IDBI BANK

IDBI BANK LTD., RETAIL RECOVERY

CIN:L65190MH2004GOI148838

IDBI Bank Regional Office, Pune II, ICON BUSINESS SPACES 5th Floor, Flat no 501, Ganraj Square, Baner, Pune -411045

POSSESSION NOTICE

Where as the undesigned being The Authorized Officer of IDBI Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (the Act), and in exercise of the powers conferred under Section 13 (12) read with rule 3 of Security Interest (Enforcement) Rules, 2002, (the Rules),issued a demand notice under Section 13 (2) to borrowers, as listed below, calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers mentioned below having failed to repay the said amount, the notice is hereby given to the borrowers mentioned below and the public in general, that the Authorized Officer has taken **Physical Possession** of the property mortgaged, 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 the date of possession against name of borrowers as detailed below. The borrowers in particulars 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 IDBI Bank Ltd., for an amount mentioned below and interest and charges thereon. The borrowers 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.

Sr. No.	Name of the Borrowers/ Mortgagors/ Property Holders & Loan A/c No	Date of Demand Notice	Date of Possession	Description of immovable property	Outstanding Amount (Rs.) as on date
1	Mr. DINESH BHIKU NAIK (Borrower) & Mrs. MANSI DINESH BHIKU (Co-borrower) A/C No.-0250675100004886	29-July-21	July 17th, 2026 (Physical Possession)	All that piece and parcel of property bearing Flat No.-104, Wing-E, Building No.-3, K K Meadows, S. No.-160, admeasuring 641 Sq. Ft. thereabouts, situate within the village limits of Charholi, Taluka and Registration Sub-District Pune in the State of Maharashtra.	Rs.15,47,845.18 (Rupees Fifteen Lakhs Forty Seven Thousand Eight Hundred and Forty Five & Paise Eighteen Only) plus further interest and charges thereon from 10-03-2021.

Date : 21/07/2026
Place : Pune

Sd./-
Authorised Officer
IDBI Bank Ltd.

HERO HOUSING FINANCE LIMITED

Registered Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
Pune Branch Office: Unit No 302, Third Floor, Revenue Village - Jalochi, Taluka - Baramati, Dist Pune, Maharstra. Pin - 413102

PUBLIC NOTICE (E- AUCTION FOR SALE OF IMMOVABLE PROPERTY)

[UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on **25-August-2026** (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co- Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. **The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorised Officer of the Hero Housing Finance Ltd** On or before **24-August-2026** till 5 PM at **Branch Office:** Unit No 302, Third Floor, Revenue Village - Jalochi, Taluka - Baramati, Dist Pune, Maharstra. Pin - 413102

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s) /Legal Heir(s)/ Legal Rep.	Date of Demand Notice / Amount as on date	Type of Possession (Under Constructive / Physical)	Reserve Price / Earnest Money
HHFKOLLAP25000061902	Satish Manohar Jamdar, Shila Satish Jamadar	19/12/2025, Rs. 27,04,140.98/- as on 13.07.2026	Constructive	Rs.36,17,600/- / Rs.3,61,760/-
Description of property: All That Piece And Parcel of Residential Property Description of Property: C.S.No.126/120, Land Area Admeasuring 1016 Sq. Fts. As Per Property Card And Draft Construction Area Admeasuring 952.00 Sq.fts.situated Within The Limits of Mouje Ichalkaranji, Talukahatkanangale, District Kolhapur				
HHFKOLHOU23000037704 // HHFKOLLAP23000040804	Umesh Gopal Bhui, Sunita Umesh Bhui	19/12/2025, Rs. 19,84,321/- as on 13.07.2026	Constructive	Rs.27,70,550/- / Rs.2,77,055/-
Description of property: All That Piece And Parcel of The Property Bearing Gat.no.298, Plot No.20-b, Area Admeasuring 175.19 Sq Mtrs From East 28 Sq. Ft. From West 26-2 Sq.ft. From South 70-0 Sq.ft. From North 69-7 Sq. Ft. Situated At Mouje Tardal, Taluka Hatkanangle, District Kolhapur, Ichalkaranji, Boundries As Follows: - East: Property of Pavade, West:20 Fts Wide Common Road, South: Property of Gat No.298, North: Property of Plot No.20-A				
HHFBRMLAP24000046100	Vikas Abasaheb Nimbalkar, Rekha Tushar Nimbalkar, Tushar Abasaheb Nimbalkar, Abasaheb Vynkatrav Nimbalkar	20/11/2025, Rs. 22,87,365.23/- as on 13.07.2026	Constructive	Rs.36,77,100/- / Rs.3,67,710/-
Description of property: All That Piece And Parcel of Proerpty No 616, Gut No. 96, Admeasuring About H. 0.21-50-R., Situated At Village Bhodani, Tal- Indapur, Dist. Pune, Within The Jurisdiction Office of Sub-registrar, Indapur, Tal- Indapur, Dist- Pune, Boudries: - Towards East: Sourabh Enamake, Towards West: Property of Suryavanshi, Towards South: Property of Gawali And Shinde, Towards North: Property of Gawali.				
HHFSVNLAP22000021327	Uddesh Uttam Lole, Supriya Uddesh Lole, Sahara Enterprises	13/10/2025, Rs. 29,11,459.27/- as on 13.07.2026	Constructive	Rs.36,92,500/- / Rs.3,69,250/-
Description of property: All That Piece And Parcel of Flat No.C-603 on Sixth Floor, Phase No.1, Wing 'C', Admeasuring Carpet Area 37.62 Mtr. I.e. 405 Sq. Ft. Including Terrace6.03 Sq. Mtr. And Open Parking 9 Sq. Mtr. in The Building Known As "Auracounty" Constructed At Land Bearing Gat No.1347/5, Situated Atmauje Grampanchayat Wagholi, Village Wagholi Tal. Haveli				

Terms and condition: The E-auction will take place through portal on **25-August-2026** (E-Auction Date) After 11:00 AM onwards with limited extension of 10 minutes each.
The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be return to the unsuccessful bidders after conclusion of the E-auction.
Terms and Conditions of the E-Auction: 1. E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". **2.** Bid increment amount shall be Rs 15,000 (Fifteen Thousand Only) for Reserve Price till 25 lakhs, Rs 25,000 (Twenty-Five Thousand Only) for Reserve Price above 25 Lakhs till 50 lakh, Rs 50,000 (Fifty Thousand Only) for Reserve Price above 50 Lakh till 1crore, Rs 1,00,000 (1 Lakh Only) for Reserve price Beyond 1 Crore. **3.** The E-Auction will be conducted through M/s. C-1 India Pvt Ltd through Mr. Dharani Krishna- 9948182222 (Helpline No(s): Support Landline no+91 124 4302020 /2021/2022/2023/2024 | Support Mobile Nos.: +917291981124 /25 /26 and E-mail on support@bankeauctions.com /andhra@c1india.com) at their web portal https://bankeauctions.com **4.** There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute ant commitment or any representation of Hero Housing Finance Limited. **5.** The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: www.herohousingfinance.com **6.** For property details and visit to property contact to **Shekhar Singh/9711522275/ shekhar.singh@herohfl.com. / Amar Vasant Satpute / 9028734375 / amar.satpute@herohfl.com, 7.** The prospective bidders can inspect the property on **18-August-2026** between 11.00 A.M to 2.00 P.M with prior appointment.

30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above-mentioned Borrower/Mortgagor/guarantors are hereby noticed to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.
For detailed terms and conditions of the sale, please refer to the link provided in **https://uat.herohomefinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e., www.herohousingfinance.com**

Date: 21/07/2026
Place: Pune

For Hero Housing Finance Ltd. Authorised officer
Amar Vasant Satpute / 9028734375 / amar.satpute@herohfl.com

Bank of Maharashtra

Zonal office: Pune East Zone
7A/2, 'Janmangal', Hadapsar Industrial Estate, Pune-411013, Ph : 020-24459184/24514007
e-mail : cmmarc_per@bankofmaharashtra.bank.in

Possession Notice (Appendix IV under the Act-Rule-8(1))

Whereas, the undersigned being the Authorized Officer of **Bank of Maharashtra**, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Sub Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a **Demand Notice** dated **10/042026** calling upon the Borrower **Mr. Sagar Popatrao Pawar** to repay amount aggregating **Rs. 36,65,337/- plus future interest @ 7.65% p.a. with monthly rests. w.e.f. 11/04/2026 + other charges and expenses thereon** within 60 days from the date of receipt of the said notice.
The Borrower/s as well as Guarantor/s having failed to repay the amount, Notice is hereby given to the Borrower as well as Guarantor/s and the Public in general that the undersigned has **taken Symbolic Possession** of the properties described herein below in exercise of powers conferred on him/her under Section 13 (4) of the said Act read with rule 8 of the said Rules on this **17th day of July of the year 2026**
The Borrower/s as well as Guarantor/s 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 **Bank of Maharashtra**, **Pune Theur Phata** for an amount mentioned hereinabove.
The Borrower's attention is invited to provisions of Sub-Section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.
This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Description of the Property

1) All that piece and parcel of Flat No. 06 its admeasuring carpet area 16.73 sq. mtrs. and enclosed balcony area 2.30 sq. mtr. and normal balcony area 2.35 sq. mtrs on 1st Floor in the building known and styled as "Royal Palm" being constructed on Property S. No. 171/2/2 Part (Old S. No. 191) its CTS No. 3069 out of this Plot No. 9, 10, 11, 12, 13 situated at Daund, Taluka Daund, Dist. Pune **Boundaries :** On or towards **North :** By Flat No 07, On or towards **South:** By Flat No 05, On or towards **East** :By Lift, Passage, Staircase, On or towards **West**: By open space of Building
2) All that piece and parcel of Flat No. 15 its admeasuring carpet area 17.11 sq. mtrs. and enclosed balcony area 2.43 sq. mtr. and normal balcony area 2.52 sq. mtrs on 2nd Floor in the building known and styled as "Royal Palm" being constructed on Property S. No. 171/2/2 Part (Old S. No. 191) its CTS No. 3069 out of this Plot No. 9, 10, 11, 12, 13 situated at Daund, Taluka Daund, Dist. Pune, **Boundaries :** On or towards **North :** By Flat No 16, On or towards **South :** By Flat No 14, On or towards **East :** By Passage, Flat No 13, On or towards **West** : By Open space of Building

Date : 17/07/2026
Place : Daund

Chief Manager & Authorized Officer
Bank of Maharashtra, Pune East Zone

HERO FINCORP LIMITED

CIN: U74899DL1991PLC046774
Regd Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057,
Ph.: 011-4948 7150 | **Fax:** 011-4948 7197, 011-4948 7198
Email: litigation@herofincorp.com | **Web:** www.herofincorp.com

POSSESSION NOTICE [(APPENDIX IV) RULE 8(1)]

Whereas the Authorized officer of **Hero FinCorp Limited (HFCL),** a Non-Banking Financial Company, under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 OF 2002) (hereinafter referred to as "**Act**") and in exercise of the powers conferred under Section 13(2) of the Act read with Rule 3 of the Security Interest (Enforcement) Rule, 2002 issued a Demand Notice dated **16.04.2026**, calling upon:

1. **M/s Paras Jwellers (Borrower/Addresee No.1) Through its Proprietor, Mr. Hasmukh Parasmal Jain Having its Office at:** 39/2/3/3, Survey No. 39/1A, Kudale Patil, Prestige Wadhu, Kh, Pune, Maharashtra- 411041, Email: jdhiraj534@gmail.com, Ph No: 9689099689
2. **Mr. Hasmukh Parasmal Jain (Co-Borrower/Addressee No.2) Residing at:** C-101, Gagan Unnati Society, Katraj Kondhwa Road, Near Iskon Temple, Kondhwa Road, Yewalewadi, Pune, Maharashtra- 411048, Email: jdhiraj534@gmail.com, Ph No: 9689099689
3. **Mr. Dhiraj Parasmal Jain (Co-Borrower/Mortgagor/ Addressee No.3) Residing at:** C-101, Gagan Unnati Society, Phase-2 Survey No. 56/8A/25A/9A, Plot No. 1-5 Katraj Kondhwa Road, Near Iskon Temple, Kondhwa Road, Yewalewadi, Pune, Maharashtra- 411048, Email: jdhiraj534@gmail.com, Ph No: 9689099689
4. **Mrs. Divya Dhiraj Jain (Co-Borrower/Mortgagor/ Addressee No.4) Residing at:** C-101, Gagan Unnati Society, Phase-2 Survey No. 56/8A/25A/9A, Plot No. 1-5 Katraj Kondhwa Road, Near Iskon Temple, Kondhwa Road, Yewalewadi, Pune, Maharashtra- 411048, Email: jdhiraj534@gmail.com, Ph No: 9689099689
5. **Mrs. Asha Hasmukh Jain (Co-Borrower/Addressee No.5) Residing at:** Flat No. 6, Kudale Patil, Prestige Sinhagad Road, Manik Baug, Pune City, Anand Nagar, Pune, Maharashtra- 411051, Email: jdhiraj534@gmail.com, Ph No: 9689099689
Also at, C-101, Gagan Unnati Society, Phase-2 Survey No. 56/8A/25A/9A, Plot No. 1-5 Katraj Kondhwa Road, Near Iskon Temple, Kondhwa Road, Yewalewadi, Pune, Maharashtra- 411048
6. **Mrs. Manjula Parasmal Jain (Co-Borrower/Addressee No.6) Residing at:** Flat No. 6 Kudale patil, Prestige Sinhagad Road, Manik Baug, Pune City, Anand Nagar, Pune, Maharashtra- 411051, Email: jdhiraj534@gmail.com, Ph No: 9689099689

to repay the amount mentioned in the notice **Rs. 1,82,03,826.20 (Rupee One Crore Eighty Two Lakhs Three Thousand Eight Hundred Twenty Six and Twenty Paisa Only) due as on 06-04-2026** along with the applicable interest and other charges within Sixty (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 and the public in general that the undersigned has taken the 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 **18.07.2026.**
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 HFCL for an amount of **Rs. 1,82,03,826.20 (Rupee One Crore Eighty Two Lakhs Three Thousand Eight Hundred Twenty Six and Twenty Paisa Only) due as on 06-04-2026** along with the applicable interest and other charges.
The attention of the Borrower is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured asset.

DESCRIPTION OF IMMOVABLE PROPERTY/SECURED ASSETS IS AS UNDER:

All that piece and parcel of Apartment No. 101 of the tyoe 4BHK of carpet area admeasuring 150.98 sq. mtrs., on 1st floor, Wing No C in Phase- II of the Project "Gagan Unnatii" Kondhwa Budruk, Taluka Haveli, District- Pune and within the limits of local Pune Muncipal Corporation, along with usable floor area of the enclosed balcony admeasuring 23.06 sq.mtrs. Usable floor area of the attached exclusive balcony admeasuring 3.56 sq.mtrs and attached exclusive terrace admeasuring 21.37 sq. mtrs together with one mechanized car parking on ground floor bearing no. GFP C- 12 A and GFP C- 12B 2nd one car parking on ground floor bearing no. GFP C- 12 (3 Car Parking spaces in total) And bounded on the North-By 12 meters road and S. No 56, South-By S. No. 56 H.No 9/42, 29, 38 and Iscon, East-By 12 meters road and S, No.56, West- By 12 meters road and S, No.56

PLACE: PUNE
DATE : 18.07.2026

SD/-, AUTHORIZED OFFICER,
HERO FINCORP LIMITED

PUBLIC NOTICE

I am required to investigate the title of **Flat No. 204** on Stilt i.e. **1st Floor** area **49.81 sq. mtrs. i.e. 536 sq.ft.** Saleable along with **5.01 sq. mtrs. i.e. 54 sq.ft.** attached **Terrace** in the **Building No. A1** of **"Motiram Nagar CHSL"** at Survey No.119/8/2 + 3 of **Village Warje,** Tal. Haveli, Dist. Pune owned by **Hanumant Vitthalrao Inchure** and **Saruja Hanumant Inchure** along with right to use **Parking No. 9.** Flat Owners Hanumant Vitthalrao Inchure and Saruja Hanumant Inchure have assured my client that, said Flat is free from all encumbrances except the loan of Bank of India and/or defect in title. Any persons having any claim or demand against/upon/in respect of the said Flat by way of inheritance, mortgage, sale, agreement, lease, license, lien, charge, trust, easement, any suit, litigation is hereby requested to make the same known in writing together with documentary evidence to the undersigned address of Advocate **within 7 days** from the date hereof, failing which, it shall be presumed that no such claim exists or that such claim, if any, will be considered to have been waived and/or abandoned and the same shall be treated as not binding on my client.

Place: Pune
Date: 20/07/2026

NITIN G. OMBALE, ADVOCATE
Address: Flat No.4, Second Floor, Om Shankar, CTS No. 896/1, Raviwar Peth, Pune 411002. Mobile 9822196328

HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfl.com Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148 Contact Address: 3rd Floor, 301 to 304 , A-wing, Kapil Tower, Dr Ambedkar Road, Near RTO office, Pune, Maharashtra - 411001.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, 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 the Security Interest (Enforcement) Rules, 2002, issued a demand notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.
The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular 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 section 13(4) of the said Act read with rule 8 of the said Rules.
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 the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.
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

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Date of Demand Notice/ Amount as per Demand Notice	Date of Possession (Constructive/ Physical)
HHFSANLAP23000044076	Bhauso Sambhaji Hambire, Sachin Photo, Arti Bhauso Hambire	12-02-2026 Rs.947744/- due as on 12-02-2026,	16.07.2026 (Physical)

Description of Secured Assets/Immovable Properties: All that piece and parcel of Property Bearing Old Grampanchayat Malmatta Milakat No. 276:, Its New Grampanchayat Malmatta Milakat No. 276/2., Adm Area 108.33 Sq. Mt., Out of That East To West 27 Sq.ft. & South To Northern Sided 22.40 Sq. Ft Total Adm Area 56.21 Sq.mt i.e. 605.04 Sq.ft., Along With House Construction On It., Property Situated At Langarpeth., Tal- Kavathemahankal., Dist- Sangli Within The Limits of Grampanchayat Langarpeth Bounded As Under - Boundaries of The Property, East – Property of Anil Eknanth Sutar, West – Property Of Dattatray Sudhakar Suryavanshi, South – Property of Satish Rajaram Chavhan, North – 5 Ft. Lane Road

Date: 21.07.2026
Place: Sangli

Sd/- Authorised Officer,
For Hero Housing Finance Limited

Bank of Maharashtra

Stressed Asset Management Branch :
Agarkar Highschool, 2nd Floor, Somwar Peth, Pune – 411011. Ph. : 7030924140
e-mail : bom1446@bankofmaharashtra.bank.in
brmgr1446@bankofmaharashtra.bank.in

(SeeRule-8(1)] POSSESSION NOTICE
(For Immovable Properties & Moveable Assets)

WHEREAS, the undersigned being the Authorised Officer of the **Bank of Maharashtra SAM Branch Pune** under the Securitisation 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 a **Demand Notice** dated **22/03/2024** calling upon the Borrowers **1) M/s. Aditi irrigation Technologies Private Limited through its Directors & Guarantors 2) Mr. Pramod Arvind Ballal, 3) Mrs. Aditi Pramod Ballal** to repay the amount mentioned in the notice being **Rs.13,80,98,885.95 (Rupees Thirteen Crore Eighty Lakh Ninety-eight Thousand Eight Hundred Eighty-five And Ninety-five Paisa Only) plus interest thereon as mentioned in demand notice w.e.f. 22/03/2024 apart from penal interest, cost and expenses till date of payment of the entire dues, minus recovery if any,** within 60 days from the date of receipt of the said Notice.
The Borrowers **1) M/s. Aditi irrigation Technologies Private Limited through its Directors & Guarantors 2) Mr. Pramod Arvind Ballal, 3) Mrs. Aditi Pramod Ballal** having failed to repay the amount, notice is hereby given to the owners of the property and the Public in general that the undersigned has **taken physical possession** of the property described herein below in the exercise of the powers conferred on him under sub-section (4) of the Section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 and in **pursuant to the Hon'ble CJM Order Cri. M.A. No. 1461/2026 dated 13/06/2026 and as per the direction of DRT Pune, on this 17th day of July of the year 2026.**
The Borrowers /Guarantors /Mortgagors in particular and the Public in general is hereby cautioned not to deal with the property and any dealings with the aforesaid property will be subject to the charge of the **Bank of Maharashtra, Stressed Asset Management Branch, Pune** for an amount of **Rs.13,80,98,885.95 (Rupees Thirteen Crore Eighty Lakh Ninety-eight Thousand Eight Hundred Eighty-five And Ninety-five Paisa Only) and interest, cost, charges, expenses thereon minus recoveries if any as mentioned above.**
The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the act, in respect of time available, to redeem the secured assets.
This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.
The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows

Secured Assets: All the piece and parcel of Residential Flat No. 202 on second floor, admeasuring about 55.64 sq. Mtrs. in the building Deven Varad constructed on Plot no 127 CTS No. 20588 Situated at Samartha Nagar Aurangabad (chh. Sambhajinagar) situated within the jurisdiction of Aurangabad (chh. Sambhajinagar) Municipal Corporation and within jurisdiction of Sub Registrar Chh Sambhajinagar (Aurangabad) On or towards the **North** : Flat 201, On or towards the **East:** Open Space, On or towards the **South**: Open Space, On or towards the **West**: Flat 203

Date : 17/07/2026
Place : Chh. Sambhajinagar

Jaggannath Prasad Pattnaik
Chief Manager and Authorized Officer,
Bank of Maharashtra,
Chh. Sambhajinagar Zone

ART HOUSING FINANCE (INDIA) LIMITED

(Formerly known as ART Affordable Housing Finance (India) Limited)
Regd. Office: 107, First Floor, Best Sky Tower, Netaji Subhash Place, Pitampura, New Delhi-110034
Branch Office: 49, Udyog Vihar Phase 4, Gurugram, Haryana 122015

APPENDIX-IV (See rule 8(1))
POSSESSION NOTICE
(For Immovable Property)

Whereas, The undersigned being the Authorized Officer of **ART HOUSING FINANCE (INDIA) LIMITED [CIN NO. U64920DL2013PLC255432]** 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 the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 11.05.2026 for Loan Accounts No **LXPPN05517-170001160** calling upon the borrower(s) **MR. ROSHANI RAJENDRA PATIL & MRS. JAYESH PANDURANG PATIL** to repay the amount mentioned in the notice being **Rs.10,16,554/- (Rupees Ten Lakh Sixteen Thousand Five Hundred Fifty Four Only) as on 11.05.2026** and interest thereon 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) 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 the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **16.07.2026**
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 the ART Housing Finance (India) Limited for an amount of **Rs.10,16,554/- (Rupees Ten Lakh Sixteen Thousand Five Hundred Fifty Four Only)** as on **11.05.2026** as on and interest thereon.
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 Asset.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF LAND THE RESIDENTAL FLAT ADMEASURING 23.41 SQ.MTRS. (EQUIVALENT TO 252 SQ. FT.) CARPET AREA BEARING NO. 509 SITUATED ON THE FIFTH FLOOR IN "G2" FORMING NON AGRICULTURAL LAND ADMEASURING 2 HECTARES 91.36 AREA BEARING GAT NO. 240 OUT OF LAND TOTALLY ADMEASURING 8 HECTARES 65 ARES AS PER THE SANCTIONED LAYOUT PLAN OF PROJECT KNOWN AS "XRBIA ABODE" LYING AND BEING VILLAGE JAMBHUL, TALUKA MAVAL DISTRICT OF PUNE AND WITHIN THE LIMITS OF THE ZILLA PARISHAD VILLAGE JAMBHUL AND GRAMPANCHAYAT VILLAGE JAMBHUL WHICH IS BOUNDED AS UNDER

EAST : SURVEY NO. 192 **WEST** : ACCESS ROAD
NORTH : SURVEY NO. 174 **SOUTH** : X' SURVEY NO. 178
DATE : 16.07.2026
PLACE : PUNE (MAHARASHTRA)

AUTHORISED OFFICER
ART HOUSING FINANCE (INDIA) LIMITED

ADITYA BIRLA CAPITAL HOME LOANS

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

APPENDIX IV
[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]
POSSESSION NOTICE (for Immovable Property)

Whereas the undersigned being the authorized officer of **Aditya Birla Housing Finance Limited** 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 had issued a **Demand notice dated 18-11-2025 calling upon the borrowers CHAITANYA RAMESH GARBHE & SHRUTI SUBHASH PANDHRE mentioned in the notice being of Rs. 44,26,605.00/- (Rupees Forty Four Lakh Twenty Six Thousand Six Hundred Five Only)** within 60 days from the date of receipt of the said notice.
The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the **Nayab Tahsildar Pimpri chinchwad, tal- Haveli, Pune** has given Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 **on this 17 day of July of the year, 2026.**
The borrowers 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 **Aditya Birla Housing Finance Limited for an amount of Rs. 44,26,605.00/- (Rupees Forty Four Lakh Twenty Six Thousand Six Hundred Five Only)** and interest thereon.
Borrowers attention is invited to the provisions of Sub-section 8 of Section 13 of the Act., in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece And Parcel Of Flat No. 20 On Fifth Floor In Wing No. F Having Carpet Area Admeasuring 69.14 Square Meters I.E. 744 Square Feet Along With Parking Space No. 3a Admeasuring 8.36 Square Meters I.E. 90 Square Feet In The Project Known As Sukhwani Udyan Built Upon Land Bearing Survey No. 263/2, 263/3, 263/4/1, 263/4/2, 263/5, 264/3 And Correspondence Cts No. 1181 And 1186 Lying And Situated At Village-Chinchwad, Taluka Haveli, District Pune, Maharashtra,411033 And **Bounded As: Boundaries As Per Site:** North: Staircase, East: Flat No. 19, South: Building Duct, West: Building Space.

Date: 17.07.2026
Place: PUNE

Authorised Officer
Aditya Birla Housing Finance Limited

Bank of Maharashtra

Satara Zonal Office "Jeevantara",
LIC Building, Opp. Collector Office,
Satara- 415001, Ph : 02162-299493
Email : cmmarc_sat@bankofmaharashtra.bank.in

POSSESSION NOTICE Appendix IV under the Act-Rule- 8(1)]

Whereas the under signed being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act – 2002 and in exercise of powers conferred under Sec. 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 01.12.2025 calling upon the **Borrower Mr. Aniket Anil Adhav and Co-Borrower Mrs. Sangeeta Anil Adhav** to repay the amount mentioned in the Notice being Amount of **Rs. 17,99,284/- (Amount In Words – Rupees Seventeen Lakhs Ninety Nine Thousand Two Hundred Eighty Four Only) plus interest at applicable rates plus costs, charges, and expenses, etc.** within 60 days from the date of the said Notice.
The **Borrower Mr. Aniket Anil Adhav and Co-Borrower Mrs. Sangeeta Anil Adhav** having failed to repay the amount, Notice is hereby given to the borrowers and the public in general that the undersigned has **taken Physical Possession** of the property described herein below in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules on this **17th July, 2026.**
The Borrower and Co-Borrower 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, Aundh Branch,** for an amount of hereinabove mentioned.
The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.
This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.
The details of the Immovable properties mortgaged to the Bank and taken possession by the Bank are as follows:

All those pieces and parcel of the property with construction and fixture of the Flat No. F 2 in building named Rajgad Heights there being & lying at Plot no. 21 admeasuring 1.4331 Sq. mtr. & 22 admeasuring 1.30000 sq. mtrs. in Survey No. 163/1/164/1/2 totally admeasuring 273.31 sq.mtrs situated at Village Goleshwar Tal Karad, GRAMPANCHAYAT MILKAT NO "1208/9 BEHIND RAJNAKSHATRA APARTMENT SHAMBHO MAHADEV NAGAR VILLAGE GOLESHWAR TALUKA KARAD within local limits of Karad and registered in the name of Mr. Aniket Anil Adhav & Mrs. Sangeeta Anil Adhav. Property Bounded as: On the North: Flat No F 4 on 1st Floor, On the South: Open Space in Lay-out, On the West: Flat No F -1 on 1st Floor, On The East : Road in Lay-out,
CERSAI ID: 200077071570

Date : 17/07/2026
Place : Karad

Chief Manager & Authorised Officer,
Bank of Marharashtra, Satara Zone

YES BANK LIMITED

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

Possession Notice for Immovable Property

Whereas, The undersigned being the authorised officer of **YES Bank Limited ("Bank")** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notice to respective borrowers calling upon them to repay the below mentioned amount mentioned in the notice within 60 days from the date of the said notice.
The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken possessions of the properties described herein below in exercise of powers conferred on him/her under Section 13(4)/Sec.14 of the said Act read with Rule 8 of the said rules.
The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and any dealings with the said properties will be subject to the charge of the Bank for below mention amount, together with all the other amounts outstanding including the costs, charges, expenses and interest thereto.
This is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Details of the Possession Notice/ Borrowers/Mortgaged Property

Sr. No.	Loan A/c No.	Name of borrower and Co-borrowers, Guarantors	Description of the Mortgage Properties	Sec 13(2) Notice Date	Total Outstanding dues as per Sec 13(2) Notice.	Date of Possession	Type of Possession
1	AFH000801420884	Deepak Kissan Kangude & Rajshri Deepak Kangude	Flat No. 203, Second Floor, Srinivasa, S.No. 91/1/B, Village- Ambadwet, Taluka- Mulshi, Pune-412115	22-09-2025	Rs. 2838891.62	15-07-2026	Physical
2	24543604	Ferumal and Sons (Through its proprietor Rohan G. Chandwani) & Govind Ferumal Chandwani	Plot No. 16 A (new plot No. 122 A) along with construction thereon, E Ward, Kasaba Bawada, Shri Shahu Market Yard, Kolahpur Sheti Uttpana Bajar Samitee, C.S.No. 433/235, Karvir, Kolhapur 416005.	07-11-2024	Rs. 16482044.06	15-07-2026	Physical
3	AFH004301309058	Mr. Prashant Varale and Mrs. Poonam Varale	Flat No. 505, Fifth Floor, In The Building Known As "Vaje Bhagyodayan", Constructed On The Land Bearing Plot No. 06, C.T.S. No. 1235, Situated At Kupvad, Taluka Miraj and District-Sangli - 416436	18-09-2024	Rs. 1423106.13	20-07-2026	Physical

Place : Pune , Kolhapur & Sangli
Date : 20.07.2026

Sd/- (Authorized Officer)
Yes Bank Limited

easy home finance — EASY HOME FINANCE LIMITED

Reg. Office: 302, 3rd Floor, Savoy Chambers, Dattatray Road & V. P. Road (EXTN.), Santacruz West, Mumbai - 400054. **Website:** www.easyhfc.com
Email: contact@easyhomefinance.in | **Toll Free:** 1800 22 3279 | **Tel:** +91 22 3550 3442 **Tel:** +91 22 3521 0487 | **CIN:** U74999MH2017PLC297819

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

Sale of Immovable property mortgaged to Easy Home Finance Limited having its Registered office at Office No. 302 3rd Floor, Savoy Chambers, Linking Road, Santacruz West, Mumbai, Maharashtra – 400054 and Branch Office at: Manisha Blitz Office No. B 11,1st Floor, Shankar Math, Pune Solapur Road, Hadapsar, Pune 411013. under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** (hereinafter "Act"). Whereas the Auhorized Officer ("AO") of Easy Home Finance Limited had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on **"AS IS WHERE IS BASIS & AS IS WHAT IS BASIS"** for realization of **Rs.19,03,744/-** dues, The Sale will be done by the undersigned through e-auction platform provided at the website: **https://www.bankeauctions.com:**

LAN Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
Loan Account No: HL00010792 1. Mr. Rushikesh Kumar Pawar 2. Mrs. Suman Kumar Pawar	April 10, 2026 Rs. 17,50,049/- Bid Increase Amount Rs.10,000/-	Flat No B-7, 3rd floor, Rajgad Sahakari Gruhrachana Sanstha Maryadit, S.No.51 Hissa 1A/1, At. Vadgaon bk Tal. Haveli Dist. Pune - 411041.	June 23, 2026 Total Outstanding as On Date Rs. 19,03,744/-	Rs. 21,93,000/- Earnest Money Deposit (EMD) Rs. 2,19,300/-

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
03-August-2026 11:00 hrs -14:00 hrs	19-August-2026 till 5 pm.	20-August-2026 11:00 hrs-13:00 hrs.

Mode Of Payment :- All payment shall be made through RTGS/NEFT The accounts details are as follows: **a) Name of the account: - Easy Home Finance Limited b) Name of the Bank: - IDFC First Bank Ltd, c) Account No: - 10155909402, d) IFSC Code: - IDFB0040101**

TERMS & CONDITIONS OF ONLINE E- AUCTION SALE: - 1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities. **2.** Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ. **3.** E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s. **4.** Auction/bidding shall only be through "online electronic mode" through the website **https://www.bankeauctions.com** Or Auction provided by the service provider M/s C1 India Private Limited, who shall arrange & coordinate the entire process of auction through the e-auction platform. **5.** The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc. **6.** For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider **M/S C1 India Pvt Ltd ,Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26) Support Email – Support@bankeauctions.com, Mr. Bhavik Mob. 8866682937. Email: Maharashtra@c1india.com 7.** For participating in the e-auction sale the intending bidders should register their name at **https://www.bankeauctions.com** well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider. **8.** For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through NEFT/RTGS in favor of **"Easy Home Finance Limited"** on or before (Last Date of E-auction). **9.** The intending bidders should submit the duly filled in Bid Form (format available on **https://www.bankeauctions.com**) along with Payment Details. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale- in the Loan Account No. (**HL00010792**) (as mentioned above) for property of "**Mr. Rushikesh Kumar Pawar and Mrs. Suman Kumar Pawar**". **10.** After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider **M/S C1 India Pvt Ltd** to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice. **11.** Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension. **12.** Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone. 13 Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail (deepali.vishwakarma@easyhomefinance.in) both to the Authorized Officer, Easy Home Finance Limited, Regional Office and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings. **14.** The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Easy Home Finance Limited. **15.** In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale. **16.** At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. **17.** The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, falling which the earnest deposit will be forfeited. **18.** Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property. **19.** Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges. **20.** Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. **21.** The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider. **22.** The decision of the Authorised Officer is final, binding and unquestionable. **23.** All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. **24. For further details and queries, contact Easy Home Finance Limited: Ms. Deepali Vishwakarma Mo. No. 8097007084. 25.** This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Place: Maharashtra | Date: July 20, 2026

SD/- Authorized Officer, Easy Home Finance Limited.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Easy Home Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

FORM NO.16 [See Regulation34(3)]
BY ALL PERMISSIBLE MODE

OFFICE OF THE RECOVERY OFFICER-I/II DEBTS RECOVERY TRIBUNAL PUNE

Unit no 307 to 3103 rd floor, kakade Biz Icon Building, Shivaji Nagar ,Pune-411016

WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANK RUPTCY ACT, 1993.

RC/450/2016 16.06.2026

PUNJAB NATIONAL BANK (ERSTWHILE UNITED BANK OF INDIA)
VERSUS
SANDEEP ASHOK PATIL & ORS.

To
(CD 1) Shri. Sandeep Ashok Patil,
Flat No. B-6, Suchitra Corner, B.T. Kawade Road, Ghorpadi, Pune-411001
Also at : Shri Sandeep Ashok Patil,
Flat No. 4, Prithvi Garden, Plot No. 28, Uday Bagh, Pune-411001.
(CD2) Shri Annasaheb Kalokhe, A-201, H.A. Colony, Pimpri, Pune-411075.
(CD3) Shri Sonba R. Pillani, I-202, H.A. Colony, Pimpri, Pune-411075.

Whereas (C.D.) have failed to pay the sum of **Rs.37,24,790.00 (Rupees Thirty Seven Lakhs Twenty Four Thousands Seven Hundred Ninety Only)** along with cost, expenses and future interest @ 10.25% w.e.f.17.11.2011 till realization and costs of Rs.53,000.00 **(Fifty Three Thousand Only)** payable by you in respect of Certificate No. **RC/450/2016** drawn up by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE

Whereas (C.D.) was ordered by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE who had issued the Recovery Certificate dated **13/12/2016** in **OA/299/2011** to pay to the Certificate holder **Rs.37,24,790.00 (Rupees Thirty Seven Lakhs Twenty Four Thousands Seven Hundred Ninety Only)** along with cost, expenses and future interest @ 10.25% w.e.f.17.11.2011 till realization and costs of **Rs.53,000.00 (Fifty Three Thousand Only)**, and whereas the said has not been paid.

2. It is ordered that you the Certificate Debtor as set forth are hereby prohibited and restrained until further order of the undersigned from transferring or charging the under mentioned property, in any way, and that all persons be, and that they are hereby prohibited from taking any benefit under such transfer or charge.
3. You are required to appear before the Recovery Officer, **DEBTS RECOVERY TRIBUNAL PUNE on 21.10.2026 at 10:30 A.M** to take notice of the date to be fixed for settling terms of proclamation of sale.

Description of property

PROPERTYDETAILS	
Property Type	**Detail Of Property**
IMMOVABLE PROPERTY	The Mortgaged of Immovable properties i.e. Flat No. 4, Plot No. 28, Survey No. 13/21, in the building known as 'Prithvi Garden', Uday Nagar, Ghorpadi, Pune-411001.

Given under my hand and the seal of the Tribunal, on this date : **16.06.2026**

seal

(Vinay Saxena)
Recovery Officer-II, DEBTSRECOVERYTRIBUNALPUNE