



यूनियन बैंक ऑफ इंडिया
एकता में विकास

Union Bank of India
A MEMBER OF THE UNION BANK GROUP

Asset Recovery Branch
Suyog Plaza, 1st Floor, 1278, Jungli Maharaj Road,
Deccan Gymkhana, Pune - 411 004
Email Address: Ubin0578789@unionbankofindia.bank.in

DEMAND NOTICE UNDER SEC.13 (2)		Date : 09/02/2026
Ref:ARB/OR/1231/2025-26		Place : Pune
To,		
1) Borrower : Mrs. Swati Anil Wani , S. No. 88, Sai Colony, Mohammadwadi Road, Hadapsar Pune - 411028 Also At : Flat No.103, 1 st Floor, A Wing, Abhinandan Crystal Co-op. Hous. Society, Shewalewadi, Tal. Haveli, Dist. Pune - 412307 Also At : Sonar Niwas , Sasane Wasti, S. No. 87, Lane No. 04, Mohammadwadi, Hadapsar Pune - 411060. Also At : Ghat road, Ramwadi Opp. Market Yard, Chalisgaon, Dist.Jalgaon, Maharashtra - 424101		
2) Co-Borrower : Mr. Anil Dagadu Wani , S.No.88, Sai Colony, Mohammadwadi Road, Hadapsar Pune-411028 Also At : Flat No.103, 1 st Floor, A Wing, Abhinandan Crystal Co-op. Hous. Society, Shewalewadi, Tal. Haveli, Dist. Pune - 412307. Also At : Sonar Niwas , Sasane Wasti, S. No. 87, Lane No. 04, Mohammadwadi, Hadapsar Pune - 411060. Also At : Ghat road, Ramwadi Opp. Market Yard, Chalisgaon, Dist.Jalgaon, Maharashtra - 424101		
3) Borrower:- M/s.Omkar Traders, Prop.Swati Anil Wani , Sr. No. 87, Sasane Wasti, Harehreshwar Nagar, Hadapsar, Pune - 411028		
4) Guarantor - Mr. Anil Dagadu Wani , C/o. Jayashri Khavale, House No. 480, Shop No. 01, Shewalewadi, Pune - 412307		

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 as mention above herein have availed the following credit facilities from our **Undri Branch**, and failed to pay the dues/installment/ 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 **Housing Loan 31-05-2025 & CC Loan 30.06.2018. As on 31/01/2026 a sum of Rs. 51,03,302.89 (Rupees Fifty One Lakhs Three Thousand Three Hundred Two and paise Eighty Nine Only)** is outstanding in your account/s.

The particulars of amount due to the Bank from the addressee mentioned above and 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 31.05.2025 for Housing Loan and CC Loan as on 30.06.2018	Un applied interest w.e.f. as on 31.01.2026	Penal Interest (Simple)	Cost / Charges incurred by Bank.	Total dues (In Rs.)
Housing Loan 61690665000063	35,47,242.29	2,81,331.49	0.00	0.00	38,28,573.78
Cash Credit 616905010000103	6,30,102.11	5,22,415.00	1,22,212.00	0.00	12,74,729.11
Total	41,77,344.40	8,03,746.49	1,22,514.00	0.00	51,03,302.89
Total Dues : Rupees Fifty One Lakhs Three Thousand Three Hundred Two and paise Eighty Nine Only					

To secure the repayment of the monies due or the monies that may become due to the Bank, **Mrs. Swati Anil Wani and Mr. Anil Dagadu Wani** have executed documents on **17/07/2015 & 31/03/2016** created security interest by way of Mortgage of immovable property described herein below.

All the piece and parcel of immovable property being flat bearing No.103 on First Floor, admeasuring about 627 Sq.Ft. (58.25 Sq.Mtrs.) Carpet area together with attached terrace admeasuring 102. Sq.ft. (9.5 Sq.Mtrs) totalling to 88.16 Sq. mtrs. i.e. 949 Sq. Fts. of salable built up area alongwith right to use car parking admeasuring about 9.29 Sq. Mtrs. i.e. 100 Sq.Fts. in Building/ Wing No. "A" Known as "Abhinandan Crystal" beaing constructed on all that piece or parcel of lands bearing Survey No. 22, Hissa No.13/3, (Old Survey No.192A/13 Fursungi) admeasuring about 0H28Aars i.e. 2800 Sq.Mtrs & situated at Village Mouje Shewalewadi, Taluka Haveli, Dist. Pune within the limit of Grampanchayat Shewalewadi, Zilla parishad Pune, Taluka Panchayat Samiti Haveli and within the Registration District of Pune, Sub-Registration Taluka Haveli. and being bonded on its under:-

Aa per Deed : East:- By Part of S.No.22/13/4 and Cannel **West:-** By Part of S.No.191, Mouje Shewalewadi **South:-** By S.No.22/13/5, Mouje Shewalewadi **North:-** By S.No.22/13/2, Mouje Shewalewadi

As Per Actual : East:- Entrance/ Passage. **West:-** Side Margin. **South:-** Adj.Flat No.104. **North:-** Side Margin.

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 **Rs. 51,03,302.89 (Rupees Fifty One Lakhs Three Thousand Three Hundred Two and paise Eighty Nine 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.

Note : Whereas previous notices issued under the SARFAESI Act 2002; is hereby withdrawn. This notice prevails over all action taken by Bank under SARFAESI Act 2002.

**For Union bank of India
Authorized officer**

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



International Asset Reconstruction Company Private Limited
Corporate Office: A-601, 6th Floor, 215 Atrium Andheri Kurla Road, Andheri (East) Mumbai-400 083, **Registered Office:** 406, DLF South Court, Saket, New Delhi - 110017 CIN No.: U74999012002PIC117525; E: iarc@iarc.co.in, Website : www.iarc.co.in

Public Notice For E-Auction Cum Sale (Appendix – IV A) (Rule 8(6))
Sale Notice for Sale of Immovable Asset under 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), Guarantor(s), and Mortgagor(s) mentioned hereinbelow that the undermentioned Secured Asset, mortgaged to International Asset Reconstruction Company Private Limited, acting in its capacity as Trustee of RetCo-5 (hereinafter referred to as "IARC"), having its Corporate Office at A-601/602/605, 6th Floor, 215 Atrium, Kanakia Spaces, Andheri-Kurla Road, Andheri (East), Mumbai – 400093, and the possession of which has been taken by the Authorised Officer (AO) of IARC, shall be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WITHOUT RECOURSE" basis for the realization of IARC's dues. The sale will be conducted by the undersigned through the e-auction platform available at the website www.iarc.co.in
Borrower(s): **Mr. Baban Pandurang Nanaware , Co-Borrower Mrs. Sangeta Baban Nanaware**
DEMAND NOTICE Date and Amount: 17/08/2024
Amount Rs. 23,52,604
(Rupees TwentyThree Lakh Fifty Two Thousand Six Hundred Four Only)
Description of the Immovable property/ Secured Asset: F NO 107, FLOOR No. 1, WING B, MANTRA CITY 360, S.NO3891A 3891B, PLOTNO A, TALEGAON DABHADE, TAL. MAVAL, DIST.PUNE, 410506 AREAADMEASURING 363 SQ.FT
Date of Symbolic Possession : 07/11/2024
Total Outstanding : Rs. 10,14,169.92 (Rupees Ten Lakh Fourteen Thousand One Hundred Sixty-Nine and NinetyTwo Paise Only)
Reserve Price : Rs. 20,01,773/- (Rupees Twenty Lakh One Thousand Seven Hundred Seventy-Three Only)
EMD Earnest Money Deposit: Rs. 2,00,177/- (Rupees Two Lakh One Hundred Seventy-Seven Only)
Date of Inspection of property: 10.03.2025; 11:00AM to 4:00 PM
EMD Last Date: 24/03/2026; Date/ Time of E-Auction: 25/03/2026 / 11:00AM to 2:00 PM
Interested parties may contact the Authorised Officer for further details, clarifications, or for submission of their application. For the detailed terms and conditions of the sale, please refer to the link available on IARC's website at www.iarc.co.in. Interested Parties may also contact Mr. Gulshan at +91-9211309232 or Mr. Kaushal at +91-9211309957 for any assistance.
Place: Mumbai, Date: 13-02-2026
AUTHORISED OFFICER



पुणे पूर्व क्षेत्र
Bank of Maharashtra
पुणे पूर्व क्षेत्र

**Pune East Zone : Janamangal Building, 1st Floor, S. No. 7 A/2, Opp. Kiriokar Pneumatics Co Ltd., Hadapsar Industrial Estate, Hadapsar, Pune 411 013. Ph. : 020-26816676, Ext : 4088
Email : gad_per @bankofmaharashtra.bank.in.**

Premises Required on Lease / Rent
Bank of Maharashtra invites offers from owners / POA holders of premises on Ground Floor for its Branches strictly having permission for commercial activities from competent Local / Govt. Authority.

Sr. No.	Branch	Carpet Area
1	Ghorpade, Pune	1200-1550 sq.ft.
2	Malegaon	1100-1250 sq.ft.
3	Manjari	1000-1100 sq.ft.
4	Shikrapur	1100-1250 sq.ft.
5	Ranjangaon	1100-1250 sq.ft.
6	Bhor	1100-1250 sq.ft.
7	Waghapur, Taluka Purandar	1000-1100 sq.ft.
8	Kharadi	800-1000 sq.ft.

The proposed premises should be **exclusively on ground floor and good frontage** on lease rent basis for opening / shifting of Branch. The interested parties/ persons should submit their offers on the Bank's prescribed formats of "Technical Bid" and "Commercial Bid" respectively in two separate sealed envelopes super-scribing "Technical Bid" and "Commercial Bid" respectively upto **03.00 PM on 23/02/2026** in the office of **Zonal Manager, Bank of Maharashtra, Pune East Zonal Office, 2nd Floor, Janmangal Building, Hadapsar I.E., Pune - 411013**. These formats can be obtained in person from above office during office hours and also can be downloaded from Bank's website **www.bankofmaharashtra.bank.in** under "Tender" section along with this tender advertisement. The Bank reserves the right to cancel / reject any offer without assigning any reason thereof. No brokerage will be paid. Incomplete and delayed proposals will not be considered. For further details contact us at **gad_per @bankofmaharashtra.bank.in** and phone number- 7387617562
Date : 17/02/2026
Place : Pune
**(Amit Chandan)
Dy. Zonal Manager**



ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
ਭਾਰਤ ਸਰਕਾਰ ਦਾ ਵਪਸ



punjab national bank
(A Govt. of India Undertaking)

Pimple Saudagar, Kate Nagar, Rahatni Chowk, Pune-411027, Phone: 020-27702432, Email: bo185310@pnb.bank.in

POSSESSION NOTICE
(For Immovable property) [Appendix IV under the Act-rule-8(1)]
Whereas, The undersigned being the Authorized officer of the PUNJAB NATIONAL BANK under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (No.54 of 2002) and in exercise of powers conferred under section 13 read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 03.11.2025, calling upon the borrower Sh. Sachin Hasandasani a) 1) Flat no 308, 3 floor S NO 30, Swapnapurti CHSL Hadapsar Pune 411028 and 2) Flat no 309, 3rd floor,S NO 30, Swapnapurti CHSL Hadapsar Pune 411028 and guarantor Smt Chitra Hasandasani 1) Flat no 308, 3 floor, S NO 30, Swapnapurti CHSL Hadapsar Pune 411028 and 2) Flat no 309, 3 floor, S NO 30, Swapnapurti CHSL Hadapsar Pune 411028 to repay the amount mentioned in the notice Rs. 13,23,315.50 (Rupees Thirteen Lakh twenty three Thousand three hundred fifteen and paise Fifty Only) as on 29.10.2025 and further interest and other 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 SYMBOLIC POSSESSION of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on this 13 day of February of the year 2026. The borrower in particular and the public in general are hereby cautioned not to deal with the below mentioned property and any dealings with the property will be subject to the charge of the PUNJAB NATIONAL BANK for an amount notice Rs. 13,23,315.50 (Rupees Thirteen Lakh twenty three Thousand three hundred fifteen and paise Fifty Only) as on 29-10-2025 and further interest and other charges 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
Property 1: Flat No 308, 3rd Floor, S. No. 30, Swapnapurti CHSL, Building D, Hadapsar Pune - 411028
Property 1: Flat No 309, 3rd Floor, S. No. 30, Swapnapurti CHSL, Building D, Hadapsar Pune - 411028
Bounded : On the North by - Compact Building A/B/G/E and open space
On the East by : Intranal Road, On the South by : Building S, On the West by : Open Space

Date : 13-02-2026
Place : Pune
Authorised Officer
Punjab National Bank



AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020



SAFNE AAFRE SAATH HAMARA

POSSESSION NOTICE
Whereas, The undersigned being the Authorised Officer of **AAVAS FINANCIERS LIMITED** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below. The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the **AAVAS FINANCIERS LIMITED** for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
Abhijeet Ajit Sorte , Madhuri Shripat Jadhav (A/C NO.) 221222402675998	6 Dec 25 Rs. 4698534/- 5 Dec 25	All That Piece And Parcel Of Property Bearing Flat No. 808 On 8th Floor Wing - 8 In The Building Known As Meriton Tower Ambegaon Bk, Pune Maharashtra Admeasuring 55.56 Sq.Mtr.	Symbolic Possession Taken On 13 Feb 26
Kapil Sadashiv Wagh , Priya Wagh, Sadashiv Tulshiram Wagh, Nitin S Wagh, Sunanda Sadashiv Wagh (A/C NO.) 2331211703116372	6 Dec 25 Rs. 518123/- 5 Dec 25	Survey No. 51 Hissa No. 1b/5 Private Plot No. 28, Village - Lohgaon, Tal - Haveli, Dist - Pune. Maharashtra Admeasuring 667 Sq.Ft.	Symbolic Possession Taken On 13 Feb 26
Nitin Raju Gavhane , Sharda Raju Gavhane (A/C NO.) 231222503318702	6 Dec 25 Rs. 2280470/- 5 Dec 25	Gat No. 237/1/A Situated At Village-Babulsar Road, A/P Karegaon, Karegaon Tal Shirur Dist Pune, Maharashtra Admeasuring 278.81 Sq.Mtr	Symbolic Possession Taken On 13 Feb 26
Monika Someshwar Khalipe , Teja Gautam Kamble (A/C NO.) 241201204103032	6 Dec 25 Rs. 1863694/- 5 Dec 25	Flat No. 504, 5th Floor , Scheme Name Silver Springs Cts. No 40/2, Village-Siddhanathwadi, Taluka-Wai Dist-Satara Maharashtra (In)- 412803 / Admeasuring Carpet Area 41.97 Sq.Mtr Balceny Carpet Area 10.18 Sq.Mtr Total Area 52.15 Sq.Mtr	Symbolic Possession Taken On 13 Feb 26
Dashrat Namdev Kothimbire , Yogesh Dasharath Kothimbire, Nandabai Dashrath Kothimbire (A/C NO.) 211204002058312	6 Dec 25 Rs. 757259/- 5 Dec 25	Land At Gut No. 1910, Nagarparishad Milkat No. 4w10004419 (New) & 9545 (Old) Kothimbire Mala, Situated At Shrigonda, Taluka - Shrigonda District- Ahmednagar, Maharashtra 413701 Admeasuring 300 Sq Mtr.	Symbolic Possession Taken On 14 Feb 26
Place : Maharashtra	Date: 17-02-2026	Authorised Officer Aavas Financiers Limited	



AU SMALL FINANCE BANK LIMITED
A SCHEDULED COMMERCIAL BANK

(A Scheduled Commercial Bank)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)
APPENDIX IV [SEE RULE 8(6)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (54 of 2002)] and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table: -

Name of Borrower/Co-Borrower/ Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/C No.) L9001060125063122 & L9001060830189228, M/S. Dostana Cycle Mart (Borrower), Yogiraj Dilip Jagtap (Co-Borrower), Dilip Baburao Jagtap (Co-Borrower)	11-Nov-25 Rs. 9,58,610/- Rs. Nine Lakh Fifty-Eight Thousand Six Hundred Ten Only & Rs. 1,81,506/- Rs. One Lakh Eighty-One Thousand Five Hundred Six Only as on 10-Nov-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Cts No 2123, H.NO:- 1009, Village Saswad, Tal:- Purandar, Dust- Pune, Maharashtra Admeasuring 570 SQ.FTS East: Sandeep Jagtap & Road, West: Road, North: Property Of Baburao Jagtap, South: Property Of Ramchandra Jagtap	12-Feb-26
(Loan A/C No.) L9001060129822140, M/S Rahat Chikan Center (Borrower), Smt. Ruksana Raju Mulla (Co-Borrower), Raju Azad Mulla (Co-Borrower)	12-Nov-25 Rs. 809031/- Rs. Eight Lakh Nine Thousand Thirty-One Only as on 10-Nov-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- M No-1151, C-S No-816, Village- Sarawade, Tal- Radhanagar, District- Kolhapur, Maharashtra Admeasuring 39.35 Square Metre East: Main Road Saravade, West: Aam Rasta, North: Property Of Khudija Adam Mulla, South: Property Of Balaso Repe	13-Feb-26
(Loan A/C No.) L9001060125375226, M/S Jai Bhavani Enterprises (Borrower), Jagannath Bapurao Raut (Co-Borrower), Ashwini Jagannath Raut (Co-Borrower), Ajay Jagannath Raut (Co-Borrower), Jay Jagannath Raut (Co-Borrower)	16-Sep-25 Rs. 15,16,881/- Rs. Fifteen Lakh Sixteen Thousand Eight Hundred Eighty-One Only as on 11-Sep-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Sr No. 18, Village- Bhosari, Tehsil- Haveli, District-Pune, MH. Admeasuring 750 Sq.Ft. East: By Property Of Mr. Agarkar, West: By Property Of Mr. Mulla, North: By Road, South: By Property Of Mr. Shelke	09-Feb-26

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table. "The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for the amount and interest thereon mentioned in the above table.

Date : 16/02/2026 Place : Pune, Maharashtra Author