कार्यालय जोधपुर विकास प्राधिकरण, जोधपुर

क्रमांक :- जो.वि.प्रा./पश्चिम/2025-26/राजकाज 20140266 दिनांक :- 27/01/2026

ई-बिड सूचना संख्या :- जोन पश्चिम/16/2025-26

जोधपुर विकास प्राधिकरण, जोधपुर की ओर से प्राधिकरण एवं राजकीय विभाग में नियमानुसार उपयुक्त श्रेणी में पंजीकृत ठेकेदारों से सिविल कार्यों हेतु मुहरबंद बिड आमंत्रित की जाती हैं। इन कार्यों की अनुमानित लागत, बिड बेचे जाने तथा प्राप्त करने की दिनांक, बिड शर्तें आदि सम्पूर्ण विवरण वेबसाईट **http://www.eproc.rajasthan.gov.in, www.joda.rajasthan.gov.in, www.sppp.raj.nic.in** पर देखा जा सकता है।

NIB Code : JOD2526A0244

UBN No. : JOD2526WSOB00543 To JOD2526WSOB00546

राज.संवाद/सी/25/18713 अधिशाषी अभियंता (पश्चिम)

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266.
Branch Office: Aditya Birla Housing Finance Ltd , 1St Floor Lohia Jain Arcade , S No. 106 , Near Chartushrung Temple Senapati Bapat Road ,Pune-411016

SALE NOTICE
[RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002]

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. ("SARFAESI ACT")

The undersigned being the Authorized Officer of Aditya Birla Housing Finance Limited (hereinafter referred to as "ABHFL") has taken the physical possession of the immovable property being **"All That Piece And Parcel Of Flat No. 602, 6th Floor, Wing-F, Building No. 3, Admeasuring 64.04 Sq. Mtr. (689 Sq. Ft.) Carpet Area, In The Building Along With Usable Floor Area Of Enclosed Balcony Admeasuring About 10.05 Sq. Mtr., And Attached Usable Floor Area Of Terrace 07.10 Sq. Mtr., Making Total Usable Floor Area Including The Carpet Area And With Allotted Car Parking No. Nil At "Vishal Vishwa Phase-li", Situated At Gut No. 3672, 3673, 3679 & 3688, Talegaon Dhamdhere, Taluka Shirur, Dist. Pune, Maharashtra-412208, And, Bounded As: East: Wing-G, West: Flat No. F-601, North: Open Space, South: Flat No. F-603"** (hereinafter referred to as "Secured Asset") under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act, 2002") which stood secured in favor of ABHFL towards financial facility, its outstanding dues of **INR 3134991/- (Rupees Thirty One Lakhs Thirty Four Thousand Nine Hundred Ninety One and Paise Zero Only)** and further interest and other expenses incurred thereon till the date of realization to the **Borrowers/Co-Borrowers – RAFIK IQBAL SHAIKH & ISMAIL IQBAL SHAIKH. (hereinafter referred to as "Borrowers/Co-Borrowers").**

That on failure of the public auctions/e-auctions of Secured asset the undersigned is enforcing its security interest against the said Secured Asset by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the abovementioned Secured Asset. Now, the Authorized Officer hereby giving the Notice to sell the aforesaid Secured Asset by Private Treaty in terms of Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002. The Sale will be effected **on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THEREIS BASIS" on or after 21-02-2026, for recovery of INR 3134991/- (Rupees Thirty One Lakhs Thirty Four Thousand Nine Hundred Ninety One and Paise Zero Only) due to ABHFL from the Borrowers/Co-Borrowers. The reserve price of the Secured Asset is fixed at INR 1810000 /- (Rupees Eighteen Lakhs Ten Thousand and Paise Zero Only).**

The Borrowers/Co-Borrowers are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABHFL is now under the process of enforcing its security interest by effecting sale of the Secured Asset as mentioned herein by way of private treaty as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers/Co-Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date:- 30.01.2026 **Sd/- Authorized Officer**
Place: PUNE **Aditya Birla Housing Finance Limited**

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266.
Branch Office: Aditya Birla Housing Finance Ltd , 1St Floor Lohia Jain Arcade , S No. 106 , Near Chartushrung Temple Senapati Bapat Road ,Pune-411016

SALE NOTICE
[RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002]

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. ("SARFAESI ACT")

The undersigned being the Authorized Officer of Aditya Birla Housing Finance Limited (hereinafter referred to as "ABHFL") has taken the physical possession of the immovable property being **"All That Piece And Parcel Of Open Plot No.143, Gut No. 920, Area 05 Hector 69 R Potkharab 00 Hector 61 R Of These (A) Narayan Gunaji Karhe & Other 7 Area 00 Hector 70 R, (B) Bhimaji Banaji Karhe Area 00 Hector 70 R, (C) Vitthal Banaji Karhe Area 00 Hector 70 R, Total Area 02 Hector 10 R In The Name Of (C) Vithal Banaji Karhe 00 Hector 70 R Of These Sale Area 186.00 Sq. Mtr, (2000 Sq. Ft.) Project Name "Sai Shruti Park, Green Nest Phase-3", Situated At Mouje: Wadki, Tehsil Haveli District: Pune, Sub Registrar Haveli Maharashtra-, And Bounded As: East: Plot No.136, West: 15 Ft. Common Road, North: Plot No.142, South: Ramdas Magar And Pradip Magar** Belongs Property" (hereinafter referred to as "Secured Asset") under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act, 2002") which stood secured in favor of ABHFL towards financial facility, its outstanding dues of INR 1407768/- (Rupees Fourteen Lakhs Seven Thousand Seven Hundred Sixty Eight and Paise Zero Only) and further interest and other expenses incurred thereon till the date of realization to the **Borrowers/Co-Borrowers – NILAM NITIN SALAVE & NITIN GULABRAO SALVE. (hereinafter referred to as "Borrowers/Co-Borrowers").**

That on failure of the public auctions/e-auctions of Secured asset the undersigned is enforcing its security interest against the said Secured Asset by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the abovementioned Secured Asset. Now, the Authorized Officer hereby giving the Notice to sell the aforesaid Secured Asset by Private Treaty in terms of Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002. The Sale will be effected on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THEREIS BASIS" on or after 21-02-2026,** for recovery of **INR 1407768/- (Rupees Fourteen Lakhs Seven Thousand Seven Hundred Sixty Eight and Paise Zero Only) due to ABHFL from the Borrowers/Co-Borrowers. The reserve price of the Secured Asset is fixed at INR 1250000 /- (Rupees Twelve Lakhs Fifty Thousand and Paise Zero Only).**

The Borrowers/Co-Borrowers are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABHFL is now under the process of enforcing its security interest by effecting sale of the Secured Asset as mentioned herein by way of private treaty as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers/Co-Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date:- 30.01.2026 **Sd/- Authorized Officer**
Place: PUNE **Aditya Birla Housing Finance Limited**

SWASTIKA INVESTMART LIMITED

Registered Office: Office No. 104, 1st Floor, Keshava Commercial Building, Plot No. C-5, "E" Block, Bandra Kurla Complex, Opp GST Bhavan, Bandra (East), Mumbai, Maharashtra – 400051
CIN: L65910MH1992PLC067052 **Ph.:** 0731-6644000, **E-mail:** Compliance@swastika.co.in

PUBLIC NOTICE

Notice is hereby given that the following Authorised Person is no longer affiliated as Authorized Person (AP) with effect from 29-12-2025, of M/s. Swastika Investmart Limited, a Member of NSE, BSE, MCX, NCDEX. The registered office of AP is given below. Any person dealing with below mentioned AP should deal at their own risk. M/s. Swastika Investmart Ltd shall not be liable for any such dealing between investor and AP.

Name of the Authorised Person: **WAGHMARE MANGESH BALASAHEB**
Trade name of the Authorised Person: **WAGHMARE MANGESH BALASAHEB**
Authorised Person Code: **AP1728562701 (NSE), AP-01094201168188 (BSE), MCX/AP/170324 (MCX)**
Date of Approval: **January 23, 2025 (NSE), January 17, 2025 (BSE), January 21, 2025. (MCX)**
Address of AP: **FLAT NO 1004, 10 FLOOR, VTP NATION KHARADI MANJARI ROAD VTP TOWNSHIP, MANJARI KHURD PUNE, MAHARASHTRA, 412307**
In case of any queries, investors are requested to inform M/s. Swastika Investmart Limited at the following address within 15 days from the date of issuance of this notice.
Address: Office No. 104, 1st Floor, Keshava Commercial Building, Plot No. C-5, "E" Block, Bandra Kurla Complex, Opp GST Bhavan, Bandra (East), Mumbai, Maharashtra – 400051.

Swastika Investmart Limited
Sd/-
Date: 29.12.2025
Place: Indore **Dimple Soni**

Forum for Cultural Studies, PTR No. F/18488/Pune and Kamala Education Society P.T.R. No. F/7404/Pune, Miscellanous Application No. 114/2025, Maharashtra Public Trust Act, 1950

PUBLIC NOTICE

Notice is hereby given that **Forum for Cultural Studies,** registered under the Societies Registration Act, 1860 and the Maharashtra Public Trusts Act, 1950 (P.T.R. No. **F/18488/Pune**), and **Kamala Education Society,** registered under the said Acts (P.T.R. No. **F/7404/Pune**), have jointly filed **Miscellaneous Application No. 114/2025** before the Hon'ble Joint Charity Commissioner, Pune, seeking permission for transfer of management of **"Forum for Cultural Studies Institute of Advanced Studies in English,"** along with its courses, in favour of **Kamala Education Society.**

As per the order of the Hon'ble Joint Charity Commissioner, Pune, objections, if any, are invited from the public. Any person having an objection shall file a **written objection within 30 days from the date of publication of this notice** in the said application.

If no objection is received within the stipulated period, it shall be presumed that there are no objections, and appropriate orders shall be passed in accordance with law.

Superintendent(judicial)
Public Trust Registration office
Date: 30/01/2026 **Pune at Pune**

pnb Housing Finance Limited

REG. OFFICE.: 9TH FLOOR, ANTRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001, PHONES : 011-23357171, 23357172, 23705414 WEBSITE:-www.pnbhousing.com

B.O.PUNE: Unit Nos. 601, 602, 603, 604, 605 & 606, 6th Floor, Conclave Building, Behind Pride Hotel, Shivajinagar, Pune, Maharashtra – 411005, **B.O.KHARADI:** Third Floor, Ganlaxmi Complex, Survey no.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra - 411014, **B.O.WARJE:** 12, Spandhan, Survey No. 117/1, Popular Nagar, Warje, Pune, Maharashtra - 411052.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act. 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002. issued demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/ date of receipt of the said notice/s. The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. The borrower/s in particular and the public in general is hereby cautioned not to deal with he property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) of Section13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possession Taken	Description of the Property/ies Mortgaged
HOU/PUN/0822/1025158 B.O.: PUNE	SAPKAL ANKUSH GANPAT/POOJA ANKUSH SAPKAL	07-11-2025	Rs.4823309.67/-(Rupees Forty Eight Lacs Twenty Three Thousand Three Hundred Nine and Sixty Seven Paisas Only) Due as on 07.11.2025	24-01-2026 Symbolic	Flat No A-1401 , 14th Floor, Building No A, Ashwaryam Courtyard Phase II, Gat No 1169, Gat No 1170 Gat No 1171, Gat No 1172, Gat No 1241, Chikhali, Pune, Maharashtra-412114, Pune, India.
HOU/KRDI/1220/845768 B.O.: KHARADI	PRITAM BALASAHEB MANE PATIL/RAJSHREE DILIP PAWAR	11-11-2025	Rs.2337260.14/-(Rupees Twenty Three Lacs Thirty Seven Thousand Two Hundred Sixty and Fourteen Paisas Only) due as on dt. 11.11.2025	24-01-2026 Symbolic	Building C, 12th Floor, Flat No. C-1203, Tulip Swapnalok, S No – 660, 661, 662, 663, Village –moshi , Pune, Maharashtra-412105
HOU/WRJE/0220/774512 B.O.: WARJE	VISHAL TUKARAM GAWADE/ TUKARAM NAMDEV GAWADE	11-11-2025	Rs.3405952.27/-(Rupees Thirty Four Lacs Five Thousand Nine Hundred Fifty Two and Twenty Seven Paisas Only) due as on 11.11.2025	24-01-2026 Symbolic	Building B, 5th Floor, Flat No. 502, Green Square, Gat No 157 Borhadewadi, Moshi Nr Modern College Of Pharmacy Pune, Tal Haveli, Pune, Maharashtra-411005

PLACE : - PUNE **DATE:- 30.01.2026** **AUTHORIZED OFFICE, PNB HOUSING FINANCE LTD.**

PUBLIC NOTICE

Notice is hereby given to the general public that **1) MR. JAGANNATH NAMDEO LOKHANDE AND 2) MR. PRASAD JAGANNATH LOKHANDE**, Botrh Sr No. 47, H. No. 807, Sunita Nagar, Dhanalaxmi Society, Wadgaon Sheri, Pune 411014 are the owners of the **Flat bearing No. 308, Building No. B, on Third floor, having area adm. about 561. Sq. Ft. i.e. 52.13 Sq. Mtrs. carpet area + Terrace area 67 Sq. Ft. i.e. 6.22 Sq. Mtrs. + car parking space** in open land/Covered car parking space in the project known and styled as of **"COZY HOMES"** lying in **"Cozy Homes Griharachana Sanstha Maryadit** which has been purchased by us as lawful owners i.e my clients and took possession thereof from Cozy Homes through it's partners **Mrs. Archana Shantaram Katke and others,** by virtue of Agreement to Sale document dated-07/04/2015, **Document number-2656/2015** executed at Sub-Registrar Haveli No. 7 at Pune. The said document along with it's receipt, index-II and Original document have been lost by us while commuting between Wagholi and Wadgaon Sheri.

My client have lodged a police complain regarding the loss of document of abovementioned property herein with chandan nagar police station wherein bearing it's loss report no. **12328-2026.** this is to inform general public that if found loss document of abovementioned property within the p**eriod 7 (Seven) days** from the publication of this notice alongwith Document, hereby my clients request to kindly return the found document with chandan nagar police station.

Pune, Date : 29/01/2026 **Adv. Amit. B. Kadus**
Office No. 4,5,6 Sr. No. 49, Bhaji Market,
Kokare Building, Chandan Nagar, Pune - 411014
Mobile No. 9049858333 / 8087602728

AU SMALL FINANCE BANK LIMITED

(A Scheduled Commercial Bank)
(CIN:L36911RJ1996PLC011381)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001

APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (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 demand notice dated **17-Jul-25** calling upon the Borrower **M/S Mauli Motors (Borrower), Sandip Dada Gawade (Co-Borrower), Smt. Sangita Sandip Gawade (Co-Borrower), (Loan Account No. L9001060141993047)** to repay the amount mentioned in the notices being is **Rs. 9,79,352/- (Rs. Nine Lakh Seventy-Nine Thousand Three Hundred Fifty-Two Only)** a within 60 days from the date of receipt of the said notice.

The borrower/co-borrower/mortgagor/guarantor having failed to repay the amount, notice is hereby given to the borrower/mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this the **23rd day of January of the year 2026.**

The borrower/co-borrower/mortgagor/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 **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for an amount of **Rs. 9,79,352/- (Rs. Nine Lakh Seventy-Nine Thousand Three Hundred Fifty-Two Only) as on 11-Jul-25** and interest and expenses thereon until full payment.

"The borrower's attention is Invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

Description of immovable properties

All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures of **Property Situated At- Survey No 929-2-1-8, Plot No 1 And 8, Shop No 1, Yamuna Complex, Wing A, Vill- Shrigonda, Dist- Ahmednagar, Maharashtra Admeasuring 16.44 Sqmtr.** Owned by **Sandip Dada Gawade**

-sd-
Date : 23-Jan-26 **Authorised Officer**
Place : Ahmednagar, Maharashtra **AU Small Finance Bank Limited**

TJSB SAHAKARI BANK LTD. MULTI-STATE SCHEDULED BANK

Registered Office : TJSB House, Plot No. B 5, Road No. 2, Wagle Industrial Estate, Thane (W) - 400604, **Ph.** 022-6936 8500

Pune Regional Recovery Cell : 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune-37.
Ph. 020- 24223531/32, 7208932034, 7208931332

PUBLIC AUCTION

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the **Authorized Officer of the Bank, appointed under, the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** and the rules made there under has issued **Demand Notice on 28.12.2021 under section 13(2) of the said Act, to Smt. Waghmare Minakshi Ravi (Borrower & Mortgagor) & Others.**

The Borrowers, Mortgagors & Guarantors have not repaid the amount of **Rs. 26,29,996.00 (Rupees Twenty Six Lakh Twenty Nine Thousand Nine Hundred Ninety Six Only) as on 30/11/2021 with further interest from 01/12/2021** mentioned in the said Demand Notice within stipulated period : hence the Authorized Officer has taken the Physical possession of the immovable property mentioned herein below u/s 13(4) and Section 14 of the SARFAESI Act, 2002.

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

Name of the Borrower(s)/ Mortgagor(s) / Guarantor(s)	Description of Immovable Property/(ies)
1. Smt. Waghmare Minakshi Ravi ... Borrower/Mortgagor **2. Mr. Adaskar Vinod Tukaram ... Guarantor** **3. Mr. Waghmare Ravi Rajendra (Deceased) ... Guarantor** **Recovery Dept., Pune** **Loan Account No. SSR/027305304200106**	All that piece and parcel of property being **Flat No. 602,** admeasuring built up area 592 Sq.Ft. (i.e. 55.01 Sq.Mtrs.) on Sixth Floor in the building known as **"Dwaraka"** constructed on Survey No. 51, Hissa No. 6 & 7 situated at **Village-Dehu, Taluka-Haveli, District-Pune. (Flat owned by Smt. Waghmare Minakshi Ravi)**
Place of Auction : TJSB Sahakari Bank Ltd., 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune-37.	**Reserve Price : Rs. 14,00,000/-** **EMD Amount : Rs. 1,40,000/-**
Date and time of Inspection of Property	**10/02/2026 Between 11.00 A.M to 2.00 P.M.**
Date and Time of Auction	**17/02/2026 At 11.00 A.M.**

Terms & conditions: -

1. The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable property i.e. Flat No. 602 of Smt. Waghmare Minakshi Ravi"** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue **on or before 16/02/2026 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **NEFT/RTGS to Account No. 001995200000002, IFSC Code - TJSB0000001 on or before 16/02/2026 before 05:00 P.M.**
2. Offers so received by the undersigned will be opened and considered on **17/02/2026** at the above-mentioned auction venue at **11.00 A.M.**
3. The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
4. The Undersigned hereby informs to the Borrower/ Mortgagor/s, and/or legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective borrower(s)/ Mortgagor(s) (since deceased) or absconding, as the case may be, to pay entire dues within **15 days** from the date of the notice; otherwise Authorized officer shall proceed to sell the secured asset mention herein above in accordance with the **Rule 8(5) of Security Interest (Enforcement) Rules, 2002.**
5. All or any such person(s) having any share, right, title, benefit, interest, claim, or demand in respect of the said property or to any part thereof by way of sale, allotment, exchange, mortgage, let, sub-let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within **07 Days** from the date of publication hereof, failing which transaction shall be completed without reference to such claim, and any such person shall be deemed to have waived of his rights and the same shall not be binding on **TJSB Sahakari Bank Ltd.**
6. Tender form along with the terms and conditions sheet will be separately available with office of **Sales/Recovery Officer** at the cost of **Rs. 100/- Plus Rs. 18/- GST Total Rs. 118/- (Contact No. 7208932034, 7208931332).**
7. The Auction will be finalized by the bank only. The bank does not authorize any other person or agency for the said auction.

This Publication is also 15 days' notice to the Borrower / Mortgagor / Guarantors of the above said loan accounts.

Sd/-
Authorized Officer,
Date: 29/01/2026 **Under SARFAESI Act, 2002.**
Place: Pune **For & on behalf of TJSB Sahakari Bank Ltd.**

BAJAJ FINSERV — BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum It Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra - 411014 **Branch Office:** C/4 Plot no. 12, Kohinoor Estate Hsg. Soc, Mula Road, Near Kamal Nayan Bajaj Garden, Wakdewadi, Pune- 411003 **AUTHORIZED OFFICER'S DETAILS:** NAME **Rahul Singh /** EMAIL ID: **rahul.singh4@bajajhousing.co.in** MOB NO. **9096259348 & 9978336633**

APPENDIX IV -A [Rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of the 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 over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

Details of Borrower/Co Borrowers /Guarantor(S) and Loan Details	Description of the Immovable Properties	Details of E Auction
LAN:- H402HLD0179537, H402HLT0202778 & H402HLT0202779 **1. Vipul Vijaykumar Athavale (Borrower)** **AT** Flat No 20, Plot No. 124/125, Kalpavruksha Housing Society Yashwant Nagar Opp Regency Plaza, Talegaon Dabhade Pune-410507 **Outstanding amount - Rs. 36,75,193 /-** (Rupees Thirty Six Lakhs Seventy Five Thousand One Hundred Ninety Three Only) as on 27/01/2026 along with future interest and charges accrued w.e.f. 27/01/2026	Schedule Property All that piece and parcel of The Immovable Property Being Flat No 20, 2nd Floor Wing B Kalpavruksha Co Op H/s Sr No 30a + 31+ 33+ 34 (old) & 37 To 45 (New), Plot No. 124, 125 Cts 179, 180 Talegaon Dabhade, Tal. Maval, Dist. Pune – 410507.	**E-auction Date :- 17/02/2026** Between 11:00 am to 12:00 pm With Unlimited Extension of 5 Minutes **Last Date of Submission of Earnest Money Deposit (emd) With Kyc Is :- 16/02/2026** Up To 5:00P.M. (IST.) **Date of Inspection:- 05/02/2026 to 11/02/2026** Between 11:00 am To 4:00 pm (IST). **Reserve Price:** For Immovable Property **Rs. 19,18,000/- (Rupees Nineteen Lakhs Eighteen Thousand Only)** **The Earnest Money Deposit Will Be Rs. 1,91,800/- (Rupees One Lakh Ninety One Thousand Eight Hundred Only)** 10% of Reserve Price. **Bid Increment – 25,000/- (Rupees Twenty Five Thousand Only) & In Such Multiples.**

Terms and Conditions of the Public Auction are as under: • The Secured asset will not be sold below the Reserve price. • The Auction Sale will be online through e-auction portal. • The e-Auction will take place through portal https://bankauctions.in, on 17/02/2026 from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each. • For detailed terms and conditions please refer company website URL https://www.bajajhousingfinance.in/auction-notices or for any clarification please connect with Authorized officer.

Date: 30TH JANUARY, 2026 Place:- PUNE **Authorized Officer, (Rahul Singh) Bajaj Housing Finance Limited**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

भारत सरकार का उद्यम
एक परिवार एक बैंक

Zonal office: Pune City Zone: "Yashomangal" 1183 - A, F.C. Road, Shivajinagar, Pune 5 **Tele.:** 020-2557 3409
Email : legal_pcr@bankofmaharashtra.bank.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) & 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 property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the **Symbolic and/or Physical 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 Borrower and Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price / Earnest Money Deposit Amt. / Bid Increment Amt.
1	**Borrower : Mrs. Shabnam Bano and Mr. Ishtiyak Ahmed, Both At :** Sai Kashish Park , Wing A, Flat No. 103, S. No. 73 1D, Rajwade Nagar, Kalewadi, Pune - 411017 **Also At :** Flat No. C-507, PMGP Colony Transit Camp Dharavi, Sion, Mumbai - 400017 **Branch : Overseas Branch Pune**	**Rs. 53,27,079.00 (Rupees Fifty Three Lakh Twenty Seven Thousand Seventy Nine Only)** plus interest thereon as applicable rate of interest w.e.f. 18/04/2024 plus costs, charges as per demand notice dated 18.04.2024, minus recovery if any	**PROPERTY Lot No 1 :** Flat No. 405, 4th Floor, Building No. F, Vision City Phase I, Gat No. 308(Part), 309, 338, 339, Village Jambhul, Vadgaon Maval, Pune - 412106 **Owner of the Property - Mrs. Shabnam Bano and Mr. Ishtiyak Ahmed** • **Encumbrances: Not Known** • **Type of possession: Physical**	**Reserve Price -** Rs. 39,36,000/- (Rupees Thirty Nine Lakhs Thirty Six Thousand Only) **EMD -** Rs. 3,93,600/- (Rupees Three Lakhs Ninety Three Thousand Six Hundred Only) **Bid Increment Amount-** Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
2	**Borrower : Mr. Ishtiyak Ahmed and Mrs. Shabnam Bano, Both At :** Sai Kashish Park , Wing A, Flat No. 103, S. No. 73 1 D, Rajwade Nagar, Kalewadi Pune - 411017 **Also At :** Flat No. C-507,PMGP Colony Transit Camp Dharavi, Sion Mumbai-400017 **Branch: Overseas Branch Pune**	**Rs. 52,59,467.00 (Rupees Fifty Two Lakh Fifty Nine Thousand Four Hundred Sixty Seven Only)** plus interest thereon as applicable rate of interest w.e.f. 18/04/2024 plus costs, charges as per demand notice dated 18.04.2024, minus recovery if any	**PROPERTY Lot No 2 :** Flat No. 403, 4th Floor Building No F, Vision City Phase I, Gat No 308(Part), 309, 338, 339, Village Jambhul, Vadgaon Maval, Pune - 412106 **Owner of the Property - Mr. Ishtiyak Ahmed and Mrs. Shabnam Bano** • **Encumbrances: Not Known** • **Type of possession: Physical**	**Reserve Price -** Rs. 39,36,000/- (Rupees Thirty Nine Lakhs Thirty Six Thousand Only) **EMD -** Rs. 3,93,600/- (Rupees Three Lakhs Ninety Three Thousand Six Hundred Only) **Bid Increment Amount-** Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
3	**Borrower(s): - Mr. Prabhuling Galave and Mrs. Sujata Prabhuling Galave, Both Residents of :** Flat No. A 304, Pride Homes, Sr. No. 67/1, Rahatani, Pune - 411017 **Branch: Housing finance Branch, F.C. Road Pune**	**Rs. 37,94,710/- (Rupees Thirty Seven Lakhs Ninety four Thousand Seven Hundred and Ten Only)** plus interest @ 8.9% p.a. with monthly rests upto 02.09.2024 plus unapplied interest, penal interest, cost and expenses w.e.f. 03.09.2024 more specifically mentioned in Demand Notice u/sec 13(2) dated 03.09.2024 plus costs and expenses minus recoveries if any incurred since 03.09.2024.	**PROPERTY LOT NO. 3 :** All that Pieces & Parcels of flat bearing No. A-304 having area adm 382 sqr. Ft carpet area + terrace adm 102 sqr ft situated on 3rd floor in a building known "Pride Homes", Sr No 67 Hissa No 1+5/A/1 Rahatani, Pune - 411017 **Bounded as : On or towards North :** Open Space, **On or towards East :** By Flat No. 303, **On or towards West :** By Flat No. 305, **On or towards South :** By entrance, passage **Owner of the Property - Mr. Prabhuling Galave and Mrs. Sujata Prabhuling Galave** • **Encumbrances: Not Known** • **Type of possession: Physical**	**Reserve Price -** Rs. 35,50,000/- (Rupees Thirty Five Lakhs Fifty Thousand Only) **EMD -** Rs. 3,55,000/- (Rupees Three Lakhs Fifty Five Thousand Only) **Bid Increment Amount-** Rs. 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Particulars		Date & Time of Auction
1.	Date and time of E- Auction	For Lot No.1 to 3, 30 days' sale notice is given.	17.03.2026 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 PSBA e-bikray rules)
3.	Inspection Date & Time	For Lot No. 1 to 3	18.02.2026 between 11:00 am.to 5:00 pm
4	Authorised Officer for all above properties	Mr. Diwesh Kumar, Mob: 9835072911	

Note: 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.

1. E-auction shall be conducted through the PSBA E-Bikray. Bidders have to log in on the website **https://banknet.com** and register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time.
2. For detailed terms and conditions of the sale, please refer to the link **https://bankofmaharashtra.in/asset-for-sales-search** provided in the Bank's website and also on **https:/banknet.com (PSBA eBKray Portal)**
3. For detailed information in respect of above properties, you may contact also- Mr. Diwesh Kumar(Chief Manager Recovery incharge PCZ) M. No. 9835072911

Chief Manager & Authorised Officer,
Date : 28.01.2026, Place : Pune **Bank of Maharashtra**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

भारत सरकार का उद्यम
एक परिवार एक बैंक

Zonal office: Pune City Zone :
"Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5
Ph.: 020-2557 3409 **Email :** legal_pcr@bankofmaharashtra.bank.in

DEMAND NOTICE

[(Under Section 13(2) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 (SARFAESI ACT) read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002)]

The accounts of the following Borrowers with **Bank of Maharashtra** having been classified as NPA, the Bank has issued notices under S.13(2) of the SARFAESI Act on the dates mentioned below. In view of the non-service of the notices on the last known address of below mentioned Borrowers, this public notice is being published for information of all concerned.

The below mentioned Borrowers are called upon to pay to **Bank of Maharashtra** within 60 days from the date of publication of this Notice, the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to **Bank of Maharashtra.**

Branch, Name & Address of Borrower(s)	Outstanding Amount as on the date of issue of demand notice
Branch: Balbharti **1. Mr. Shankar Nanasaheb Lendave (Borrower)** **2. Mr. Nanasaheb Laxman Lendave (Co-Borrower)** **Both At: 1)** Flat No. 101, 1st Floor, Swamini Shivani Complex, Ambegaon Budruk, Pune City, -411046. **Also At: 2)** At Post Kholwadi, Andhalgaon Mangalvedha, Solapur, Mangalvedha 413305. **Also At: 3)** Residential Row House No. 2, Plot No. 15, Survey No. 9/2/2/20, Behind Pune Aviation College, Village – Ambegaon Budruk, Tal – Haveli, Dist – Pune- 411046.	Rs. 50,90,180/- (Rupees Fifty Lakhs Ninety Thousand One Hundred and Eighty only) + further interest from 15/11/2025 onwards @ contractual rate p.a (Presently @7.90%p.a.) + cost, charges & expenses incurred since date of NPA i.e., 13/11/2025 w.e.f.
• Date of Demand Notice : 15/11/2025	**• Date of NPA : 13/11/2025**
Description of the property Mortgaged- Residential Row House No. 2, (G + 1) floors bearing Plot No. 15, Survey No. 9/2/2/20, Behind Pune Aviation College, Village – Ambegaon Budruk, Tal – Haveli, Dist – Pune-411046. **CERSAI Asset ID: 200072778264**	

If the concerned Borrowers / Guarantors shall fail to make payment to **Bank of Maharashtra** as aforesaid, then the **Bank of Maharashtra** shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/Guarantors as to the costs and consequences.

In terms of provisions of SARFAESI ACT, the concerned Borrowers/Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease or otherwise without the prior written consent of **Bank of Maharashtra.** Any contravention of the said provisions will render the concerned persons liable for punishment and /or penalty in accordance with the SARFAESI Act.

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. For more details, notices may be collected from the concerned branches.This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises. For more details, notices may be collected from the concerned branches.

Date : 15/11/2025, **Chief Manager & Authorised Officer**
Place : Pune **Bank of Maharashtra, Pune City Zone**