HINDUJA HOUSING FINANCE LIMITED

Corporate Office - No. 167-169, 2nd Floor, Anna Salai Saidapet, Chennai – 600 015 and Branch Office - Manikchand Galleria, 1st Floor, A-Wing, Swastik Society Model Colony, Near Deep Bangla Chowk, Pune- 411016 E-mail ID: auction@hindujahousingfinance.com

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Hinduja Housing Finance Limited (HHFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken **Symbolic possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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. 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 HHFL for an amount as mentioned herein under with interest thereon.

Name of the Borrower (s) Guarantor(s)	Demand Notice Amount	Date of Possession
Loan Account No. MH/PCM/PCMC/A000000320 ,CO/CPC/CPOF/A000004361 Borrower Mr. TUKARAM GHORPADE and Co-Borrower Mr. SUNITA GHORPADE	Rs. 2132014/- (RS TWENTY ONE LAKH THIRTY TWO THOUSAND FOURTEEN ONLY) along with interest thereon from 8/6/2025	08-11-2025 Symbolic Demand Date 07/08/2025

ALL THAT PIECE AND PARCEL OF GAT NO 41 AREA ADM ABOUT 1150 SQ FT ALONG WITH CONSTRUCTED AREA ADM 930 SQ FT GRAMPANCHYAT PROPERTY NO 2460 SITUATED AT VILLAGE TALERANWADI (KESNAND) TAL HAVELI DIST PUNE WITHIN THE LIMIT OF ZILLA PARISHAD PUNE AND WITHIN THE JURIDICTION OF SUBREGISTER OFFICE IN TALUKA HAVELI NO 1 TO 27 PUNE PROPERTY BOUNDED AS FOLLOW EAST-PROPERTY OF MR PARMESHWAR SARADE, WEST-PROPERTY OF MR KONDIBA HARGUDE,NORTH-PROPERTY OF DATTATRAY BANDICHOD , SOUTH-ROAD

STATUTORY NOTICE TO BORROWERS/CO-BORROWERS/GUARANTORS

Borrower(s)/Guarantors' are hereby put to caution that the property may be sold at any time hereinafter by way of public auction/tenders and as such this may also be treated as a notice under Rule 6, 8 & 9 of Security (interest) Enforcement Rules, 2002. The detailed inventory and Panchnama could not be recorded due to obstructions as such the property has been photographed.

Mr. Rushikesh Ubhale- 9823244498, Mr. Vikram Nalawade-9420848654
Mr Ritesh Gawai-9011858221, Pankajsingh Choudhary- 7081828333

Place: Pune, Date: 13.11.2025 **Hinduja Housing Finance Limited, Authorized Officer**

BAJAJ HOUSING FINANCE LIMITED

Corporate office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014
Branch Office: 1st Floor Poonam Chambers Navi Peth, 46/47 Bank Street, Maharashtra, 425001, **Branch Office:** C/4 Plot No. 12, Kohinoor Estate Hsg. Soc. Mula Road, Near Kamal Nayan Bajaj Garden, Wakdewadi, Pune - 411003

POSSESSION NOTICE

Under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & Rule 8-(1) of the Security Interest (Enforcement) Rules 2002. (Appendix -IV)

Whereas, the undersigned being the Authorized Officer of M/s BAJAJ HOUSING FINANCE LIMITED (BHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) to Borrower(s)/ Co-Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower(s)/ Co-Borrower(s)/ Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and the public in general that the undersigned on behalf of M/s Bajaj Housing Finance Limited, has taken over the possession of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8-(1) of the said rules. The Borrower(s)/ Co-Borrower(s)/ Guarantor(s) in particular and the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BHFL for the amount(s) as mentioned herein under with future interest thereon.

Name of the Borrower(s)/Guarantor(s) (LAN No. Name of Branch)	Description of the Immovable property	Demand Notice Date & Amount	Date of Possession
Branch : PUNE LAN No. H6E5HLT0214870, H6E5HLD0205440 1. Pravin Tanaji Khaire (Borrower) 2. Pallavi Pravin Khaire (Co-borrower) At Flat No 402 Forth Floor Shanti Apartment, CTS Number 753 And 7532 And Plot No 67, And 68, Mascames Colony, Pune, Maharashtra-410507	Schedule of property: All that piece and parcel of the non-agricultural property described as: Flat No. 307 having salable area admeasuring about 533.25 sq. ft. i. e. 49.55 sq. mtrs. built-up situated at 3rd Floor of the building known as "Abhilasha Wing A" which is bounded as follows East : Open Space, West : Passage & Flat No. 308 , North : Flat No. 306 South : Open Space	28th Aug 2025 & Rs. 14,46,031/- (Rupees Fourteen Lakh Forty Six Thousand Thirty One Only)	11.11.2025

Place: Pune Date: 13.11.2025 **Sd/- Authorized Officer, Bajaj Housing Finance Limited**

Phoenix ARC Private Limited

REGISTERED OFFICE: 3rd Floor | Wallace Towers (earlier known as Shiv Building) | 139/140/B/1 | Crossing of Sahar Road and Western Express Highway | Vile Parle (E), Mumbai - 400 057

POSSESSION NOTICE

Whereas, the Authorized Officer of **Phoenix ARC Private Limited (acting as trustee of Phoenix Trust FY20-21) (Phoenix)** under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of the powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued demand notices to the borrowers, co-borrowers, guarantors as detailed hereunder, calling upon the respective borrowers, co-borrowers, guarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the same. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act r/w rule 8 of the said rules on the dates mentioned along with. The borrowers, co-borrowers, guarantors in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Phoenix for the amount specified therein with future interest, costs and charges from the respective dates.

Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section 13(2) and amounts claimed there under are given as under:

Sl. No.	Name and Address of the borrower, Co-Borrower, Loan account No., Loan amount	Details of the securities	1. Demand notice date 2. Date of Symbolic/Physical Possession 3. Amount due in Rs.
1.	**SUNDAR SAKHAHARI JADHAV (S/D/W OF SAKHAHARI JADHAV)** Sr No 52, Shriram Nagar, Kharadi, Pune, Maharashtra, (India)-411014 **MOHINI SUNDAR JADHAV (S/D/W Of Sundar Jadhav)** Sr No 52, Shriram Nagar, Kharadi,Pune,Maharashtra,(India)-411014 **Loan Account Number: LXWAG00317-180051107** **Loan Amount Sanctioned:Rs.839565/-** (Rupees Eight Lakh Thirty Nine Thousand Five Hundred & Sixty Five Only)	All That Piece And Parcel Of Mortgaged Property Of Flat No 208, 2Nd Floor, B Wing, Kale Residency, Gat No 733&734, At Post Wadebolhai, Pune, Maharashtra - 412207	1) **Demand Notice Date 26-09-2019** 2) **Date of Physical Possession-10-11-2025** 3) **Amount due in Rs. 9,11,019** (Rupees Nine Lac Eleven Thousand Nineteen Only) Due And Payable As of **26-09-2019** With Applicable Interest From **27-09-2019** Until Payment In Full.`

PLACE: PUNE **AUTHORISED OFFICER**
DATE: 13.11.2025 **FOR PHOENIX ARC PRIVATE LIMITED, (TRUSTEE OF PHOENIX TRUST FY20-21)**

MUTHOOT HOUSING FINANCE COMPANY LIMITED

Registered Office: TC NO.14/2074-7, Muthoot Centre, Punnen Road, Thiruvananthapuram - 695 034, CIN NO – U65922KL2010PLC025624, Corporate Office: 12/A 01, 13th floor, Parinee Crescenzo, Plot No. C38 & C39, Bandra Kurla Complex-G block (East), Mumbai-400051 TEL. NO: 022-62728517, Email Id: authorised.officer@muthoot.com

APPENDIX -IV[Rule 8(1)] Possession Notice (For Immovable Property)

Whereas The undersigned being the Authorized Officer of the Muthoot Housing Finance Company Ltd., under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (ACT NO.54 OF 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to below mentioned Borrower/s / Guarantor/s. After completion of 60 days from date of receipt of the said notice, The Borrower/s / Guarantor/s having failed to repay the amount, notice is hereby given to the Borrower/s / Guarantor/s and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with Rule 8 of the said Rules on this.

Sr. No.	LAN / Name of Borrower / Co-Borrower/ Guarantor	Date of Demand notice	Total O/s Amount (Rs.) Future Interest Applicable	Date of Possession
1	LAN No. 14100083735 1. Shashank Subhash Lawand, 2. Sarita Shashank Lawand	23-August-2025	Rs.36,45,714.63/- as on 13-August-2025	11-November-2025
	Description of Secured Asset(s) /Immovable Property (ies): ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.A-503, ADM. 801 SQ. FT. I.E. 74.44 SQ. MTRS. BUILT UP + PARKING NO.A-6 ADM.110 SQ. FT. I.E.10.22 SQ. MTRS., ON 5TH FLOOR, A-WING, IN THE BUILDING KNOWN AS BALAJI RESIDENCY, CONSTRUCTED ON LAND BEARING S. NO.47/5, 47/18, 47/19, 47/20/1, 47/20/2, 47/20/3, 47/21, SITUATED AT VILLAGE NARHE, TAL. HAVELI & DIST. PUNE.			

The Borrower/s / Guarantor/s in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Muthoot Housing Finance Company Limited, for an above mentioned demanded amount and further interest thereon.

Place: MAHARASHTRA , Date: 13 November, 2025 **Sd/- Authorised Officer, For Muthoot Housing Finance Company Limited**

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

PUNE WEST ZONAL OFFICE
'Janamangal', 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune - 411018.
Tel.: 020-2733 5329

Possession Notice [Appendix IV under the Act-Rule-8(1)] (For Immovable Property)

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 Notice was sent through registered post and hand delivery

The Borrowers as well as Guarantors mentioned hereinabelow having failed to repay the amount, Notice is hereby given to the Borrowers as well as Guarantors mentioned hereinbelow in particular and the Public in general that the undersigned has **taken Symbolic Possession** of the properties described herein below in terms of the powers vested under the provision of section13(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 as well as Guarantor'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.	Name of the Branch & Borrower & Guarantors	Dues In Rs.	Date of Demand Notice / Date of Possession
1	**Branch : D.Y. Patil College of Engineering Borrower : M/s. G. J. Lustre, Proprietor Miss Diksha Vijay Gokhale, Regd Address:** Tower A, Office 911, Gera Imperium Gateway, Near Hotel Kalasagar, Nashik Phata, Kasarwadi,Pune-411034,	Rs. 1529321.52 (Rupees Fifteen Lakhs Twenty Nine Thousand Three Hundred Twenty One and Fifty Two Paisa Only) plus further interest @ 11.80% w.e.f. 30/08/2025 and other cost and expenses thereon for Cash credit A/c No. 60429340193.	30/08/2025 / 06/11/2025
	The details of the property Hypothecated to the Bank and taken Symbolic possession by the Bank are as follows : Hypothecation of Stock of Electrical component assembly, lying at Tower A, Office 911, Gera Imperium Gateway, Near Hotel Kalasagar, Nashik Phata, Kasarwadi, Pune-411034 & Book Debts.		
2	**Branch : D.Y. Patil College of Engineering Borrower : M/s A2 Industries, A Partnership Firm,** having its registered address at Plot No D 10, Gat No. 64/1, Savardari Road, Chakan, Tal. Khed, Dist Pune, **through its Partners and Guarantors Mr. Arvind Joshi,** R/o Flat 25, A Wing, Shangrila Garden, Plot No 50, Purnanagar, Chikhali, Chinchwad, Pune-411019 and **Mr. Ashutosh Kumar, R/o** Flat No 225 A Wing, Woodsville Phase 3, Bankar Vasti, Moshi, Pune-411070	**Rs. 29,86,268.00 (Rupees Twenty-Nine Lakhs Eighty-Six Thousand Two Hundred Sixty-Eight Only)** plus further interest @ 12.30 % p.a. with monthly rests w.e.f 30.08.2025 plus other cost and expenses thereon for Term Loan A/c No. 60434766940.	30/08/2025 / 06/11/2025
	The details of the property Hypothecated to the Bank and taken Symbolic possession by the Bank are as follows : 1. Hypothecation of COSMOS CNC Vertical Machining Center- CVM-1160 with Mitsubishi M80 CNC Controller, without ATC and other machineries lying and installed at Plot No D 10, Gat No. 64/1, Savardari Road, Chakan, Tal. Khed, Dist Pune. **2.** Hypothecation of Injection Moulding machine & other machineries lying and installed at Plot No D 10, Gat No. 64/1, Savardari Road, Chakan, Tal. Khed, Dist Pune.		
3	**Branch : Thergaon Borrower : Shri. Ramesh Suresh Patil,** Flat No. 11, Abhijit Apartment, 3rd Floor, Plot No. 9 & 10, Laxmi Tara Nagar, Thergaon, Pune, **and Co-borrower Mr. Sachin Suresh Patil,** Flat No. 303, 3rd floor, Vaishnavi Tower, Plot No.6, Sector No. 44, Nerul, Navi Mumbai, **and Guarantors Mrs. Sheetal Sachin Patil,** Flat No. 303, 3rd floor, Vaishnavi Tower, Plot No. 6, Sector No. 44, Nerul, Navi Mumbai, **Mr. Sharad Ravan Deore,** Flat No. 2/204, Nilanth Park, Wayle Nagar, Kanyan (W) **and Mr. Shirish Vasant Ghodegaon,** B 1/902, Kumar Parisar, Kothrud, Pune, **Also at :** Haharay Colony, Mumbai-Pune Highway Road, At Post Kamshet, Tal. Maval, Dist. Pune-410405,	**Rs. 5,00,585.38 (Rupees Five Lakhs Five Hundred Eighty-Five and Thirty-Eight Paisa Only)** plus unapplied interest thereon @ 11.00% (Plus Penal Interest) p.a. w.e.f. 03.09.2025 and other cost and expenses thereon	03/09/2025 / 12/11/2025
	The details of the property Mortgaged to the Bank and taken Symbolic possession by the Bank are as follows : Registered Mortgage of Flat No. 11, 'Abhijeet Apartment', 3rd Floor, admeasuring 555.8 sq. ft. (51.65 sq. mtrs.) built-up + usable area 185.20 sq. ft. (17.21 sq. mtr.s), Total area 741 sq. fts. (68.86 sq. mtr.s) constructed on land bearing Survey No. 51/3/1, Plot No. 9 and 10, situated at Laxmi Tara Nagar, Dange Chowk, Tathawade, Pune.		
4	**Branch : Housing Finance Branch, Wakad (Pune) Borrower : Mr. Krishna Dilip Pol, R/o** Flat No. 102, Varad Residency, Pachpir Colony, Pimpri Road, Kalewadi, Pune - 411017,	**Rs. 37,21,663.71/- (Rupees Thirty Seven Lakhs Twenty One Thousand Six Hundred Sixty Three and Seventy One paisa Only)** plus unapplied interest thereon w.e.f. 08/09/2025 and other cost and expenses thereon	09/09/2025 / 12/11/2025
	The details of the property Mortgaged to the Bank and taken Symbolic possession by the Bank are as follows : Equitable mortgage of Flat no. 402, Fourth Floor, Devkamal Heights constructed on land bearing Sr. No. 73/2E/12, CTS No. 4171 located at Rahatani, Taluka Haveli, District Pune-411017, Built-up area 650 Sq.Ft, carpet area 464 Sq. Ft.		

Date : 06/11/2025, 12/11/2025 **Chief Manager & Authorised Officer,**
Place : Pune **Bank of Maharashtra**

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

Asset Recovery Branch : 2nd Floor, Agarkar High School Bldg., 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 and Type of Possession	Reserve Price / EMD Amt. / Bid Increment Amt.
1	**Borrower: -** M/S. Deshmukh Infrastructure. (Proprietor: Nilesh Madhukarrao Deshmukh) **Guarantor: -** 1. Mr. Parag Mangesh Raikar. 2. Mr. Dada Ananda Desai.	**Rs.49,50,513.00 (Rupees Forty Nine Lakhs Fifty Thousand Five Hundred Thirteen Only)** plus interest thereon @13.20% p.a. w.e.f. 01.03.2016 for A/c No. 60210164098 and **Rs.76,927.00 (Rupees Seventy Six Thousand Nine Hundred Twenty Seven Only)** plus interest thereon @13.20% w.e.f. 01.03.2016 for A/c No.60210174302 apart from penal interest, cost and expenses minus recovery if any.	**Property Lot No.1:** Flat No. 205 on the 2nd Floor of the Building Aayush Heights in the Aayush Heights Apartments admeasuring 425 Sq. Ft. (Carpet) i.e. 535 Sq. ft. (Built Up) consisting of 3 rooms and constructed on all those piece and parcel of land situate being and lying at Village: Fursungi in the registration District. Pune and Sub District. Haveli admeasuring 4540 Sq. Ft. bearing CTS/S. No. 207-1+2A/1. **Encumbrances: Not Known** **Possession: Physical**	**Reserve Price: Rs.20,25,000.00/-** (Rupees Twenty Lakhs Twenty Five Thousand Only) **EMD: Rs.2,02,500.00/-** (Rupees Two Lakhs Two Thousand Five Hundred Only) **Bid Increment amount: Rs. 25,000.00/-** (Rupees Twenty Five Thousand Only)
2	**Borrower: -** Mr. Sandeep Dattatraya Pawar **Guarantor/Co-borrower:** Dr.Neha Sandeep Pawar	**Rs. 3,43,93,542.00 (Rupees Three Crore Fourty Three Three Lacs Ninty Three Thousand Five Hundread Fourty Two Only)** plus interest thereon @ 10.70 % p.a. w.e.f. 10/12/2023 plus penal interest, costs, charges and expenses as applicable as mentioned in the demand notice dtd 11/12/2023 minus recoveries if any.	**Property Lot No.2:** All that piece and parcel of a Residential Flat bearing No. 1102 admeasuring 87.14 Sq. Mtr. Carpet with attached terrace admeasuring 13.94 Sq. Mtr. Carpet on the Eleventh Floor of the Building No. D with Car Parking space in a scheme known as "AMIT'S COLORI" constructed upon Survey No. 60/2/2(Part) and 60/3 situated at revenue Village: Undri within District: Pune, Sub Registration District: Haveli and within the local limits of Pune Municipal Corporation. **Boundaries of the property: On or towards the North:** By Flat no.1101, **On or towards the East:** By open space, **On or towards the West:** By open space, **On or towards the South:** By Wing C • **Encumbrances: Not Known** • **Possession: Physical**	**Reserve Price: Rs. 66,80,000.00/** (Rupees Sixty six Lakhs eighty Thousand Only) **EMD: Rs. 6,68,000.00/-** (Rupees Six Lakh sixty eight Thousand Only) **Bid Increment amount: Rs.25,000.00/-** (Rupees Twenty Five Thousand Only)
			Property Lot No.3: All that piece and parcel of a Residential Flat bearing No. 1103 admeasuring 87.14 Sq. Mtr. Carpet with attached terrace admeasuring 13.94 Sq. Mtr. Carpet on the Eleventh Floor of the Building No. D with Car Parking space in a scheme known as "AMIT'S COLORI" constructed upon Survey No. 60/2/2(Part) and 60/3 situated at revenue Village: Undri within District: Pune, Sub Registration District: Haveli and within the local limits of Pune Municipal Corporation. Boundaries of the property: **On or towards the North:** By Flat no.1104, **On or towards the East:** By open space, **On or towards the West:** By open space, **On or towards the South:** By Wing C. • **Encumbrances: Not Known** • **Possession: Physical**	**Reserve Price: Rs. 66,80,000.00/-** (Rupees Sixty Six Lakhs Eighty Thousand Only) **EMD: Rs. 6,68,000.00/-** (Rupees Six Lakh Sixty Eight Thousand Only) **Bid Increment amount: Rs.25,000.00/-** (Rupees Twenty Five Thousand Only)
3	**Borrower: -** Mr. Vasant Ramesh Anbhule & Mrs. Netrika Vasant Anbhule	**Rs. 70,42,938/- (Rupees Seventy Lakh Fourty Two Thousand Nine Hundred Thirty Eight Only)** plus future interest thereon @ Contractual Rate w.e.f. 10/01/2023 apart from penal interest, other cost and expenses thereon minus recovery if any	**Property Lot No.4:** 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.36,00,000.00/-** (Rupees Thirty Six Lakhs Only) **EMD: Rs.3,60, 000.00/-** (Rupees Three Lakhs Sixty Thousand Only) **Bid Increment amount: Rs.25,000.00/-** (Rupees Twenty Five Thousand Only)
4	**Borrower: -** M/s D K Auto Components Pvt Ltd. **Guarantors:** Mr. Ashish Dhirendra Gandhi, Mrs. Hiral Ashish Gandhi, Mrs. Kamini Dhirendra Gandhi	**Rs.1,84,01,996.00 (Rupees One Crore Eighty Four Lakhs One Thousand Nine Hundred Ninety Six Only)** plus interest thereon @ Contractual Rate w.e.f. 28/05/2018 apart from cost and expenses thereon, minus recovery if any.	**Property Lot No. 5 :** All that piece and parcel of NA (Industrial) land bearing Gat No. 624, Hissa No. 9/35 admeasuring area about 5100 Sq. ft. situated at village Kuruli, Taluka Khed, Dist – Dist – Pune and within the jurisdiction of Sub Registrar Khed.**bounded as : On or towards East:** By Property of Mrs. Sujata E. Walke and Mrs. Ujwala S. Lokhande, **On or towards South :** By Property of Shri Gholap and Temgire, **On or towards West :** By Road, **On or towards North:** By Property of Shri Dinesh S. Navale. Together with easements appurtenant thereto and together with building / structure standing thereon and / or to be constructed thereon, and fixtures and fittings both present and future. • **Encumbrances :** Not Known • **Possession: Symbolic**	**Reserve Price: Rs.96,50,000.00/-** (Rupees Ninety Six Lakhs Fifty Thousand Only) **EMD: Rs.9,65,000.00/-** (Rupees Nine Lakhs Sixty Five Thousand Only) **Bid Increment amount: Rs.50,000.00/-** (Rupees Fifty Thousand Only)
5	**Borrower: -** M/s KK Waterproofing Prop Kedar Shyamrao Kale	**Rs.2,22,91,797.69 (Rs. Two Crores Twenty Two Lakhs Ninety One Thousand Seven Hundred Ninety Seven Rupees And Sixty Nine Paise)** Plus Unapplied Interest w.e.f. 06/01/2024 apart from further interest ,cost and expenses minus recovery if any.	**Property Lot No. 6:** All the Pieces & Parcels of the Shop No 9, Stilt Floor at Sr No 72, Vyomkesh, Sumeru Developers Apartments, Vadgaon Budruk, Tal Haveli District Pune 411041. • **Encumbrances: Not Known** • **Possession: Physical**	**Reserve Price: Rs.55,25,000.00/-** (Rupees Fifty Five Lakhs Twenty Five Thousand Only) **EMD: Rs.5,52,500.00/-** (Rupees Five Lakhs Fifty Two Thousand Five Hundred Only) **Bid Increment: 25,000/-** (Rupees Twenty Five Thousand Only)
			Property Lot No. 7: All the Pieces & Parcels of the Shop No 10, Stilt Floor at Sr No 72, Vyomkesh, Sumeru Developers Apartments, Vadgaon Budruk, Tal Haveli District Pune 411041. • **Encumbrances: Not Known** • **Possession: Physical**	**Reserve Price: Rs.35,25,000.00/-** (Rupees Thirty Five Lakhs Twenty Five Thousand Only) **EMD: Rs.3,52,500.00/-** (Rupees Three Lakh Fifty Two Thousand Five Hundred Only) **Bid Increment: 25,000/-** (Rupees Twenty Five Thousand Only)
6	**Borrower: -** M/S Anupam Agencies **Proprietor:** Mr. Kalidas Gangaram Ambawale	**Rs.77,21,229.00 (Rs. Seventy Seven Lakh Twenty One Thousand Two Hundred and Twenty Nine Only)** Plus Unapplied Interest w. e. f. 13/06/2024 apart from further Interest, Cost, Charges and Expenses minus recovery if any.	**Property Lot No. 8 :** All those Pieces and Parcels of Commercial Shop No.8 Ground Floor, in Sumeru Developers Project "Vyomkesh", S.No.72, Hissa No. 30, situated At Village Vadgaon Bk., Tal-Haveli, Dist-Pune within the limits of Pune Municipal Corporation admeasuring Carpet area of 23.69 Sq Mtrs & Loft area of 11.42 Sq Mtrs for Shop No 8 & Covered Car Parking area of 9.29 Sq Mtrs. • **Encumbrances :** Not Known • **Possession: Physical**	**Reserve Price: Rs.59,85,000.00/-** (Rupees Fifty Nine Lakhs Eighty Five Thousand Only) **EMD: Rs.5,98,500.00/-** (Rupees Five Lakhs ninety-eight Thousand five Hundred Only) **Bid Increment : Rs.25,000.00/-** (Rupees Twenty Five Thousand Only

Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head, Asset Recovery Branch Pune. Mob. No. 7030924078.

Sr. No.	Particulars		Date & Time
1.	Date and time of E-Auction	For Lot No. 1 to 5	05/12/2025 between 11.00 a.m. and 4.00 p.m.
		For Lot No. 6,7,8	16/12/2025 between 11.00 a.m. and 4.00 p.m.
2.	Last Date of Submission of Bid with EMD		Before commencement of E-auction (as per Baanknet rules)
3.	Inspection Date & Time	For Lot No. 1 to 5 and 6 to 8	27/11/2025 between 11:00 am. and 4:00 pm

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 E-Bikray. 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: 11/11/2025 **Asst. Gen. Manager & Authorised Officer,**
Place: Pune **Bank of Maharashtra**

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