पंजाब नैशनल बैंक punjab national bank

ARMB : Ground Floor, Aurora Towers, 9, Moledina Road, Pune - 411001
E mail: cs8762@pnb.BANK.IN

Sale Notice For Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 constructive / physical / symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on **"As is where is", "As is what is"**, and **"Whatever there is"** on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of the Branch / Name of the Account / Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagers of property(ies)) & Details of the encumbrances known to the secured creditors	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 / B) Outstanding Amount as on / C) Possession Date u/s 13(4) of SARFESI ACT 2002 / D) Nature of Possession Symbolic / Physical / Constructive	Reserve Price / EMD / Bid Increase Amount	Date / Time of E-Auction
1	**Branch : KOTHRUD - 397400** **Yashwant Ramchandra Haryan** **Yashwant Ramchandra Haryan, Mrs. Yamini Yashwant Haryan,** Flat No. 508, 5th Floor, Building No. B-1, Acme Aureli Scheme, Ambegaon Budruk, Pune - 411046	Residential Flat No. 508, 5th Floor, Building No. B-1, Acme Aureli Scheme, S. No. 3/1 to 4/1/1, S. No. 3/1 to 4/1/4/2, S. No. 3/1 to 4/1/4/1, S. No. 4/1 to 4/1/3, 2/5/2/3, 2/5/2, 2/5/2/1, 2/5/2/2, 2/5/2/4, 2/5/2/2/5, 2/5/2/6, Plot No. B, Village: Ambegaon, Budruk, Taluka: Haveli, District - Pune **Encumbrances : Not known**	**A) 04.01.2018** **B) 88.89 Lakh+ further interest w.e.f 01.02.2026 + other charges** **C) 24.05.2018** **D) Symbolic Possession**	**Rs. 49.52 Lakh** **Rs. 4.96 Lakh** **Rs. 21000/-**	**06.03.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)**

TERMS & CONDITIONS : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions : **1)** The property/ies are being held on **"AS IS WHERE IS", "AS IS WHAT IS BASIS" WHATEVER THERE IS BASIS" . 2)** The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, **3)** The Sale will be done by the undersigned through e-auction platform provided at the Website **https://baanknet.com on 06.03.2026 @ 11:00 AM 4)** For detailed term and conditions of the sale, please refer **"https://baanknet.com" & www.pnbindia.in.**

Date : 18/02/2026
Place: Pune

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Authorised Officer,
Punjab National Bank
(Secured Creditor)

VASTU HOUSING FINANCE

VASTU HOUSING FINANCE CORPORATION LTD

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited the same shall be referred herein after as Vastu Housing Finance Corporation Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.

It is hereby informed to General public that we are going to conduct public E-Auction through website https://sarfaesi.auctiontiger.net

S N	Account No. and Name of borrower, co- borrower, Mortgagors	Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
1	HL0000000119642 Pakaram Choudhary (Borrower), Chhogi Choudhary (Co-Borrower)	Demand Notice Date 18/08/2023 & Amt Rs.1377448/- as on 14/08/2023+ Interest Cost etc. & 30/03/2024	Area admeasuring 13479.10 Sq.mtrs,Flat No 321, 3rd Floor, Building No B 8, Xrbia Hinjewadi, Sr No 38/2, 38/3, 39, 56 And 57, Plot No R 22 To R 29 In Between R 27, Dattawadi (nere) Mulshi, Pune, Maharashtra, 411057	Rs.800000/- Rs.80000/-	06/03/2026 Timings 10:00 AM to 12:00 PM, 05/03/2026 up to 5:00 PM., 26/02/2026
2	HL0000000009502 Vikrant Vijay Virkar (Borrower), Snehal Nitin Changan (Co-Borrower)	Demand Notice Date 17/03/2025 & Amt Rs.887954/- as on 15/03/2025+ Interest Cost etc. & 16/10/2025	All that piece and parcel property bearing Flat No. 10 area admeasuring 515 sq.ft on second Floor in Vighnaharta Heights which is constructed on property bearing S. No. 43 Hissa No. 73 area admeasuring 3 Are + Pothkharaba area admeasuring 1 Are total area admeasuring 00 H. 4 Are situated at village Narhe Tal. Haveli, Dist. Pune-411041.	Rs.700000/- Rs.70000/-	06/03/2026 Timings 10:00 AM to 12:00 PM, 05/03/2026 up to 5:00 PM., 26/02/2026

1. All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger.net . For details, help, procedure and online training on e-auction, prospective bidders may contact M/S e-Procurement Technologies Pvt. Ltd. (Auctiontiger); Address : Head Office: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India).Contact Person : Mr. Ram Sharma Contact number: 8000023297/9265562818/9265562821/079-6813 6842/6869. email id : ramprasad@auctiontiger.net , support@auctiontiger.net
2. For further details on terms and conditions please visit https://sarfaesi.auctiontiger.net to take part in e-auction.
3. For more details about the property kindly contact to Authorized officer : Amol Kantilal Mulik Contact no. 9657329369

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002

Date : 19.02.2026
Place : Mulshi , Pune

Authorised officer
Vastu Housing Finance Corporation Ltd

PUBLIC NOTICE

Notice is hereby given that the property bearing Residential Flat No. 53, admeasuring about 1152 sq. ft. i.e. 107 sq. mtrs. (built-up) on 3rd Floor, E-Wing, in Building Known as "**SHALIMAR GARDEN Co-op. Housing Society Ltd.**" Including attached terrace admeasuring about 400 sq. ft. i.e. 37.16 sq. mtr. along with all common rights and amenities constructed upon said property situated and constructed on the land bearing **CTS No. 1632 to 1636 (Survey No. 31)** totally admeasuring about 4000 sq. mtrs. situated at Village Bopodi, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation and within the Jurisdiction of the Sub Registrar Haveli No. 1 to 27, District- Pune is co-owned by **Late Rakesh Vadiraj Naik And Smt. Snehal Vasant Ekbote**. Late Rakesh Vadiraj Naik died intestate on 10/05/2016 at Sasson Hospital, Pune. Late Rakesh Vadiraj Naik has Two legal heirs namely 1. **Smt. Snehal Vasant Ekbote (Wife),** R/at- N32, 5/24/1, Swami Vivekanand Nagar, Cidco Colony, Nashik-422009 **2. Mr. Vadiraj Bhimrao Naik (Father),** R/at- 7, Snehkamal, Near NMC Ground, Ganesh Nagar, Satpur, Nashik-422007. If any person is having any will or having any objection and claiming any rights, charge, title or interest in the said property must make the same known to me writing at the address mentioned herein below within the period of **Seven days (7 days)** from the publication of the notice along with all original copies of documents by which such title, interest etc. is to be claimed, failing which any such alleged claim will be deemed to have waived and no such rights will be deemed to exist.

Date : 18.02.2026
Place : Pune

Mrs. Geeta Manohar Wavhal
(B. A. LL.B.) ADVOCATE & NOTARY
Office: Chandan Nagar Bhaji Market, Chandannagar, Nagar Road,Kharadi, Pune 411 014. **Cell No. 9665013339**

FORM NO. INC-26

[Pursuant to rule 30 the Companies (Incorporation) Rules, 2014]

BEFORE THE REGIONAL DIRECTOR, WESTERN REGION II, MAHARASHTRA
COMPANY PETITION NO _____OF 2026
IN THE MATTER OF PETITION UNDER SECTION 13(4) OF THE COMPANIES ACT, 2013 AND RULE 30 OF THE COMPANIES (INCORPORATION) RULES, 2014
AND
IN THE MATTER OF
TRADO ADHESIVES AND CHEMICALS PRIVATE LIMITED ("THE COMPANY")
(CIN : U74999PN2018PTC176507)
HAVING REGISTERED OFFICE AT GAT NO. 1445, SHED NO. 1, PLOT NO. 2, MHETREWADI CHINCHECHA MALA, CHIKHALI, PUNE, HAVELI, MAHARASHTRA, INDIA, 411062
.....PETITIONER

Notice is hereby given to the general public that the Company proposes to make the application to the Central Government under Section 13 of the Companies Act, 2013 seeking confirmation for alteration of Memorandum of Association of the Company in term of Special Resolution passed at the Extra-Ordinary General Meeting held on 17th Day of January2026, to enable the Company to change its Registered Office from the "**State of Maharashtra**" to the "**State of Haryana**".

Any person whose interest is likely to be affected by the proposed change, may deliver either on **MCA portal (www.mca.gov.in) by filling investor complaint form** or cause to be deliver or send by registered post his/her objections supported by an affidavit stating the nature of his/her interest and ground of opposition to the Regional Director at the Address **Everest, 5th Floor, 100 Marine Drive, Mumbai-400002, Maharashtra** within 14Days of date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below:

Address of Registered Office:Gat No. 1445, Shed No. 1, Plot No. 2, MhetrewadiChinchecha Mala, Chikhali, Pune, Haveli, Maharashtra, India, 411062

For and on behalf of the Applicant
Trado Adhesives and Chemicals Private Limited

Sd/- Sd/-
Pankaj Mukund Naik Director DIN : 08129063
Prabhat Kumar Director DIN : 08129064

Date : 18.02.2026
Place : Pune

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

Satara Zone
Zonal Office, "Jeevan Tara", LIC Building,
Opp. Collector Office, Satara – 415 001
Ph: 02162-299493, E-mail: legal_sat@bankofmaharashtra.bank.in

POSSESSION NOTICE [Appendix IV under the Act – rule- 8(1)]

Whereas the undersigned being 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 Notice dated as mentioned below calling upon the following Borrowers to repay the amount mentioned in schedule along with further interest and charges within 60 days from the date of the said Notice.The Borrowers having failed to repay the amount, Notice is hereby given to the Borrowers and the Public in general that the undersigned has **taken Possession** of the properties 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 on the dates mentioned in the schedule hereunder. The Borrowers in particular and the 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 the **Bank of Maharashtra** for outstanding amount and further interest and expenses thereon mentioned in the schedule 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.

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

Sr. No.	Branch Name & Name & Address of Borrowers and Guarantors	Outstanding Amount in Rs.	Date of Demand Notice / Date & Type of Possession
1	**Branch : Patan** **Borrowers : Mr. Hemraj Upasrao Revatkar & Co-Borrower : Mrs. Indirabai Upasrao Revatkar**	**Rs. 9,62,674.57 (Rupees Nine Lakhs Sixty Two Thousand Six Hundred Seventy Four And Fifty Seven Paise)** plus further interest at applicable rates plus costs, charges & expenses etc.	**28/11/2025** **16/02/2026 (Symbolic)**
	The details of the Immoveable properties mortgaged to the Bank and taken possession by the Bank are as follows: All that pieces and parcel of land and property consisting of a residential Flat No. 402, 3rd Floor, consisting of 3 rooms admeasuring 38.66 Sq. Mtrs. in the Apartment Named 'Solite Homes' project / society constructed on all the pieces and parcels of land bearing Milkat No. 19, R. S. No. 269A/1B/1/3, Opposite Krishna Hospital, Vishramnagar, Malkapur, Tal. Karad, Dist. Satara, Maharashtra 415539 within local limits of Karad, Malkapur in the Registration Sub – District Karad and Registration District – Satara and **Bounded** as On or Towards **North:** By apartment Flat No. 401, On or Towards **South:** By Common Passage, Staircase and Lift, On or Towards **East:** - By Side Margin and Property of Mr. Prakash Shinde, On or Towards **West:** - By Side Margin and **Property of Mr. Jadhdav.** **CERSAI ID : 200091447474**		
2	**Branch : Tambave** **Borrowers : M/s. Bharat N Deshmukh Supplier Proprietor: Bharat Nivrutti Deshmukh, Guarantor/s :- Mr. Sambhaji Ganpatrao Chavan, Mr. Arun Shankarrao Jadhav**	**Rs. 10,93,123.86 (Rupees Ten Lakhs Ninety Three Thousand One Hundred and Twenty Three And Eighty Six Paise only)** plus interest at applicable rates plus costs, charges, and expenses, etc.	**28/11/2025** **16/02/2026 (Symbolic)**
	The details of the Immoveable properties mortgaged to the Bank and taken possession by the Bank are as follows: Mortgage of All those pieces and parcel of land and property with construction & fixture there being & lying at Sadar Bazar in the registration District Satara, Sub- Dist Satara City, Survey No /CTS No:484-B/1 & 484-B2 admeasuring area 2526.4 Sq. Mtrs. In the building named as 'Govind Arcade', Stilt Floor, Flat No. G-3, admeasuring 825.00 Sq Ft. and **Bounded** as On or Towards **North:** - Office, On or Towards **South:** - Parking and Open Space, On or Towards **East:** - Staircase in building, On or Towards **West:** - Open space nearby flat. Sadar Bazar, Tal. & Dist. Satara. **Cersai ID : 200036862812**		
3	**Branch : Malharpeth** **Borrowers : (i) Late. Vijay Shrirang Gaikwad since deceased, represented through legal heirs as follows:- (a) Smt. Manisha Vijay Gaikwad (Wife), Mr. Vedant Vijay Gaikwad (Son), Mr. Vipul Vijay Gaikwad (Son), Smt. Sushila Shrirang Gaikwad (Mother), (ii) Smt. Manisha Vijay Gaikwad and the Guarantors : (i) Mr. Anil Babanrao Shinde and (ii) Mr. Sayaji Tukaram Gaikwad**	**Rs. 12,41,623/- (Rupees Twelve Lakhs Forty One Thousand Six Hundred Twenty Three Only)** plus interest at applicable rates plus costs, charges, and expenses, etc.	**20/03/2025** **16/02/2026 (Physical)**
	The details of the Immoveable properties mortgaged to the Bank and taken possession by the Bank are as follows: (i) All the pieces and parcels of land and property at residential flat or apartment no. 104, Consisting of 3 rooms, admeasuring 67.37 Sq.mt on the ground floor of the building "Droupada dyandev Residency" Apartment, "B" Wing, Project or society constructed on all the pieces and parcels of the land admeasuring 67.37 Sq.mtrs and bearing S.no – Bhumapan No 1028, at mouje varunji /Warunji, Taluka – Karad, situate beaing and lying at village varunji/Warunji, Tal – Karad, in the registration district Satara and with in the jurisdiction of the sub register Jt.Sub register K arad-2, and **Bounded** as On or towards **East:** Flat no 105 at ground floor in B Wing, On or towards **West:** B Wing Flat no 103, On or towards **South:** Stair and passage, On or towards **North:** Old building and open Space. **CERSAI asset Id -200037264278. CERSAI asset Id 200065548943.** Together with the buildings and structures constructed / to be constructed thereon and all the fixtures annexed thereto.		
4	**Branch : Karanje** **Borrowers : M/s Airavat Industries (Through Partners Mr. Santosh Balu Jawale & Mrs. Pooja Subodh Patil) And Guarantors: Mr. Santosh Balu Jawale, Mrs. Pooja Subodh Patil & Mr. Balu Tatu Jawale**	**Rs. 2,59,63,243.00 (Rupees Two Crore Fifty Nine Lakhs Sixty Three Thousand Two Hundred Forty Three Only)** Plus further Interest at applicable rates plus costs, charges, and expenses etc.	**23/06/2025** **17/02/2026 (Physical)**
	The details of the Immoveable properties mortgaged to the Bank and taken possession by the Bank are as follows: **Primary Securities:** **(i)** Hypothecation of Machineries and other assets created out from Bank's Finance **CERSAI ID: 200071992609.** **(ii)** Hypothecation of Stock, Book Debts & other current assets created out from Bank's Finance **CERSAI ID: 200077561550.** **(iii)** Additional Registered Mortgage of all the pieces and parcels of Industrial NA Plot At Gat No. 373, Village – Mugdulbhatachiwadi Taluka and District – Satara admeasuring area 41R, PK – 0.09R along with the entire construction thereon at Village Mugdulbhatachiwadi Taluka and District Satara within jurisdiction of Joint Sub-Registrar Class – 2, Satara No. 2, owned by Mr. Santosh Balu Jawale Property **Bounded** as: On or Towards **North:** Panand Road, On or Towards **East:** Agri Land of Mr. Shamrao Daulati Dhanawade, On or Towards **West:** Agri Land of Mr. Shamrao Daulati Dhanawade, On or Towards **South:** Agri Land of Mr. Shankar Ganapati Dhanawade. **CERSAI ID: 200071681890.** **Collateral Securities:** **(i)** Registered Mortgage of all the Pieces and Parcels of Industrial NA Plot At Gat No. 421, Village – Mugdulbhatachiwadi Taluka and District – Satara having total area as 0.88.75 R PK- 0.0531 R along with the entire construction thereon at Village Mugdulbhatachiwadi Taluka and District Satara within jurisdiction of Joint Sub-Registrar Class – 2, Satara No. 2, owned by Mr. Balu Tatu Jawale Property **Bounded** as: On or Towards **North:** Agri Land of Mr. Dilip Shinde, On or Towards **East:** Agri Land of Mr. Jalindar Godase, On or Towards **West:** Agri Land of Mr. Rajendra Parbati Godase, On or Towards **South:** Agri Land of Mr. Gulab Shankar Chavan. **CERSAI ID: 200071966268.**		

Date : 16/02/2026, 17/02/2026
Place : Karad, Satara

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

Indian Overseas Bank

Boripardhi-Dhayegudewadi Branch
Boripardhi-Dhayegudewadi, 176/1, Dhaygudewadi, Boripardhi, Daund-412203
Email id: iob3629@iob.bank.in

Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with Rule 3(1) of the security interest (Enforcement), Rules, 2002 (Rules)

1. Whereas the undersigned being the Authorised Officer of **Indian Overseas Bank** under SARFAESI Act and in exercise of powers conferred under Section 13(12) read with Rule 3, issued Demand Notice under Section 13(2) of the said Act, calling upon the Borrowers/ Mortgagors/ Guarantors listed hereunder (hereinafter referred to as the "said Borrowers"), to repay the amounts mentioned in the Notice, within **60 days** from the date of receipt of Notice, as per details given below.
2. The said Notices have been returned undelivered by the postal authorities / **have not been duly acknowledged by the Borrowers / Mortgagors / Guarantors.** *Hence the Bank by way of abundant caution is effecting this publication of the demand notice. The undersigned has, therefore, caused these Notices to be pasted on the premises of the last known addresses of the said Borrowers/ Mortgagors/ Guarantors as per the said Act. Copies of the said Notices are available with the undersigned and the said Borrowers/ mortgagor / guarantors, may, if they so desire, collect the said copies from the undersigned on any working day during normal office hours.
3. Against the above background, Notice is hereby given, once again, to said Borrowers/ Mortgagors / Guarantors to pay to **Indian Overseas Bank,** within 60 days from the date of publication of this Notice, the amounts indicated / payable as given below under the loan & other documents. As security for due repayment of the loan, the following assets have been mortgaged to **Indian Overseas Bank** by the respective parties as below.

Amount in Rupees

Name of the Borrowers / Mortgagors / Guarantors with address	Total outstanding * Rs. 10,29,206 as on 06/02/2026	Date of NPA / Date of Demand Notice
Borrower : Madiwallya Guralingayya Chikmath, Lalita Madiwallya Chikmath, Both at : Boripardhi, Ravinavalkar Chal,behind Anand Residency, Daund, Pune-412203.	**Rs 10,29,206/-**	**04/02/2026** **09/02/2026**
Description Secured Assets : Residential Flat no. 13 admeasuring total carpet area 422 sq fts i.e. salable built up area 51.02 sq mts (549 sq ft) (Carpet+ Balcony+Common Area) on 3rd floor in building – "RENUKA RESIDENCY" constructed on Gat no. 205 (Old Gat no. 248)at Vill Boripardhi, Tal Daund ,Distt Pune **and bounded by: North:-** Outer Side of Building, **South:-** Flat no. 10, **East:-** Outer Side of Building, **West:-** Flat No. 12.		

*Payable with further interest at contractual rates/rests as agreed from the date mentioned above till date of payment.

4. If the said Borrowers/Mortgagors/Guarantors fails to make payment to **Indian Overseas Bank** as aforesaid, then **Indian Overseas Bank** shall proceed against the above secured assets under Section 13(4) of the SARFAESI Act and Rules entirely at the risks, costs and consequences of the said Borrowers/mortgagor/Guarantors.
5. Further, the attention of Borrowers/Mortgagor/Guarantors. is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available to them to redeem the secured assets.
6. The said Borrowers/Mortgagor/Guarantors are prohibited under the SARFAESI Act from transferring the secured assets, whether by way of sale, lease or otherwise without the prior written consent of **Indian Overseas Bank**. Any person who contravenes or abets contravention of the provisions of the Act or Rules shall be liable for imprisonment and/ or fine as given under Section 29 of the Act.

Date : 09/02/2026
Place : Boripardhi

Sd/-
Authorised Officer,
Indian Overseas Bank

IDBI BANK
CIN:L65190MH2004GOI148838

IDBI BANK LTD., RETAIL RECOVERY

IDBI House, 1st Floor, Dnyaneshwar Paduka Chowk, F.C. Road, Shivaji Nagar, Pune- 411004.

SALE NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A (See proviso to Rule 8(6)/9(1)*

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11-03-2026 for recovery of Rupees as mentioned in table below due to IDBI Bank Ltd., Secured Creditor from Borrower(s) as mentioned below. The reserve price and earnest money deposit will be as under:

DESCRIPTION OF IMMOVABLE PROPERTY

Name of the Borrowers & Owner of the Property	A/c No & Outstanding loan	Date of Demand Notice / Possession	Reserve Price & EMD amount. (Rs.)	Date of Inspection	Description of Property
1. Shri Sachin Balkrishna Kulkarni, Co Borrower Name : Priyanka Bhalchandra Deonikar ; LOAN A/C : 0651675100010247 & 0651675100010256	0651675100010247 & 0651675100010256 Outstanding: Rs.56,53,208/- (Rupees Fifty Six Lakh Fifty Three Thousand two hundred eight only) together with further interest & charges thereon with effect from 10-03-2025	21-03-2025 12-11-2025	Rs.49,00,000/- & Rs.4,90,000/-	03-03-2026	All that piece and parcel of the property bearing at Flat No 105, 1st Floor, Building No A, Lakewood, S No 14/1+14/2 and 15/3, P.No 570/16-17 Phase 1, Near Lake Vista, Ambegaon, Pune-411046 admeasuring area 648 sq.ft. i.e. 60.22 sq.metre plus terrace area 130 sq.ft. i.e. 12.08 sq.mtr total sealable area 998 sq.ft i.e. 92.75 sqmtr at village Ambegaon, Khurdh, Haveli, District-Pune in the state of Maharastra
2. Suresh Baliram Shirole & Vaishali Suresh Shirole	0102675100023366 0102675100023375 Total Outstanding of all accounts Rs.33.52 Lakh/- plus unapplied interest from 10-11-2025	21.05.2024 26.12.2024	Rs.25,00,000/- & Rs.2,50,000/-	02-03-2026	Residential Flat – 1 BHK , Flat No – 102, 1st Floor, Blueberry Homes, Gat No.862, Plot No. 52 & 53, Village-Wagholi (Awhalawadi) Haveli - Pune - 412207, Maharashtra Admeasuring area 33.76 sq.mtrs area plus adjoining terrace admeasuring 6.80 sq. mtrs plus car parking admeasuring area 8.00 sq.mtrs.
3. ALEX AROKISWAMI THOMAS & PRACHI ALEX THOMAS	0651675100004121 Outstanding Rs.15.57 lakh plus unapplied interest from 30.06.2025	23.01.2023 29.01.2024	Rs.12,50,000/- & Rs.1,25,000/-	26-.02-2026	Flat no.302, Wing I, PRATHAM, Situated at GAT no.1205/1/K, Talegaon Dhamdhere, Shirur- , Maharashtra admeasuring 440 Sq.ft. carpet area

For detailed terms and conditions of the sale, please refer to the link provided in www.bankeauctionwizard.com and IDBI Bank's website i.e. www.idbibank.in. For any clarification and E Auction Support, the interested parties may contact Shri. Gyan Ranjan, 020-66004122 Authorised Officer, IDBI Bank Ltd Retail Recovery, IDBI House, 1st Floor, Dnyaneshwar Paduka Chowk, F.C. Road, Shivaji Nagar, Pune - 411004; Mr. Albert Paul on 7207526931; Ms. Preeti Satish Mohan on (T) 8983070075 or Mr. Ravi Shankar Raj on 8878786488 or Upendra Kumar 8709249507

The Bid Document, which contains the detailed terms and conditions of sale, bid forms etc. may be obtained from any of our branch office free of charge, on all working days or can be downloaded from IDBIs website www.idbibank.in and www.bankeauctionwizard.com from 20-02-2026.

Sd./-
Authorised Officer
IDBI Bank Ltd.

Date : 19/02/2026
Place : Pune

