04.12.2018 apart from cost and expenses thereon, minus recovery if any	Property Lot No. 9: All the Pieces & Parcels of Flat No.204 on the 2nd Floor in B-building of Polaris Project Carpet Area Collectively admeasuring 56.66 Sq Mts adjacent enclosed balcony area collectively admeasuring 8.34 Sq Mts and adjacent terrace area collectively admeasuring 9.55 Sq Mts & adjacent dry balcony area collectively admeasuring 4.10 Sq Mts with exclusive one covered Car Parking, constructed on S. No.40/1C/1, 40/1C/2 and 40/1C/4 at Keshav Nagar, Village Mundhawa, Taluka Haveli District Pune within the local limits of Pune Municipal Corporation & also within the Jurisdiction of Sub registrar Haveli Pune. • Encumbrance: Not Known • Possession Type: Physical Property Lot No. 10: All the Pieces & Parcels of Flat No. 205 on the 2nd Floor in B-building of Polaris Project Carpet Area Collectively admeasuring 67.25 Sq Mts adjacent enclosed balcony area collectively admeasuring 7.74 Sq Mts and adjacent terrace area collectively admeasuring 14.51 Sq Mts & adjacent dry balcony area collectively admeasuring 3.41 Sq Mts with exclusive one covered Car Parking constructed on S. No.40/1C/1, 40/1C/2 and 40/1C/4 at Keshav Nagar, Village Mundhawa, Taluka Haveli District Pune within the local limits of Pune Municipal Corporation & also within the Jurisdiction of Sub registrar Haveli Pune. • Encumbrance: Not Known • Possession Type: Physical Property Lot No. 11: All the Pieces & Parcels of Flat No.207 on the 2nd Floor in B-building of Polaris Project, Carpet Area admeasuring 56.66 Sq Mts adjacent enclosed balcony area admeasuring 8.34 Sq Mts and adjacent terrace area admeasuring 9.55 Sq Mts & adjacent dry balcony area admeasuring 4.10 Sq Mts with exclusive One covered Car Parking constructed on S. No.40/1C/1, 40/1C/2 and 40/1C/4 at Keshav Nagar, Village Mundhawa, Taluka Haveli District Pune within the local limits of Pune Municipal Corporation & also within the Jurisdiction of Sub registrar Haveli Pune. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs.58,94,000.00/- EMD: Rs.5,89,400.00/- Bid increment amount: Rs 25,000/- Reserve Price: Rs.58,94,000.00/- EMD: Rs.5,89,400.00/- Bid increment amount: Rs 25,000/-

Contact Details: Asset Recovery Branch Pune : Mr. Sudhir Kulkarni (Branch Head) (Mob: 7030924078) and Manager Sudheer Pandey - 8376960405

Sr. No.	Particulars	Date & Time
1.	Date and time of E- Auction	For Lot No. 1 to 11 18.11.2026 between 11.00 a.m. and 3.00 p.m.
2.	Last Date of Submission of Bid with EMD	18.11.2026 up to 2 p.m.
3.	Inspection Date & Time	For Lot No. 1 to 11 05.11.2026 between 11:00 am. and 5:00 pm

Important information: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.
Note:
1. Bank has Possession with No any known encumbrance. However, there can be some dues by respective societies, Government/local authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies/builder. Dues/Charges/ encumbrances, if any due on the respective property, shall be borne by the bidder.
2. E-auction shall be conducted through the PSB Alliance. Bidders have to log in on the website – "https://baanknet.com/" and have to register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact number is 8291220220 and E mail id is "support.baanknet@psballiance.com".
For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/properties_for_sale.asp" provided in the Bank's website.

Date: 13/10/2026
Place: Pune

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

Authorised Officer,
Bank of Maharashtra