यूनियन बैंक ऑफ इंडिया Union Bank of India A Government of India Undertaking

Credit Recovery and Legal Service Department
REGIONAL OFFICE : 411 & 412, 4th Floor, Connaught Place, Bundgarden Road, Near Wadia College, Pune- 411001, Maharashtra.
Mob.: 9420755841

MEGA GOLD LOAN AUCTION

Sale Notice for Sale of Gold

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) of the Security Interest (Enforcement) Rule, 2002

The under mentioned persons are hereby informed that they have failed to pay off the liability in the Gold loan accounts. Notices sent to them by Registered Post have been returned undelivered, to the Bank. They are therefore requested to pay off the liability and other charges and redeem the pledged securities on or before **13-11-2025** failing which the said securities will be sold by the Bank in public auction at the cost of the borrower at the Bank's respective Branch premises mentioned as below at **14-11-2025 12.00 Noon to 4.00 P.M.** on or on any other convenient date thereafter without further notice, at the absolute discretion of the Bank.

Sl. No.	Name of Branch / Contact Person Name, Mail ID & Contact Number	Date of Loan	Loan Number	Name and address of the borrower
01.	**PUNE KARVENAGAR (905038), Mr. Kishor Kunal Singh UBIN0905038@UNIONBANKOFINDIA.BANK, 8709390737**	12-12-2023	50326530000243	**Nadkarni Amit S** B 9 Dhavalgiri Society S No 35 2 Karve Nagar Pune
02.	**PUNE DECCAN GYAMKHANA (907006), Mrs. JYOTSNA MISHRA UBIN0907006@UNIONBANKOFINDIA.BANK, 9911073704**	16.01.2025	070026630000074	**Rani Uttam Kanchan** B 7 2,Swargandh,W O Uttam Kanchan Swargandhar Society,Uruli Kanchan
03.	**KARAD DATTA CHAOUK (557617) Mr JAYANT SABALE UBIN0557617@UNIONBANKOFINDIA.BANK, 9148596200**	11.03.2024	576106540001333	**Suryakant Vasant Kolekar** At Post Khodashi Karad Tal Karad Dist Satara
04.	**KARAD DATTA CHAOUK (557617) Mr JAYANT SABALE UBIN0557617@UNIONBANKOFINDIA.BANK, 9148596200**	15.05.2024	576106540001373	**Sarika Amol Patil** Maruti Devalayacha Eastkadil Bhag E Sakharale, Sangli
05.	**PUNE-SARASBAUG (910210) Mr. GIRISH DHARAM UBIN0910210@UNIONBANKOFINDIA.BANK, 9421344310**	09.06.2024	102126630000129	**Suresh Dasharath Wadkar** Parvati,Behind Kalubai Mand Darshan,Pune

Note: All bidders are requested to visit the above respective branches & Submit Application along with KYC documents before date of Auction to avoid last minute rush.

Date & Time of Auction: 14.11.2025 (12.00 Noon to 4.00 pm)

Date : 03.11.2025
Place : Pune

The English version shall be final if any question of interpretatio arises.

Authorised officer / Branch Manager Union Bank of India

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

Navi Mumbai Zonal Office: CIDCO Old Admin Building, P-17 Sector-1 Vashi, Navi Mumbai-400703. **Tel.:** 022-2087851/52, **email:** dzmnvm@mahabank.co.in
H. O.: Lokmangal,1501, Shivajinagar, Pune-5

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (APPENDIX-IV-A)

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) 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 properties mortgaged/ charged to the Bank of Maharashtra, the **possession** of which have 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" basis on 21.11.2025 between 11.00 am and 3.00 pm,** for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower(s) and Guarantor(s), amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit are also given as under:

Lot No.	Name of Branch & Borrower and Guarantor	Guarantors	Amount Due as per demand notice
	Kharghar Branch Mr. Ankit Bharat Makwana MAKWANA House, Phoolpada Road, Virar East, Vasai,Virar, Vasai Thane 401305.	NA	Rs.32,42,337/- plus unapplied interest @ 9.95% from 13.11.2023 towards housing loan facility Ac/ no. 60411540294 and Rs.32,73,208/- @ 10.95% from 13.11.2023 towards housing loan facility Ac no. 60411543079 plus cost and expenses incurred
1.	**Short Description of immovable property with known encumbrances** Flat no. 409, Wing B 2 in the Siddheshwar Residency Park Phase 1 survey no. 137, Dehugan Tal Haveli near Siddeshwar Temple Dst Pune. Admeasuring 592 SQ. FT Carpet area. **Type of possession: Physical Possession**		
Reserve Price: Rs.2707000/- EMD: Rs.270700/-			
2.	**Short Description of immovable property with known encumbrances** Residential Flat no 309, Building Wing B 2 ,in the Siddheshawar Residency Park Phase I Apartments, Floor 3, Survey No. 137, Dehugaon,Tal-Haveli, near Siddeshwar Temple , Village Dehu, Tal Haveli Pune City, Dist-Pune-412109. Admeasuring 518 SQ. FT Built up area. **Type of possession: Physical Possession**		
Reserve Price: Rs.2707000/- EMD: Rs.270700/-			

Lot No.	Name of Branch & Borrower and Guarantor	Guarantors	Amount Due as per demand notice	Short Description of immovable property with known encumbrances
3.	**Kharghar Branch Mr. Raviraj Chandrakant Laygude** Flat No. 901, Primerose Survey No.36/7/1,AMBEGAON Budruk Pune-411046	NA	Rs. 3,49,18,157/- + accrued interest of Rs.8,16,233/- + plus unapplied interest w.e.f. 05.05.2023 @ RLLR 7.30% + 0.30% i.e.9.60% p. a. plus expenses, other charges incurred for recovery	Flat No. 5 (earlier known as Flat No. 5 & 6) Third Floor, Manas Apartment Final Plot No. 60/17, CTS No. 107/19 Prabhat Road Lane No. 14, Erandawane, Pune 411004 admeasuring 2260 sq ft. **Type of possession: Physical possession**
Reserve Price: Rs. 3,04,50,000/- EMD: Rs.30,45,000/-				

Date of Inspection: 7th November 2025 from 11.00 am to 3.00 pm

Contact Details: -Mr. Shirish Gaikwad -9325253937, Mrs. Megha T. Jaulkar, Sr. Manager 8424038477.
For detailed terms and conditions of the sale, please refer to the link 'https://www.bankofmaharashtra.in/propsale.asp' provided in the Bank's website and also on E-bkray portal (www.baanknet.com).

Date: 01.11.2025
Place: Navi Mumbai

Sd/- Authorised Officer & Bank of Maharashtra, Navi Mumbai Zone

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

Asset Recovery Branch : Agarkar High School Bldg., 2nd Floor, Somwar Peth, Pune - 411011. **Phone :** 7030924078
E-mail: brmgr1453@mahabank.co.in

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	Reserve Price / EMD Amt. / Bid Increment Amt.
1	**Borrower : - M/s. Decision Diagnostics Centre Pvt. Ltd.** **Guarantors:** 1. Mr. Amod Narayan Buchake, 2. Mr. Ravindra Nimbargi, 3. Mr. Nikhil Amod Buchake, 4. Mr. Mahesh Mahadeo Yadav. **Branch:** Asset Recovery Branch, Pune.	**Rs. 90,52,876.00 (Rupees Ninety Lakhs Fifty-Two Thousand Eight Hundred Seventy Six Only)** plus applicable interest thereon with monthly rest w.e.f. 01/02/2010 apart from penal interest, cost and expenses minus recovery, if any.	**Property Lot No.1:** All those pieces and parcels of Office Premises Nos. 108 (Old Office No. 5) and 110 (Old Office No. 11) situate on the First Floor, area together 1019 sq. ft. i.e. 94.38 sq. mtrs. and Office Premises Nos. 109 (Old Office No. 6) and 111 (Old Office No. 12) situated on the first floor, area together 1019 sq. ft. i.e. 94.38 sq. mtrs. in the Building known as "Decision Towers", constructed on all that piece and parcel of land admeasuring 23014 sq.ft. and bearing Plot No. 1 of S. No. 692/A/2 + 692A/2A/3 + 693/2, (City S. No. 2203), situated at Munjeri, Bibwewadi, Pune City, Taluka Pune City, District Pune, within the jurisdiction of Sub-Registrar Haveli 1, Registration District Pune and within the limits of Pune Municipal Corporation together with the fittings and fixtures annexed thereto. • **Encumbrances : Not Known** • **Possession : Physical**	**Reserve Price :** Rs.2,36,50,000.00/- (Rupees Two Crore Thirty six Lakhs fifty thousand Only) **EMD :** Rs.23,65,000.00/- (Rupees Twenty three Lakhs sixty five Thousand Only) **Bid increment Amount** : Rs. 50,000.00/- (Rupees Fifty Thousand Only)
2	**Borrower(s): - M/s R C Laser (Prop.: Mr. Rupesh Arvind Choudhari)** **Address :** Sector No. 7, Plot No. 196, MIDC Road, IndraYaninagar, Bhosari MIDC, Pune. Pin 4l1026. **Branch:** Asset Recovery Branch, Pune.	**Rs. 3,27,40,500/- (Rupees Three Crores Twenty Seven Lakhs Forty Thousand Five Hundred only)** plus unapplied interest thereon as mentioned in the demand notice dated 30.05.2023, apart from penal interest, cost and expenses, minus recoveries if any due to Bank of Maharashtra.	**Property Lot No. 3 :** Flat No 102, First Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune. Admeasuring carpet area 707 sqft. Plus, balcony and car parking area 9.29 sqmtr. **Boundaries : On or towards the North:** Flat no 103, **On or towards the East:** By Passage Duct & Flat no 104, **On or towards the West:** By open Space, **On or towards the South:** By duct & Flat No. 101. **Owner of the Property – Mr. Rupesh Arvind Choudhari** • **Encumbrances: Not Known** • **Type of possession: Physical**	**Reserve Price :** Rs. 57,90,000/- (Rupees Fifty Seven Lakhs Ninety Thousand Only) **EMD :** Rs.5,79,000/- (Rupees Five Lakhs Seventy Nine thousand Only) **Bid increment Amount** : Rs. 25,000.00/- (Rupees Twenty Five Thousand Only)
			Property Lot No. 4 : Flat No. 103, First Floor, "Prayeja City Buiding No. D, S. No. 71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune. Admeasuring carpet area 695 sqft. Plus balcony and car parking area 9.29 sqmtr. **Boundaries : On or towards the North :** Flat No. 104, **On or towards the East :** By Open Space, **On or towards the West :** By Duct, **On or towards the South :** Flat No. 102 • **Encumbrances: Not Known** • **Type of possession : Physical**	**Reserve Price : Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only) EMD - Rs. 5,70,000/- (Rupees Five Lakhs Seventy Thousand Only) Bid increment Amount : Rs 25,000/- (Rupees Twenty-Five Thousand Only)**
			Property Lot No. 5 : Flat No 304, Third Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune. Admeasuring carpet area 687 sqft. Plus balcony and car parking area 9.29 sqmtr. **Boundaries : On or towards the North :** By open space, **On or towards the East :**By duct, **On or towards the West :** By staircase, **On or towards the South :** Flat No. 303. **Owner of the Property - Mr. Rupesh Arvind Choudhari** • **Encumbrances: Not Known** • **Type of possession : Physical**	**Reserve Price : Rs. 56,30,000/- (Rupees Fifty Six Lakhs Thirty Thousand Only) EMD - Rs. 5,63,000/- (Rupees Five Lakhs Sixty Three Thousand Only) Bid increment Amount : Rs. 25,000/- (Rupees Twenty-Five Thousand Only)**
			Property Lot No. 6 : Flat No 305, Third Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune. Admeasuring carpet area 687 sqft. Plus, balcony and car parking area 9.29 sqmtr. **Boundaries : On or towards the North:** By Open Space, **On or towards the East:** By Staircase, **On or towards the West :** By Duct, **On or towards the South:** Flat No. 306. **Owner of the Property - Mr. Rupesh Arvind Choudhari** • **Encumbrances: Not Known** • **Type of possession : Physical**	**Reserve Price : Rs. 56,30,000/- (Rupees Fifty Six Lakhs Thirty Thousand Only) EMD - Rs. 5,63,000/- (Rupees Five Lakhs Sixty Three Thousand Only) Bid increment Amount : Rs. 25,000/- (Rupees Twenty-Five Thousand Only)**
3	**Borrower(s): - 1. M/s Akansha Enterprise,** S. No. 1754, Flat No. 101, Vishnusadashiv Apartment, Near Sadashiv Police Chowki, Sadashiv Peth, Pune **2. Mr. Ajit Vyankatrao Mane (proprietor),** Flat No. 404, 4th Floor, Valencia Co-Op Hsg Soc, Building B, S. No. 4, Hissa No. 3, Bhumkar Nagar, Near Shridhar Fabrication Co., Narhe, Pune **Guarantor (s) :- 3. Mrs Priyanka Ajit Mane** Flat No. 404, 4th Floor, Valencia Co- Op Hsg Soc, Building B, S. No. 4, Hissa No 3, Bhumkar Nagar, Near Shridhar Fabrication Co., Narhe, Pune **4. Vijay Vyankatrao Mane** B-402, Bhagyashree Housing Society, Parvati, Paytha, Pune 411030 **5. Mr Sagar Ashok ,** Sr. No. 28/11, Plot No 9/10, Shankar Parvati Nivas, Near Chintamani Dyanpith, Pune 411046 **Branch:** Asset Recovery Branch, Pune.	**Rs 1,27,09,059.52 (Rupees One Crores Twenty Seven Lacs Nine thousand Fifty Nine Rupees and Fifty Two Paise)** plus applicable interest thereon @ the rate more specifically mentioned above table w.e.f. 06.01.2024 as mentioned in the demand notice dated 06.01.2024 minus recoveries if any incurred since 06.01.2024.	**Property Lot No. 7 :** Flat No. 404, 4th Floor, B wing, "Valencia Co-Op Hsg Society" S. No-4, Hissa No. 3, Narhe, Near Astonia Royale Project, Off Mumbai-Bangalore Highway, Taluka Haveli Dist Pune Area- 595.00 Sqft i.e. 55.27 Sqmt.(Built-up) **Owner of the Property -Mr. Ajit Vyankatrao Mane.** • **Encumbrances: Not Known** • **Possession: Physical**	**Reserve Price :** Rs. 26,00,000/- (Rupees Twenty six Lakhs Only) **EMD :** Rs.2,60,000/- (Rupees Two Lakhs Sixty Thousand Only) **Bid increment Amount :** Rs 25,000/- (Rupees Twenty-Five Thousand Only)
			Property Lot No. 8 : Flat No. 405, 4th Floor, B wing, "Valencia Co-Op Hsg Society" S. No-4, Hissa No. 3, Narhe, Near Astonia Royale Project, Off Mumbai-Bangalore Highway, Taluka Haveli Dist Pune Area- 595.00 Sqft i.e. 55.27 Sq. mt.(Built-up) **Owner of the Property - Mr. Ajit Vyankatrao Mane.** • **Encumbrances: Not Known** • **Possession: Physical** **Note: Both Flat No. 404 and Flat No. 405 are amalgamated on site by the mortgagor**	**Reserve Price :** Rs. 26,00,000/- (Rupees Twenty six Lakhs Only) **EMD :** Rs.2,60,000/- (Rupees Two Lakhs Sixty Thousand Only) **Bid increment Amount :** Rs 25,000/- (Rupees Twenty-Five Thousand Only)
4	**Borrowers- 1. Mr. Sandip Maruti Sapkal (Borrower),** Shaniwarpeth, At Po. Tarale, Tal. Patan Dist. Satara 415014 **2. Mr. Sagar Ashok Karnale (Guarantor)** 422, Hanuman Peth, At Po. Tarale,Tal. Patan Dist. Satara 415014 **Branch:** Asset Recovery Branch, Pune.	**Rs. 17,53,358.00 (Rupees Seventeen Lakh Fifty Three Thousand Three Hundred Fifty Eight Only)** plus unapplied interest (at present) 7.40% p.a. w.e.f. 26.03.2021 plus future interest as per applicable rate apart from penal interest, cost and expenses minus recovery, if any	**Property Lot No.9:** Flat No. 7, Second Floor of the building "SHREE HOMES" admeasuring 610 Sq. ft. consisting of three rooms at post. Saidapur, Tal & Dist. Satara **bounded as : On or towards North:** Flat No. S-8, **On or towards East:** Open Space & 9 meter wide Road, **On or towards South:** Open Space, **On or towards West:** Flat No. S-3. • **Encumbrances : Not Known** • **Possession : Physical**	**Reserve Price :** Rs.15,25,000/- (Rupees Fifteen lakhs twenty five thousand Only) **EMD :** Rs.1,52,500/- (Rupees One Lakh fifty two Thousand five hundred Only) **Bid increment Amount** : Rs 25,000/- (Rupees Twenty Five Thousand Only)
5	**Borrower – Mr. Sachin Anil Wagdole Guarantor-NA** **Branch:** Asset Recovery Branch, Pune.	**Rs. 23,22,853/- (Rupees Twenty Three Lakh Twenty Two Thousand Eight Hundred Fifty Three Only)** plus interest thereon @ Contractual rate with monthly rest with effect from 23/09/2022 and costs, charges and expenses minus recovery, if any	**Property Lot No.10:** All the Piece & Parcels of Residential Flat ST 4 on Stilt Floor in Shree Homes on Plot No 9,10,11,12 CTS 88/2B at Saidapur Tal & Dist Satara 415124 **bounded as : Towards East:** Flat: No ST 8, **Towards West:** Open Space **Towards South:** Passage & Staircase, **Towards North:** Flat No ST 5 • **Encumbrances : Not Known** • **Possession : Physical**	**Reserve Price :** Rs. 14,25,000/- (Rupees Fifteen lakhs twenty five thousand Only) **EMD :** Rs.1,42,500/- (Rupees One Lakh fourty two Thousand five hundred Only) **Bid increment Amount** : Rs 25,000/- (Rupees Twenty Five Thousand Only)

Sr. No.	Particulars		Date & Time
1.	Date and time of E-Auction	For Lot No. 1 to 8 and For Lot No. 9-10	For Lot No. 1 to 8 - Date 24.11.2025 between 11.00 a.m. and 4.00 p.m.
			For Lot No. 9-10 - Date 16.12.2025 between 11.00 a.m. and 4.00 p.m.
2.	Last Date of Submission of Bid		Before commencement of E-auction (as per baanknet rules)
3.	Inspection Date & Time	For Lot No. 1 to 8 and For Lot No. 9-10	17.11.2025 between 10:00 am. and 5:00 pm
4.	Contact Details		Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078.

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: 03.11.2025
Place: Pune

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

Asst. Gen. Manager & Authorised Officer, Bank of Maharashtra

PUBLIC NOTICE

Notice is hereby given that the original **Share Certificate No. 016** issued by **Sunshree Phase D Co-operative Housing Society Ltd.,** having its address at Kondhwa Khurd, Pune 411 048 in respect of **Flat. No. 404** standing in the name of **Mr. M.V. Saptokeshwar** has been reported lost/misplaced and cannot be found despite due and diligent search and to that effect a Online Police Complaint has been filed vide **Lost Report No: 169505-2025 dt. 16.10.2025.**
Any person having any claim or objection in respect of the said share certificate is hereby requested to inform the Secretary of the Society in writing within **15 (fifteen)** days from the date of this notice, failing which the Society shall proceed to issue a duplicate share certificate to the member concerned, which shall be treated as valid and binding for all purposes
Name of Member : Mr. MV. Saptokeshwar
Address: Flat No. 404, Sunshree 'D' C.H.S. Kondhwa Khurd, Pune-48
Date: 1.11.2025

Ashfak S. Mujawar,
B.Com., LL.B., Advocate
S.No. 55, Bhagyoday Nagar, Lane No. 14, Kondhwa Khurd, Pune 411048
Mobile : 9422301581 / 7276107767
E-mail : adv.ashfakmujawar@gmail.com

Hero Housing Finance

HERO HOUSING FINANCE LIMITED

Contact Address:A-6, Third Floor, Sector-4, Noida - 201301.
Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057, Ph: 011 49267000, Toll Free No: 1800 212 8800, Email: customer.care@herohfl.com
Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148

DEMAND NOTICE

Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guaranton(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notice/s, within 60 days from the date of the respective Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice/s, the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HHFL by the said Obligor(s) respectively.

Loan Account No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Total Outstanding Due Rs. as on below Dates	Date of Demand Notice	Date of NPA
HHFSVNHOU 23000035074, HHFSVNIPL 23000036384	**Legal Heirs of Late ANKUSH SAHEBRAO KUTE, SUMAN SAHEBRAO KUTE,**	**Rs. 49,99,790/- as on date 30.10.2025**	30-10-2025	04-09-2025
Description of the Secured Assets / Immovable Properties / Mortgaged Properties:- All Piece And Parcel Of Flat No. 305 On 3rd Floor, Carpet Area Admeasuring 52.22 Sq. Mtrs., Exclusive Area Admeasuring 12 Sq. Mtrs., Tower No. 2, **In Project Known As "Godrej Boulevard", Bearing Gat Nos. 124 (part), 125 (part), 127 (part) And 137 (part) Bearing Sector R-07, Totally Admeasuring 22206.00 Sq. Meters, All Situate, Lying And Being At Village Manjri Khurd, Taluka Haveli, District Pune.**			
HHFPMPHOU 23000043775	**Legal Heirs Of Late Gajanan Sambhaji Suryavanshi, Pallavi Gajanan Suryavanshi**	**Rs. 3,67,426/-as on date 30.10.2025**	30-10-2025	04-09-2025
Description of the Secured Assets / Immovable Properties / Mortgaged Properties:- All The Piece And Parcel Of The Land Area Admeasuring 0 H 0.93 R Of The Total Area Admeasuring 000 H 72 R Out Of The Gat No. 52/4/1 **Situated At Village- Alandi Devachi, Taluka- Khed, District- Pune. Boundries: - Towards East-** Property Of Shri Santosh Ghundare Towards, **South-** Property of Shri Umesh Thorwe Towards West- 17 Ft Wide Road Towards North- Property Of Shri Shirsat				

*with further interest, additional interest at the rate as more particularly stated in respective Demand Notice dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to HHFL as aforesaid, then HHFL shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative (s) as to the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

DATE : 03-11-2025,
PLACE : PUNE,

Sd/- Authorised Officer For HERO HOUSING FINANCE LIMITED

पंजाब नैशनल बैंक punjab national bank

Corporate Office: Sector-10, Dwarka, New Delhi
ARMB, Kolhapur :- Kolhapur Circle, 1182/17, Ground Floor, Rajarampuri, 4th Lane, Takala, Kolhapur-416008 **Email id:** cs8264@pnb.co.in

POSSESSION NOTICE (For Immovable property)

Whereas, The undersigned being the Authorized Officer of the Punjab National Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with **Rule 3** of the Security Interest (Enforcement) Rules, 2002, issued a **demand notice dated 22/07/2025** calling upon the Borrower **M/s. Bondade Petroleum,** Gat No. 136, Ground Floor, Solapur Akkalkot Road, HP Petrol Pump, Near Village Kumbhari, Solapur-413006 and **Mr. Rohan Ashok Kumar Bondade (Proprietor) S/o Ashokkumar Bondade,** Flat No. 3/ 4, Sanjay residency, Baner Road, Near Rajwada Hotel Pashan, Baner, Pune City, N.C.I Pune-411008 to repay the amount mentioned in the notice being **Rs.20,20,522.94 (Rupees Twenty Lakh Twenty Thousand Five Hundred Twenty Two and Paisa Ninety Four Only) as on 30.06.2025. with further interest and charges until payment in full,** within 60 days from the date of notice/date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this this **27th day of October the year 2025.**

The borrower's /guarantor's /mortgagor'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

The borrower 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 Punjab National Bank for an amount of being **Rs. 20,20,522.94 (Rupees Twenty Lakh Twenty Thousand Five Hundred Twenty Two and Paisa Ninety Four Only) as on 30.06.2025 and interest & charges thereon.**

Description of Immovable Property:

EM / RM land and building at commercial property (Petrol Pump-HPCL) on Gat/survey No.136 (part), Total adm 4 H88R out of this non –agriculture portion 6,000.00 Sq Mtrs, out of this area under petrol pump portion adm.3,135.00 Sq Mtrs situated at Village Kumbhari Tqluk, South Solapur Dist, Solapur. **Bounded** by:ON **East** : Gat No.137, ON **West** : 9.0 Mtrs wide road , ON **South** : Area under open space, ON **North :** 12.0 mtr wide service road

Date : 27/10/2025
Place : Solapur

Chief Manager & Authorised officer, Punjab National Bank