Motilal Oswal Home Finance Limited

CIN - U65923MH2013PLC248741 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

Motilal Oswal Home Finance Limited **("MOHFL")** (Earlier known as "Aspire Home Finance Corporation Limited") hereby gives notice to the borrowers namely **SACHIN RATNAKAR SALAVI and SUPRIYA SACHIN SALAVI** (hereinafter collectively referred to as the "Borrowers") Loan Account No. **LXMOKATRAJ5524-250745466** to remove their personal belongings/articles from the said Secured Asset being "All that part and parcel of property situated" **("FLAT NO 104, TOTAL ADMEASURING BUILT-UP AREA 575 SQ.FT I.E 53.43 SQ.MTR INCLUDING ALL AMENITIES, 1ST FLOOR, BUILDING KNOWN AS "GANESH PARK (Old Name VENKTESH PARK)",GAT NO. 255/2 &3 SR.NO.25 PLOT NO. 36, VILLAGE- MOUJE-KADAMBAKVASTI, TAL HAVELI, DIST PUNE, MAHARASHTRA.")** within a period of 7 days, the physical possession of which is with MOHFL in due compliance of the provisions of SARFAESI Act, 2002. The Borrowers are further informed that in the event the Borrowers fail to remove their personal belongings/articles from the said Secured Asset within the stipulated time period of 7 days, MOHFL shall be entitled and well within its right to dispose of the said personal belongings/articles in accordance with law inter-alia by holding public auction or obtaining quotations from the parties interested in buying the such assets.

Date: 05.06.2026
Place: Maharashtra

Motilal Oswal Home Finance Limited
Sd/-
Authorised Signatory

PUBLIC NOTICE

This is to inform the Public at large that **MS. RUKSHANA JAL NANJI,** is the owner of flat more particularly described in schedule written hereunder & hereinafter referred to as **(the "Said Flat")**

The above mentioned owner i.e. **MS. RUKSHANA JAL NANJI along with her brother (1) MR. FREDDY JAL NANJI and her mother (2) MRS. VEERA JAL NANJI,** were the owners of the said flat. Out of the above mentioned owner Mr. Freddy Jal Nanji, died intestate on 3rd February, 2020 at Vadgaon sheri, Pune and Mrs. Veera Jal Nanji, died intestate on 23rd February, 2024 at Belagavi, Karnataka, became/remain sole owner said flat by way succession as well as ownership. The above said owner has decided to sell the said flat and my client desires to purchase the said flat. The owner has assured and represented to my client that the said flat is free from all encumbrances whatsoever. In such situation any person claiming any right, title or interest in the said flat, by way of MOU, Agreement To Sale, Sale Deed, Lease, License, Gift, Maintenance, Mortgage, Charge, Easement, Lis-Pendency, Inheritance or any other claim of whatsoever nature, in the said flat or any portion thereof, should intimate the same in writing with all available relevant documents as ownership of the flat with documentary proofs thereof within **15(Fifteen)** days of publication of this Notice, failing which all such claims, if any shall be deemed to have waived and abandoned and my client will complete the transaction of purchase, without any reference thereto, and no claims shall be entertained thereafter.

SCHEDULE OF THE SAID FLAT

Flat bearing No. 09, the Third floor, along with One Open Car Parking Space, in E Building, in the project known as "KONARK SPLENDOUR" also known as "KONARK SPLENDOUR CO. OP. HOUSING SOCIETY LTD.", situated at S. No. 37, Hissa No. 1B, Vadgaon sheri, within limits of Joint Sub-Registrar Haveli No. 1 to 27 and also within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune

PUNE
Date - 05/06/2026

Sd/-
Mr. Madhav V. Solankar, Advocate
Office - Chaitanya, Opp. Of Bhairavanath Temple, Gaonthan, Vadgaon sheri, Pune - 411014. **Mob. 9021997899**

THE COSMOS CO-OP. BANK LTD.

(Multistate Scheduled Bank)
Enriching Life

Registered Office : 'Cosmos Tower', Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 07.
Phone : 020-67085308/67085311

(Rule- 8(1)) POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the authorized officer of the The Cosmos Co-op. Bank Ltd. 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 **16.02.2026** calling upon the **borrower Mrs. Bharati Ramesh Bhati and Mr. Ramesh Jasaji Bhati** to repay the amount mentioned in the said demand notice being **₹ 42,95,098.76 (₹ Forty Two Lakhs Ninety Five Thousand Ninety Eight & Paise Seventy Six Only) + interest & further charges** 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 and the public in general that the undersigned has taken **constructive possession** of the property described hereinbelow in exercise of powers conferred on him/ her under sub section 4 of section 13 of the Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this the **3rd day of June of the year 2026.**

The borrower in particular and the public in general is hereby cautioned not to deal with the property described herein below and any dealings with the property will be subject to the charge of **The Cosmos Co-op. Bank Ltd.** for an amount **₹ 42,95,098.76 (₹ Forty Two Lakhs Ninety Five Thousand Ninety Eight & Paise Seventy Six Only) 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 assets.

Description of the Immovable Property

All that piece and Parcel of Residential Unit bearing no.T6-901 of 2BHK Type having Carpet area admeasuring 56.60 sq. mtrs. subject to variation on account of internal plaster finishing along with adjoining/ appurtenant/ abutting and the exclusive right to use, occupy enclosed balcony admeasuring 9.32 sq. mtrs., terrace admeasuring 4.13 sq. mtrs., situated on 9th floor in the building/ wing T6 along with exclusive facility to use One covered car parking space in the project known as "High Life Phase II", constructed on the Plot No.B-2 and Plot No.D collectively admeasuring 27289.76 sq. mtrs., carved out of sanctioned layout of the land bearing S.No.18 Hissa No.6, totally admeasuring 5 Hector 51 Ares including Potkharaba, assessed at Rs.8=07 Paise having corresponding City Survey No.3840 (Part) and 4541 (Part), situated at Village-Thergaon, Taluka Mulshi, District Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the sub-district of Registration Pune.

Date : 03.06.2026
Place : Pune

Mr. Rajesh Shah
Deputy General Manager & Authorised Officer
The Cosmos Co-Operative Bank Ltd.

Form No. 3
[See Regulation-13(1)(a)]

Debts Recovery Tribunal, Pune

Unit No. 307 to 310, 3rd Floor, Kakade Biz Icon Building, Shivajinagar, Pune-411005.

Case No.: OA/1338/2025

Summons under sub section (4) of Section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Exh No.: 14539

Bank of Maharashtra
VS
Ashok Popatlal Shah Ashok Popatlal Shah

To,

(1) Mr. Darshti Ashok Shah, Flat No. 6, Sheetal Apartment, Sr. No. 57/578-A, New Bazar, House No. 13, Khadaki, Pune, Maharashtra-411003

(2) Mr. Rajendra Popatlal Shah, Flat No. 104 In Building A On 1st Floor, Mantri Enternity, Kundan Nagar, Agrasen Nagar Society, Kasarwadi, Pimpri Chinchwad, Pune, Maharashtra-411012

Summons

Whereas, OA/1338/2025 was listed before Hon'ble Presiding Officer / Registrar on **21/04/2026.**

Whereas, this Hon'ble Tribunal is pleased to issue Summons/Notice on the said Application under Section 19(4) of the Act (OA) filed against you for recovery of debts of **Rs. 3,08,68,861** (application along with copies of documents etc. annexed)

In accordance with sub-section (4) of Section 19 of the Act, you the Defendants are directed as under:-

(i) to show cause within thirty days of the service of Summons as to why relief prayed for should not be granted.

(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the Original Application.

(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the Original Application, pending hearing and disposal of the application for attachment of properties.

(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the Original Application without the prior approval of the Tribunal.

(v) You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the Written Statement with a copy thereof furnished to the Applicant and to appear before the **Registrar** on **05/08/2026** at **10.30 a.m.** failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date 04/05/2026.

Seal of the Tribunal

Signature of the Officer Authorised to issue Summons
Registrar,
Debts Recovery Tribunal, Pune

peoplehome People Home Finance Limited

(Formerly known as Capital India Home Loans Limited) CIN No: U65990DL2017PLC322041
Corporate & Registered Office: 19th Floor, 19NW, The Ruby, 29 NR Senapati Bapat Marg, Dadar (W), Shivaji Park, Mumbai, MH - 400028.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice 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(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 properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of **People Home Finance Limited** (formerly known as Capital India Home Loans Limited) /Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Name of Borrower/ Co-Borrower/ Guarantor(s)	Description of the immovable property	Outstanding Amount As On	Reserve price / Earnest Money Deposit	Date & Time of Auction
1. Prashant Laxman Dhuri C/o Yuvraj Patil 2. Varsha Prashant Dhuri C/o Yuvraj Patil	Row House Unit No.2 Plot Admeasuring 51.20sq.Mtrs & Construction Admeasuring 80.84.Sq.Mtrs Constructed On Plot No.C-9 Area Admeasuring 94.00 Sq.Mtrs Out Of R.S.No.55/19/B At Mouje Wadipir,Tal-Karveer, Dist.-Kolhapur 416011,Together with All Rights (Including but Not Limited to Rights to Use and Occupy Common Areas, Facilities, Amenities, Development Rights Etc. (As Applicable), & All Furniture, Fixtures, Fittings, & Things Attached Thereto, Which Is **Bounded as Under:** East: Road , West: Plot No. D-6, North: Adjacent Gat No.55/9, South: Unit No.1 out of Plot No.C-9,	Rs. 26,66,369/- as on 05-03-2025	Rs. 30,29,000/- / Rs. 3,02,900/-	06-07-2026 & 01.00 pm

Date & Time of On-Site Inspection of Property : 11 & 12 June'26

For detailed terms and conditions of the sale, please refer to the link provided in People Home Finance Limited/ Secured Creditor's website i.e. **https://www.bankauctions.in**

The intending bidder can also contact: **Parag Jaykar Urane - Mobile No.: 7607123711.**

SALE NOTICE TO BORROWER/GAURANTORS

The above shall be treated as Notice U/r. 9(1) read with 8(6) of Security Interest (Enforcement) Rules, 2002, to the Obligants to pay the same within **30 days** from the date of publication.

Date: 05.06.2026
Place : Maharashtra

Authorized Officer
People Home Finance Limited
(formerly known as Capital India Home Loans Limited)

ASREC (India) Limited

Bldg No. 2, Unit No. 201-202 & 200A-200B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

APPENDIX-IV-A
PUBLIC NOTICE FOR AUCTION – SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002)

SALE notice for Sale of Immovable Properties under Rule 8(6) of Security Interest (Enforcement) Rule, 2002 will also serve as 15 days' notice to secured creditors. By virtue of Assignment dated 27.03.2018 executed with original lender The Kalyan Janata Sahakari Bank Ltd. Acting in its capacity as Trustee of ASREC-PS 11/2017-18 Trust and has acquired the secured debts of with underlying securities from the original lender, for sale of secured properties under SARFAESI Act and Security Interest (Enforcement) Rules. notice is hereby given to the public in general and Borrower(s) and guarantor(s) in particular that the Authorized Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand notice issued u/s 13 (2) after giving due credit to the payment received subsequent to the said notice if any, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited through offline auction for the purchase of the secured property. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis under 8 & 9 of security interest (enforcement) Rules for recovery of dues.

Lot No	Name of Mortgagor/ Borrower/ & Account Name	Property Description	Date and Amount of Demand Notice	Reserve Price (Rs in Lakhs)	Earnest Money Deposit (EMD) (Rs in Lakhs)	Date & Time of auction and Place of sale
1	1. M/s. Tejas Jewels. 2. Mr. Balasaheb Abasaheb Kadam (Partner / Guarantor) 3. Mr. Nitin Eknath Dahale (Partner/Guarantor) 4. Mr. Nitin Eknath Dahale (Partner/Guarantor) 5. Mr. Nitin Eknath Dahale (Partner/Guarantor) 6. Mr. Ujwal Manohar Ghorpade (Partner/Guarantor) 7. Mr. Ujwal Manohar Ghorpade (Partner/Guarantor) M/s. Chintamani Carino Casa Development Pvt. Ltd. (Guarantor)	Commercial office being Office Nos. 16 admeasuring about 31.47 sq. mtrs attached terrace admeasuring 10.52 sq. mtrs (built up/carpet), Office No. 17 admeasuring about 28.46 sq. mtrs (built up/carpet), Office No. 18 admeasuring about 20.89 sq. mtrs with attached terrace 5.20 sq. mtrs (built up/carpet), Office No. 19 admeasuring about 44.60 sq. mtrs with attached terrace of 8.01 sq. mtrs (built up / carpet) on the Fourth Floor and in Nirmiti Heights, at Bhamburda (Shivaji Nagar) Deccan Gymkhana, Near Kohinoor Technical Institute, Off J M Road, PUNE, constructed on CTS No. 625 + 626/A/1 + 626/A/2 + 626/B + 627, within the limits of Pune Municipal Corporation and also within the limits of Registration District Pune & Sub-Registration District Taluka Haveli.	15.11.2016 Rs. 10,24,06,311.66	Rs. 208.00	Rs.20.80	25.06.2026 11:00 AM at ASREC (India) Ltd
2		Commercial office being Office Nos. 20 and Office 21 admeasuring about 996 sq. ft. (built up) along with attached terrace adm. 424 sq. ft. on the Fifth Floor, in Nirmiti Heights, at Bhamburda (Shivaji Nagar) Deccan Gymkhana, Near Kohinoor Technical Institute, Off J M Road, PUNE, constructed on CTS No. 625 + 626/A/1 + 626/A/2 + 626/B + 627, within the limits of PUNE MUNICIPAL CORPORATION and also within the limits of Registration District Pune & Sub- Registration District Taluka Haveli.		Rs. 162.00	Rs. 16.20	25.06.2026 11:00 AM at ASREC (India) Ltd
3		All that piece and parcel of immovable properties in the form of plots of land bearing Plot No. 337, 415, 416, 417, 418, 419, 422 and 463 having total admeasuring about 2791.83 sq. mtrs i.e. 30040 sq. ft. along with buildings & structures present & future standing thereon in the project known as 'Carino Casa' the said plots are of Survey No. 119, 120, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131/P, 131/P, 132, 133, 134, 135, 136, 137, 138, 139, 141, 142, 143, 144, 145 lying, being and situated at village Khapri, Post Tokawade, Murbad, District Thane.		Rs. 71.00	Rs. 7.10	25.06.2026 11:00 AM at ASREC (India) Ltd

Last date for Submission of Bid Form is 24.06.2026 upto 4.00 PM. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily. The date of inspection of properties will be done only with prior appointment. For detailed terms and conditions of the sale, please refer to our website: https://asrecindia.co.in or may Contact: Mr. N. Manjunath Email Id: manjunath@asrec.co.in, contact no. 022- 61387025 Mob No. 9845948122 may be contacted for any query.

Date: 04.06.2026
Place: Mumbai

Sd/-
Authorised Officer
ASREC (India) Ltd.

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

भारत सरकार का उपक्रम
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 : Karve Naka** **Borrowers : Mrs. Ujwala Ravindra Ghadage**	Rs. 9,56,984/- (Rupees Nine Lakh Fifty Six Thousand Nine undred Eighty Four Only) plus interest at applicable rates plus costs, charges, and expenses, etc	18/03/2026 01/06/2026 (Symbolic)
	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 land at Malkpur Tal. Karad district Satara bearing Bhumapan No. 192/1/2/7/8/9/13 admeasuring area 0H 22 R, **Bounded** as under : **North :** property of Mr. Shingan.**South :** Karad – Dhebewadi Road.**East :** Property of Mr. Pol and Pawar. **West :** Property of smt. Yashoda Jadhav, Over which a RCC building is to be constructed, named and styled as "Prestige Point" out of which a residential flat No. 24 situated on fourth floor admeasuring carpet area 31.79 sq. mtr. **Bounded** as under:-**North :** Flat No. 23, **South** : Passage and Staircase, **East** : Flat No. 25, **West** : Property of Jadhav **CERSAI ID : 200058079695**		
2	**Branch : Karve Naka** **Borrowers : Mr. Sagar Anil Bhopate,** **Co-Borrower - Mr. Sushant Anil Bhopate**	Rs. 13,47,754.00 (Rupees Thirteen Lakh Forty Seven Thousand Seven Hundred Fifty Four Only) plus interest at applicable rates plus costs, charges, and expenses, etc.	18/03/2026 01/06/2026 (Symbolic)
	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 land situate being and lying at village Mundhe Tal. Karad in the registration district Satara Sub district Karad bearing S. No. 104/2 area admeasuring 4463.60 sq. mtrs. **Bounded** as follows :On or towards **East :** S. No. 104 On or towards **South :** Karad-Chiplun State Highway, On or towards **West:** S. No. 104/1, On or towards **North :** S. No. 98 Over which building is to be constructing named and styled as "Sai Park" out of which "building A of A-2" out of which flat no. 301 on third floor admeasuring area 40.89 sq. mtr. **Bounded** as follows : On or Towards **East:** - Side Margin, On or Towards **South:** - Building A-1 Flat No. 304, On or Towards **West: -** Flat No. 302, On or Towards **North:** - Flat No. 304 **CERSAI ID : 200056811577**		
3	**Branch : Kolki** **Borrowers : Hemant Ramchandra Dixit**	Rs.12,75,941/- (Rupees Twelve Lakh Seventy Five Thousand Seven Hundred Forty One Only) plus further interest at applicable rates plus costs, charges and expenses etc.	08/06/2017 03/06/2026 (Physical)
	The details of the Immovable properties mortgaged to the Bank and taken possession by the Bank are as follows : Mortgage of (Owner- Hemant Ramchandra Dixit) all those pieces and parcel of property with construction and fixtures there being and lying at Sai Sankalp, Phase-1, Flat No- 4, at Po. Jakatwadi, Tal. Phaltan, Dist. Satara, Gat Survey No. 1/1/1, Milkat No. 83, Flat admeasuring 633 Sq Ft., **Bounded** As- **North-** Flat No. 3, **South-** Plot No 84, **East-** Internal Road, **West-** Flat Nol. 5		

Date : 01/06/2026, 03/06/2026
Place : Karad, Satara

Authorised Officer,
Bank of Maharashtra, Satara Zone

Federal Bank

LCRD PUNE DIVISION - The Federal Bank Ltd.,
Elevated Ground Floor (Mezzanine Floor), At Shop No. S2, Nikhil Pride, Sadashiv Peth, Tilak Road, Pune - 411030.
Ph.No.: +91-9468000860, Email: pnelcrd@federalbank.co.in
Website: **www.federalbank.co.in**

SALE NOTICE

Sale Notice for Sale of Movable 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 movable property Hypothecated to The Federal Bank Ltd. (Secured Creditor), the **Physical Possession** of which has been taken by the Authorised Officer of The Federal Bank Ltd. (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **07th July, 2026** for recovery of **below mentioned amount** due to The Federal Bank Ltd. (Secured Creditor) with further interest, cost and other charges plus expenses from **the Borrowers as mentioned in Schedule below.** The details of Reserve Price below which both the properties will not be sold, and the Earnest Money Deposit (10% of the Reserve Price) is also mentioned in the **schedule below** along with brief details of the Borrowers respectively.

Please note that this is a brief sale notice detailing the Borrowers and the security held by the Federal bank Ltd. For detailed sale notice and terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd i.e. https://www.federalbank.co.in/web/guest/tender-notices

S. No.	Date of Demand Notice	Debt due (Rs.)	Date of Sale	Reserve Price (Rs.)	EMD (10% of Reserve Price)
1.	**Name of Borrowers:** 1) **Shri. Chandrakant Dhulapa Dhage**				
	21/06/2025	Rs. 8,95,838.72 as on 20/05/2026 in FPCL A/c No. 17867400001148	07.07.2026	6,10,000/-	61,000/-
	Description of property: Hypothecation of **MARUTI BALENO ZETA CNG BS VI,** having Chassis No. **MBHHWB13SRC716827,** Engine No. **K12NP4440018, 2024 Model, Petrol / CNG, PRME Grandeur Grey Colour,** bearing Registration Number **MH-14-LP-5572. (Running - 39380 Kms.)**				

Date: 04/06/2026
Place: PUNE.

For The Federal Bank Ltd.
Sd/-
(Authorized Officer under SARFAESI Act).

यूनियन बैंक Union Bank of India

भारत सरकार का उपक्रम
A Government of India Undertaking

VIMAN NAGAR BRANCH
Address at Shop No 11-16 Royal Tower Airforce Road Viman Nagar Pune
Contact no: 9324515791
mail ID : ubin0815799@unionbankofindia.bank

DEMAND NOTICE UNDER SEC. 13(2)

Ref:OR/15791/Ahire/2026-27/ **Date: 01/06/2026**
Place: Pune

To

1. Borrower :

a) Mr Om Prakash Ahire
Flat No 6 2nd Floor Situated at S no 5207/14 CTS No 502(old 852),
Near Menkudale Karyalay, Ghaseti
Pool Road Ganesh peth, Dist Pune 411042 Maharashtra

b) Mrs Swati Om Ahire
Flat No 6 2nd Floor Situated at S no 5207/14 CTS No 502(old 852),
Near Menkudale Karyalay, Ghaseti
Pool Road Ganesh peth, Dist Pune 411042 Maharashtra

Sir/Madam,

Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You the addressee No 1 herein have availed the following credit facilities from our Viman Nagar Branch and failed to pay the dues/instalment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 27-03-2026. As on 02-05-2026 a sum of **Rs. 30,80,030.67 (Rupees Thirty Lakh Eighty Thousand Thirty and Sixty Seven Paise only)** is outstanding in your account/s. The particulars of amount due to the Bank from No.1 of you in respect of the aforesaid account/s are as under:

Type of Facility	Outstanding amount as on date of NPA i.e. as on 29-05-2026	Un applied interest	Penal Interest (Simple)	Cost/Charges incurred by Bank.	Total dues as on 29-05-2026
Housing Loan 157930100010882	Rs. 30,02,033.18	77,839.49	158.00	0.00	Rs.30,80,030.67
Total Dues: Rupees Thirty Lakh Eighty Thousand Thirty and Sixty-Seven Paise Only.					**Rs.30,80,030.67**

a) To secure the repayment of the monies due or the monies that may become due to the Bank, Mr Om Prakash Ahire And Mrs Swati Om Ahire had/have executed documents on 23-09-2014 and created security interest by way of :

Mortgage of immovable property described herein below:

All that Piece and parcel of the Residential Flat belonging to Mr Om Prakash Ahire & Mrs Swati Om Ahire (Owner of the property), Flat no 6,2nd Floor admeasuring 852.00 Sq ft Situated at S no 5207/14 CTS No 502 (old 852), Near Menkudale Karyalay, Ghaseti Pool Road ganesh peth, taluka haveli Pune 411042 and **bounded by: East:** Property of Mr Ramchandra Dangat & Mr Takawale **West:** Property of Mr Shashikant Dangat out of S No 12 and 13 **North:** Remaining property of said S no 12 & 13, **South:** Property of Mr Shivram Dangat.

Therefore, you are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of **Rs. 30,80,030.67 (Rupees Thirty Lakh Eighty Thousand Thirty and Sixty-Seven Paise Only.)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Yours faithfully,
AUTHORISED OFFICER

यूनियन बैंक Union Bank of India

A Government of India Undertaking

BARAMATI BRANCH,
Panchayat Samiti Parisar Bhigwan Road,
Ashok Nagar Chowk
Baramati Branch,

DEMAND NOTICE UNDER SEC.13 (2)

Date: 02/06/2026
Place : Baramati

To,

1. Mr. Amit Vaman Nale Devraj Synergi Wing A Flat No A 402 Behind Hotel City Inn Near Medical Collage Baramati 413102	**Mrs. Sangita Waman Nale** 2. Devraj Synergi Wing A Flat No A 402 Behind Hotel City Inn Near Medical Collage Baramati 413102

Sir/Madam,

Notice under Sec.13 (2) read with Sec. 13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You the addressee No 1 and 2 herein have availed the following credit facilities from our **Baramati Branch** and failed to pay the dues/instalment/interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on **01-02-2020.** As on **01-06-2026** a sum of **Rs 23,74,209.96 (Rupees Twenty three Lakhs Seventy Four Thousand Two Hundred nine and Ninty Six Paise Only)** is outstanding in your account/s.

The particulars of amount due to the Bank from No.1(a) and (b) of you in respect of the aforesaid account/s are as under:

Type of Facility	Outstanding amount as on date of NPA i.e. as on 01.02.2020	Un applied interest as on w.e.f. 01.02.2020 to 01.06.2026	Penal Interest (Simple)	Cost/Charges incurred by Bank.	Total dues
Term Loan	Rs. 17,26,657.38	Rs. 6,47,552.58	-	-	Rs. 23,74,209.96
Total Dues : Rupees Twenty three Lakhs Seventy Four Thousand Two Hundred Nine and Ninty Six Paise Only.					**Rs. 23,74,209.96**

To secure the repayment of the monies due or the monies that may become due to the Bank **Mr. Amit Vaman Nale and Mrs. Sangita Vaman Nale** had /have executed documents on 18-09-2017 and created security interest by way of:

Mortgage of immovable property described herein below:

Devraj synergi Wing A and out of that flat no A 402 area admeasuring 800 sq.ft i.e 74.35 sq.mtrs saleable built-up bearing its carpet area 42.03 sq.mtrs +balcony 8.1 sq.mtrs + terrace 3.3 sq.mtrs +passage cuboard 2.0 sq.mtrs. total 55.43 sq.mtrs situated upon four floor constructed on N.A. Plot No.5, 117, 140, 141 Gat No 118/1 At Village Tandulwadi and expanded area of municipal council baramati Dist Pune. **Boundaries : East:** open space and land **West:** Flat no A-401 **South:** Flat No A-403 **North:** open space and land

Therefore You are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of **Rs. 23,74,209.96 (Rupees Twenty three Lakhs Seventy Four Thousand Two Hundred Nine and Ninty Six Paise Only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Yours faithfully,
AUTHORISED OFFICER