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:- 402HML60205938 **1. Santosh Balaram Chile (Borrower)** **2. Chile Geeta Santosh (Co-Borrower)** **Both At** FL B 307 Kanchan Comfortz SN 9/2 Yewalewadi Nr Nimbalkar Estate Pune-411048 **Outstanding amount - Rs. 28,81,786 /- (Rupees Twenty Eight Lakhs Eighty One Thousand Seven Hundred Eighty Six Only)** as on 07/03/2026 along with future interest and charges accrued w.e.f. **07/03/2026**	All that piece and parcel of the immovable property being Flat no. 307, Floor THIRD, "B" wing in the project known as "Kanchan Comfortz" carpet area 38.92 sq. mtrs i.e. 419sq. ft. being area of the said tenement. One car parking space having area adm. About 8 Sq. mtrs being no. 55 (As per ready reckoner available with Sub-Registrar Haveli aforesaid property is situated at village Yewlewadi, survey no. 9 Hissa no. 2 taluka haveli dist. Pune)	**E-auction Date:-26/03/2026** 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:- 25/03/2026** up to 5:00 p.m. (IST.) **Date of Inspection:- 10/03/2026 to 20/03/2026** between 11:00 am to 4:00 pm (IST). **Reserve Price:** For Immovable property **Rs. 24,40,000/- (Rupees Twenty Four Lakhs Forty Thousand Only)** **The Earnest Money Deposit will be Rs. 2,44,000/- (Rupees Two Lakh Forty Four Thousand Only)** 10% of Reserve Price. **Bid Increment – Rs. 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. •T h e Auction Sale will be online through e-auction portal. •The e-Auction will take place through portal **https://bankauctions.in,** on 26/03/2026 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: 10TH MARCH, 2026, Place:- PUNE **Authorized Officer, (Rahul Singh) Bajaj Housing Finance Limited**

Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road,Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898 **Website**: www.motilaloswalhf.com, **Email:** hfquery@motilaloswal.com

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 30 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of **"online e-auction"** for recovery of dues and further interest, charges and costs etc. as detailed below **in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com"as per the details given below :

Date and time of E-Auction Date: 27-03-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)

Last date of EMD Deposit:26-03-2026

Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD /Last date of EMD
LAN: LXPUN00116-170038981 Branch: Pune Borrower: Mahadev Sambhaji Kambale Co-Borrower: Parvatibai Mahadev Kambale	**09-05-2025 For Rs: 424567/- (Rupees Four Lakh Twenty Four Thousand Five Hundred & Sixty Seven Only)**	Plot No.8 9 & 10A Gat No. 300 Ad Measuring Area3000 Sq.Feet Golden Park Mauje-Tilekarwadi (Khamgaon Tek) Taluka - Haveli Dist-Pune 411046 Pune Maharashtra	**Reserve Price: Rs.300000/- (Rupees Three Lakh Only) EMD: Rs. 30000/- (Rupees Thirty Thousand Only)**

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal : **https://www.auctionbazaar.com/** of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Vinod Tanaji Kamble 9372705614 & Deepak Shivaji Keswad 9767323535, .** details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, **E-mail ID: contact@auctionbazaar.com.**

Place : Maharashtra / Date : 10.03.2026 **Sd/-, Authorised Officer,Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)**

PUBLIC NOTICE

Notice is hereby given that I am investigating the title of **Shivsai Co-operative Housing Society Ltd.** regarding Land at **S.No. 89 + 90, Plot No. 59, CTS No. 965 area 983.10 sq. mtrs.** in Lokmanya Colony **Village Kothrud,** Tal. Haveli, Dist. Pune and **bounded** as: **East:** Plot No.60, S.No. 89 + 90, CTS No. 966, **South:** 6 mtrs. Road, **West:** Plot No. 58, S.No. 89 + 90, CTS No. 964, **North:** 12 mtrs. Road. The said **Shivsai Co-operative Housing Society Ltd.** through its **Chairman Amit S. Kulkarni and Secretary Vikram S. Bapat** executed Development Agreement and Power of Attorney both dated 13/02/2025 registered in Sub-Registrar Haveli No. 11 at Serial Nos. 3954/2025 and 3955/2025 in favour of **D & T Properties Unit-5** through its **Partner Abhishek Deshpande.** Any persons having any claim by way of sale, mortgage, lien, easement, lease, possession, gift, agreement, litigation or otherwise howsoever in respect of the same are required to intimate the same in writing to the undersigned together with documents in support thereof **within 7 days** of publication of this notice, failing which all such claims, if any, shall be deemed to have been waived and/or abandoned.

Place: Pune
Date: 09/03/2026 **NITIN G. OMBALE, ADVOCATE**
Address: Flat No.4, Second Floor, Om Shankar, CTS No. 896/1, Raviwar Peth, Pune 411002. Mobile 9822196328

PUBLIC NOTICE

Notice is hereby given to the general public and all concerned that my client Mr. Pramod Kanojia residing at At. Servy no. 31, House no. 799, Near Durvankur Karyalaya (Hall) Mungle anna nagar, Taluka Haveli, District Pune, Maharashtra 411043, have instructed me to issue this notice based on the information and particulars provided by him.

That property described hereunder was originally owned by Balasaheb Kisan Borkar, but he passed away on 19/05/2006, and his wife Magal Balasaheb Borkar, son Yogesh Balasaheb Borkar & Nilesh Balasaheb Borkar and daughter Rasika Dattatray Khedkar (maiden name) are his legal heirs.

The said legal heirs has been decided to sale the said property to Mr. Pramod Kanojia by a registered Sale Deed/Assignment Deed.

Now, as the said purchaser intends to available a Loan from Bajaj Finance Ltd., any person having any right, title, interest, share, possession, claim, objection, charge, mortgage, inheritance right, nominee right, or any other interest whatsoever in respect of the said property is hereby called upon to submit their objection, if any, along with documentary evidence, within 7 (seven) days from the date of publication of this notice at the address mentioned below.

If no objection or claim is received within the stipulated period, it shall be presumed that no person has any right, claim, or objection in respect of the said property, and further legal transactions and loan procedures shall be completed accordingly. Any claim raised thereafter shall not be entertained. Please take note.

Description of the Property:- All that piece and parcel of Shop No.05, built-up area of 227 sq. feet, i.e. 20.91 sq. meters on the Ground floor standing on land bearing City Survey No. 4542, situated at Mauje Dhankawadi, Mungale Anna Nagar, Taluka Haveli, Dist Pune.

Date : 10/03/2026

SUJATA SACHIN PARDESHI, Advocate
Bhadrakali, Bunglow No.3, Behind Gagangiri Ashram, Po.Khopoli, Tal. Khalapur, Dist. Raigad. Mobile. 8446241644

AXIS BANK LTD.

Branch Address : Sterling Plaza, Ground floor, Opp. Sai Service Petrol Pump, J.M.Road, Pune. 411004 **Registered Office :** "Trishul" -3rd Floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad -380006

DEMAND NOTICE

[Under S. 13 (2) of 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) Rule, 2002)]

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

The below mentioned Borrowers/Co-borrowers/Mortgagors/Guarantors are called upon to pay to **Axis Bank Ltd.** 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 borrower's obligation under the said agreements, the respective assets shown against the name have been charged to **Axis Bank Ltd.**

If the concerned Borrowers/Co-borrowers/Mortgagors/Guarantors fails to make payment to **Axis Bank Ltd.** as aforesaid, then the **Axis Bank Ltd.** shall be entitled to exercise all or any of the rights mentioned under S 13(4) of the Act and the applicable Rules entirely at the risk of concerned Borrowers/Co-borrowers/Mortgagors/Guarantors as to cost and consequences. In terms of provisions mentioned in sub-section 13 of sec.13 of the Act, all you shall not transfer by way of sale, lease, or otherwise any of the asset stated under security referred to in this notice without prior written consent of our Bank.

As per the provision of the aforesaid act, Borrowers/Co-borrowers/Mortgagors/Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease etc. Any contravention of the said provisions will render the concerned person liable for punishment and /or penalty in accordance with SARFAESI Act. For more details the unserved returned notice may collected from the undersigned.

Name of the Branch : Pune

Sr. No.	Name and Address of the Borrower/Co-Borrower/ Mortgagor/Guarantor	Outstanding Amount in Rs.
1	**1) Anant Mrutyunjay Hiremath,** B/10, Swapnapurti Society, Sasane Nagar, Near D Mart, Kale Patil Road Hadapsar, Pune - 411028 **Also At** Flat No. 11, Building -1, Krishna Keval Township, S.No. A/1/2, Kondhava Pune - 411048 **Also At** Flat No. 407, 4th Floor, Wing A, S.No. 58/2B, Urban Nest, Undri Pune - 412308 **2) Shantabai Mrutyunjay Hiremath,** Lokapure Wada, Subhash Galli, Tal. Akkalkot, Dist. Solapur - 413216 **Also At** Flat No. 11, Building -1, Krishna Keval Township, S.No. A/1/2, Kondhava Pune - 411048 **Also At** Flat No. 407, 4th Floor, Wing A, S.No. 58/2B, Urban Nest, Undri Pune - 412308	**Rs. 30,38,510.00/- (Rupees Thirty Lakh Thirty Eight Thousand Five Hundred Ten Rupees Only)** amount as on 18/11/2025 & together with further contractual rate of interest from 19/11/2025 thereon till the date of payment
	Type of Loan : Home Loans	**Demand Notice: 15/12/2025** **Date of NPA: 05/05/2025**
	Details of Mortgaged Property : All that piece and parcel of Flat No. 407, 4th Floor, Wing A, S.No. 58/2B, Urban Nest, Undri Pune - 412308 . Owned by Anant Mrutyunjay Hiremath & Shantabai Mrutyunjay Hiremath and bounded as per Building Plan.	
2	**1) Ganesh Rajaram Khandare,** Flat No.7, Sr. No. 49/3, Shramik Nagar Near Dhanori, Pune City Pune - 411015 **Also At** S. No. 49/3, Suryawanshi Niwas, Near Radhakrushna Mandir, Shramik Nagar, pune city Pune – 411015 **Also At.** Flat No. A- 304, 3rd Floor, Wing No. A, Dnyanai Redsidency, Gut No. 370 At Rase, Chakan Tal. Dist. Pune - 410505 **2) Jayashri Ganesh Khandare,** Flat No.7, Sr. No. 49/3, Shramik Nagar Near Dhanori, Pune City Pune - 411015 **Also At** P. No. 56, S.No.19/2, Geeta Nagar, Lalmati,Bhavsingpura, Aurangabad - 431001 **Also At.** Flat No. A - 304, 3rd Floor, Wing No. A, Dnyanai Redsidency, Gut No. 370 At. Rase, Chakan Tal. Dist. Pune - 410505	**Rs. 12,77,950.00/- (Rupees Twelve Lakh Seventy Seven Thousand Nine Hundred Fifty Only)** amount as on 18/11/2025 & together with further contractual rate of interest from 19/11/2025 thereon till the date of payment
	Type of Loan : Asha Home Loans	**Demand Notice: 15/12/2025** **Date of NPA: 03/10/2025**
	Details of Mortgaged Property : All that piece and parcel of Flat No. A - 304, 3rd Floor, Wing No. A, Dnyanai Redsidency, Gut No. 370 At. Rase, Chakan Tal. Dist. Pune – 410505. Owned & possesed by Ganesh rajaram Khandare & Jayashri Ganesh Khandare and bounded as per Building Plan.	
3	**1) Shubham Ganesh Madne, 2) Nivedita Shivaji Madne, Both At :** Vidyanagar, Near Ganesh Mandir, Gunwadi, Baramati Pune - 413102 **Also At** Flat No.12, 3rd Floor, Wing E, Ekdant Apartment, Plot No. 11, Gat No. 51/A, Wanjarwadi, Tal. Baramati, Dist. Pune - 413102	**Rs. 11,80,417.00/- (Rupees Eleven Lakh Eighty Thousand Four Hundred Seventeen Only)** amount as on 18/11/2025 & together with further contractual rate of interest from 19/11/2025 thereon till the date of payment
	Type of Loan : Asha Home Loans	**Demand Notice: 15/12/2025** **Date of NPA: 03/10/2025**
	Details of Mortgaged Property : All that piece and parcel of Flat No.12, 3rd Floor, Wing E, project known as "Ekdant Apartment", situated at Plot No. 11, Gat No. 51/A, Wanjarwadi, Tal. Baramati, Dist. Pune - 413102.Owned & possesed by Shubham Ganesh Madne and bounded as per Building Plan.	
4	**1) Shyam Babu Jaiswal, 2) Krishna Ranko Parida, Both At** S. No. 21/1A/1/20, Defence Colony, Ganesh Nagar Bopkhel, Pimpri Chinchawad Pune- 411031 **Also At** Flat No. C-501, "Oxy Enclave"Gate No. 1140, Raisoni College, domkhel Road,Wagholi Pune - 412207	**Rs. 22,15,064.00/- (Rupees Twenty Two Lakh Fifteen Thousand Sixty Four Only)** amount as on 18/11/2025 & together with further contractual rate of interest from 19/11/2025 thereon till the date of payment
	Type of Loan : Asha Home Loans	**Demand Notice: 15/12/2025** **Date of NPA: 09/09/2025**
	Details of Mortgaged Property : All that piece and parcel of Flat No. C-501, Project known as "Oxy Enclave" Gate No. 1140, Raisoni College, Domkhel Road, Wagholi Pune. Owned & possesed by Shyam Babu Jaiswal and bounded as per Building Plan.	
5	**1) Anjali Shamrav Payal, 2) Kajal Yogesh Mahadik, Both At :** Flat No. 205, 2nd Floor, Building 'B', Ankur Residency, Vanjarwadi, Tal - Baramati, Dist - Pune – 413102 **Also at** Malad Bhaiya Vasti, Malad, Tal - Baramati, Dist - Pune - 413102	**Rs. 13,49,737/- (Rupees Thirteen Lakh Forty Nine Thousand Seven Hundred Thirty Seven Only)** as on 24/12/2025 & together with further contractual rate of interest from 25/12/2025 thereon till the date of payment
	Type of Loan : Home Loan (Asha)	**Demand Notice: 27/12/2025** **Date of NPA: 09/12/2025**
	Details of Mortgaged Property : All that piece and parcel of Flat No. 205, on 2nd Floor, admeasuring Carpet area 46.10 Sq. Mtrs., Terrace area 3.78 Sq. Mtrs., Total Carpet area 49.88 Sq. Mtrs. i.e. 537.00 Sq. Ft., in the Building 'B', of the Building Known as "ANKUR RESIDENCY", and constructed on Gat No. 141/1/B/Plot No. 1 (Old Gat No. 141/1), Situated at– Village - Vanjarwadi, Tal - Baramati, Dist – Pune and owned by Anjali Shamrav Payal and bounded as per Building plan.	
6	**1) Arjun Kisan Shinde,** Flat No. 202, 2nd Floor, Wing 'A', Aaradhyam Phase No. III, Datta Nagar, Dudulgaon, Tal - Haveli, Dist - Pune - 412105 **Also at** Plot No. 13, 4th Floor, E Wing, Sakshi Heights, Sahyadri Nagar, Near Kala Garden, Dist - Satara - 412803 **Also at** A/P - Chikhalbeed, Tal - Wadwani, Dist - Beed - 431124 **2) Priyanka Arjun Shinde Alias Priyanka Ashok Gajare** Flat No. 202, 2nd Floor, Wing 'A', Aaradhyam Phase No. III, Datta Nagar, Dudulgaon, Tal - Haveli, Dist - Pune - 412105 **Also at** Plot No. 13, 4th Floor, E Wing, Sakshi Heights, Sahyadri Nagar, Near Kala Garden, Dist - Satara - 412803 **Also at** Plot No. 180, Abul Gazi Nagar, Dhule Road, Dist - Nandurbar - 425412	**Rs. 26,19,896/- (Rupees Twenty Six Lakh Nineteen Thousand Eight Hundred Ninety Six Only)** as on 24/12/2025 & together with further contractual rate of interest from 25/12/2025 thereon till the date of payment,
	Type of Loan : Home Loan	**Demand Notice: 27/12/2025** **Date of NPA: 09/12/2025**
	Details of Mortgaged Property : All that piece and parcel of Flat No. 202, on 2nd Floor, admeasuring Carpet area 47.00 Sq. Mtrs., Enclosed Balcony area 4.56 Sq. Mtrs., Terrace area 6.33 Sq. Mtrs., in the Wing 'A', of the Project Known as "AARADHYAM PHASE - III", and constructed on Gat No. 182/3, Situated at– Village - Dudulgaon, Tal - Haveli, Dist – Pune and within the limits of Pimpri Chinchwad Municipal Corporation and owned by Arjun Kisan Shinde and Priyanka Arjun Shinde Alias Priyanka Ashok Gajare and bounded as per Building plan.	
7	**1) Atul Balaso Mane, 2) Suchita Atul Mane, Both At :** Flat No. 106, 1st Floor, Wing 'A', Kesar Valley, Patil Nagar, Chikhali, Tal - Haveli, Dist - Pune - 412114 **Also at** C/O H B Gopale, Building No. A-28, S. No. 20, Sec - 2, Flat No. 4, Near ITI College, Krisha Nagar, Chinchwad, Dist - Pune - 411019 **Also at** A/P - Bhilawadi Station, Tal - Palus, Dist - Sangli - 416303	**Rs. 10,99,419/- (Rupees Ten Lakh Ninety Nine Thousand Four Hundred Nineteen Only)** as on 24/12/2025 & together with further contractual rate of interest from 25/12/2025 thereon till the date of payment
	Type of Loan : Home Loan	**Demand Notice: 27/12/2025** **Date of NPA: 03/11/2025**
	Details of Mortgaged Property : All that piece and parcel of Flat No. 106, on 1st Floor, admeasuring Carpet area 38.83 Sq. Mtrs., Attached Terrace area 5.48 Sq. Mtrs., in the Wing 'A', of the Project Known as "KESAR VALLEY", and constructed on Gat No. 1648, Situated at– Village - Chikhali, Tal - Haveli, Dist - Pune and within the limits of Pimpri Chinchwad Municipal Corporation and owned by Atul Balaso Mane and bounded as per Building plan.	
8	**1) L Sunil More,** Flat No. 204, 2nd Floor, Wing 'A', Lotus Residency, Lohegaon, Tal - Haveli, Dist - Pune - 411047 **Also at** Flat No. M 30/2369, 1st Floor, Vitasta MHB, Yerwada, Dist - Pune - 411006 **Also at** 18, Queen Garden Backside, A-1 Building, Near Arun Vaidya Chowk, Pune Station Road, Dist - Pune - 411001 **2) Ganesh Anant Kadu - (Guarantor)** Flat No. B/401, Gamish Skyline, Ambegaon Budruk, Near Chintamani School, Pune City, Katraj, Dist - Pune - 411045	**Rs. 9,71,894/- (Rupees Nine Lakh Seventy One Thousand Eight Hundred Ninety Four Only)** as on 24/12/2025 & together with further contractual rate of interest from 25/12/2025 thereon till the date of payment
	Type of Loan : Home Loan	**Demand Notice: 27/12/2025** **Date of NPA: 30/11/2025**
	Details of Mortgaged Property : All that piece and parcel of Flat No. 204, on 2nd Floor, admeasuring Carpet area 48.93 Sq. Mtrs., along with Enclosed Balcony area 6.17 Sq. Mtrs., adjoining Terrace area 12.05 Sq. Mtrs., along with one allotted Covered Car Parking, in the Wing 'A', of the Building Known as "LOTUS RESIDENCY", and constructed on Survey No. 281 Hissa No. 3/4, Situated at– Village - Lohegaon, Tal - Haveli, Dist – Pune and within the limits of Pune Municipal Corporation and owned by L Sunil More and bounded as per Building plan.	

Date : 10/03/2026, Place : Pune **Authorised Officer, Axis Bank Ltd.**

Bank of Maharashtra

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 : Pusegaon Borrowers : M/s. Madhura Mangal Karyalay Prop. Mr. Rajendra Baburao Salunkhe**	**Rs. 38,89,246.13 (Rupees Thirty Eight Lakh Eighty Nine Thousand Two Hundred Forty Six and Paise Thirteen only)** plus further interest at applicable rates plus costs, charges and expenses, etc.	**04/12/2025** / **05/03/2026 (Symbolic)**
	The details of the Immoveable properties mortgaged to the Bank and taken possession by the Bank are as follows: **1.** Hypothecation of Furniture, interiors, catering-kitchen work etc. created out of Bank Finance. **CERSAI ID : 200056823384, 200037405886.** **2.** Register Mortgage of All those pieces and parcels of land situate being and lying at village Vilaspure in the registration Dist. Satara Sub-Dist. Khatav admeasuring 3600 sq. mtrs. and bearing CTS/Survey Nos. 2152/2 Gut No. 773 **Bounded** as follows : On or towards the **North :** Boundary of village Pusegaon, On or towards the **East :** Gat No. 775, On or towards the **West :** Gat No. 772, On or towards the **South :** Flat No. 774. Together with the buildings and structures/ residential block constructed to/to be constructed thereon admeasuring 910.03 sq.mtrs. (carpet) i.e. 910.03 sq. mtrs. (built up) in aggregate consisting of na floor/s and all the fixtures annexed thereto as per the list annexed. **Property in the name of Mr. Rajendra Baburao Salunkhe. CERSAI ID : 200099997592**		
2	**Branch : Pusegaon Borrowers : M/s. Mangalmurti Food Products Prop. Mr. Jayant Arun Satre**	**Rs. 25,78,604.12 (Rupees Twenty Five Lakh Seventy Eight Thousand Six Hundred Four and Twelve Paise only)** plus further interest at applicable rates plus costs, charges and expenses, etc.	**23/12/2025** / **05/03/2026 (Symbolic)**
	The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows: **1.** Hypothecation of Plant & Machinary created out of Bank Finance. **CERSAI ID : 200078708371** **2.** Hypothecation of Stock & Receivables. **CERSAI ID : 200078708523**		
3	**Branch : Dhebewadi Borrowers : Mr. Bapuso Dadaso Kadam, Mrs. Jyoti Bapuso Kadam**	**Rs. 15,54,155/- (Rupees Fifteen Lakhs Fifty Four Thousand One Hundred Fifty Five Only)** plus further interest at applicable rates plus costs, charges and expenses, etc.	**01/12/2025** / **06/03/2026 (Symbolic)**
	The details of the Immoveable properties mortgaged to the Bank and taken possession by the Bank are as follows: The property situated in the division and District Satara, sub- Division and Sub District Karad and within the jurisdiction of Sub registrar Karad, within four boundaries of Karad Municipal Council, Gat situated bearing Survey No. 35/1/2/1/K admeasuring area 00H 46.50 R.Aakar 05R 57 Pai **Bounded** as follows : On or towards the **East :** Property of Manglekar, On or towards the **West :** Property of Vakalat Khan & Irfan Khan, On or towards the **South :** Karad – Chiploon road, On or towards the **North :** Property of Sunil Jadhav & Irfan Khan. Over which constructed RCC Building Name as style as Vedantika Residency South wing forth flour Flat No. 408 Carpet area 41.21 sq.mtr. (443.47 sq.ft.) Built up area 47.66 sq.mtrs. (512.90 sq.ft.) Super Built up Area 64.31 sq.mtr. (692 sq.ft.) **Bounded** as On or towards the **East :** Duct & Flat no. 409, On or towards the **West :** Flat No. 407, On or towards the **South :** Passage & Duct, On or towards the **North :** Open Space. **CERSAI ID: 200062976121**		

Date : 05/03/2026, 06/03/2026 **Chief Manager & Authorised Officer,**
Place : Pusegaon **Bank of Maharashtra, Satara Zone**

Bank of Maharashtra

Padmavati Branch : Digvijay Villa, Sangam Co-op Hsg. Society, Pune Satara Road, Padmavati, Pune - 411037. Email ID: brmgr315@bankofmaharashtra.bank.in, bom315@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 (54 of 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 **24.12.2025** calling upon the Borrower **Borrower M/s Lenckin Infra Solutions through its Proprietor Mr. Tusshar Ashok Munoat (HUF)** to repay the amount mentioned in the Notice being **Rs. 1,94,83,209.00 (Rs. One Crore Ninety-Four Lakhs Eighty-Three Thousand Two Hundred and Nine Only)** plus interest thereon as applicable rate of interest w.e.f. 25.12.2025, 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 the said Notice.

The borrower M/s Lenckin Infra Solutions through its Proprietor Mr. Tusshar Ashok Munoat (HUF) having failed to repay the amount, Notice is hereby given to the Borrower and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in the exercise of the powers conferred on him under sub section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this **4th Day of March of the year 2026.**

The 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, Padmavati Branch** for an amount of 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.

The details of the properties Mortgaged to the Bank and taken possession by the Bank are as follows:

Description of Movable Property : Hypothecation of Stocks and Book Debts. CERSAI Asset Id-200068415248

Date : 04/03/2026 **Authorised officer & Chief Manager,**
Place: Pune **Bank of Maharashtra**

पंजाब नैशनल बैंक punjab national bank

...भरोसे का प्रतीक ! ...the name you can BANK upon !

ARMB Kolhapur : 1182/17, Ground Floor, Rajaram Puri, 4th Lane, Takala, Kolhpaur- (Maharashtra) - 416008 **Email:** cs8264@pnb.bank.in, **Ph :** 0231-2524017

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) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 / B) Outstanding Amount as on 31/01/2026 / 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 : Ichalkaranji** / **A/c Name: Jaisingh Prahladsingh Shekhawat** / **Borrower: Jaisingh Prahladsingh Shekhawat** / **Co-Borrower: Payal Jaisingh Shekhawat** / **Guarantor: NA**	Residential Flat Situated at R.S. No. 549 (part), Plot No. ABCD, C.S. No. 13925 (part), Flat No. 103 At 1st Floor, 'B' Wing, Khamakars's County, Pujari Mala, Ichalakaranji, Tal-Hatkanangale, Dist- Kolhapur, Maharashtra **Bounded By East:** Ramp & Open Space, **West:** Passage, Lift & Thereafter Flat No.102, **South:** Property of Flat No:101, **North:** Open Space Plot **Encrumbrances : Not Known**	A) 11.10.2021 / B) Rs. 43,44,598.44 + further interest & Charges / C) 05.02.2022 / D) Symbolic Possession	Rs. 27.00 Lakh / Rs. 2.70 Lakh / Rs. 0.50 Lakh	Dt. 27/03/2026 11.00 AM to 4.00 PM
2	**Branch : Kolhapur** / **Account Name : Sandeep Chandrakant Mandarekar** / **Borrower: Sandeep Chandrakant Mandarekar** / **Co-Borrower: Manisha Sandeep Mandarekar** / **Guarantor: NA**	Flat 102, 1st Floor, C S No. 1940, Anjana Heritage Builtup area 73.42 sq. mtr, Near Gandhi Putala, Valiwade, Gandhi Nagar, Kolhapur **Encumbrance - Not Known**	A) 31.01.2023 / B) Rs. 1,03,60,539.52 + further interest interest and charges / C) 02.08.2023 / D) Symbolic Possession	Rs. 23.00 Lakh / Rs. 2.30 Lakh / Rs. 0.50 Lakh	Dt. 27/03/2026 11.00 AM to 4.00 PM
3		Shop No. 3 & 4, Ground Floor C S No. 1940, Anjana Heritage, Admeasuring 44.60 Sq. Mtr, Near Gandhi Putala, Valiwade, Gandhi Nagar, Kolhapur. **Encumbrance - Not Known**		Rs. 25.00 Lakh / Rs. 2.50 Lakh / Rs. 0.50 Lakh	Dt. 27/03/2026 11.00 AM to 4.00 PM
4	**A/c Name : F - Fork Founders** / **Borrower : F - Fork Founders Prop. Mrs. Noorjahan Shabbir Mulla**	Register Mortgage of Plant and Machinery at Plot No.44, Gat No.225, Kanadwadi Road Nr. Kupwad MIDC, Savali Tq. Miraj, Dist. Sangli. **Bounded** by **East:** 40 Ft. Wide Road, **West:** Plot No. 33 & 34, **South:** Plot No.45, **North:** Plot No.43 **Encrumbrances : Not known**	A) 07.07.2018 / B) Rs 2,56,32,359.12 + further interest and charges / C) 16.01.2019 / D) Symbolic Possession	Rs. 12.20 Lakh / Rs. 1.22 Lakh / Rs. 0.25 Lakh	Dt. 27/03/2026 11.00 AM to 4.00 PM

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 sold 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 Date & Time Mentioned as above. 4)** For detailed term and conditions of the sale, please refer **https://baanknet.com & www.pnbindia.in**.

Date : 09/03/2026
Place: Kolhapur

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

Authorised Officer, Punjab National Bank (Secured Creditor)