

PUBLIC NOTICE

NOTICE is hereby given that MRS. ARMAITY FALAK PATEL is the sole and absolute owner of Flat No. 19 with car parking and Flat No. 20 in Green Fields Co-operative Housing Society Ltd., S. No. 17A, Falmangar, Wanawadi, Pune - 411013 ("said premises").

The said premises were purchased by Mrs. Armaity Falak Patel along with her father Late Mr. Mahesh Khurshid Munshi (expired on 04/08/2016) from Mrs. Umme Aiman Yusuf Halela by a duly stamped and registered indenture dated 24/08/1995, registered at Sr. Nos. 5465/95 and 5466/95 dated 11/10/1995, Sub-Registrar of Assurances, Haveli No. 2, Pune. Late Mr. Jehangir Khurshid Munshi bequeathed his 50% undivided share to Mrs. Armaity Falak Patel by a registered will dated 08/09/2010, registered at Sr. No. 6730/2010, Haveli No. 15, Pune.

It is stated that Mrs. Umme Aiman Yusuf Halela has earlier derived rights from Mr. Rohinton Ratansha Marolia and Mrs. Sonnoo Rohinton Marolia, the original allottees whose names were entered on the Society share certificate, though certain set of documents were not registered. Notwithstanding the same, the registered Conveyance Deed dated 24/08/1995, registered as Sr. No. 2134/1993 at Haveli No. 2, Pune, records Mrs. Umme Aiman Yusuf Halela as purchaser/beneficiary, from whom valid title has flowed.

NOTICE is hereby further given that any person, including Mrs. Umme Aiman Yusuf Halela, Mr. Rohinton Ratansha Marolia and/or Mrs. Sonnoo Rohinton Marolia, or anyone claiming through or under them having any right, title, interest, claim or objection whatsoever in respect of the said premises, is hereby called upon to submit the same in writing with documentary proof to Adv. Y. B. Irani, Advocate for the Owner, within 8 (eight) days from the date of publication of this notice failing which such claims shall be deemed to have been waived and abandoned, and the proposed transaction, including creation of charge in favour of the lending bank, shall be completed without further reference.

Y. B. Irani (Advocate)
G9A/Uttopa Co-op Hsg. Society Ltd.,
Wanawadi, Pune - 411040
Pune Email: advyad56@gmail.com
Dated: 24/02/2026 M 885430027

DCB Bank Limited
302, Cello Plaza, 1st Road,
Shivajinagar, Pune-411005

POSSESSION NOTICE

The undersigned being the authorized officer of the DCB Bank Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFESI) Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice on below mentioned dates calling upon the borrower(s) and Co-borrower(s) to repay the amount mentioned in the notice as detailed below in tabular form with further interest thereon from within 60 days from the date of receipt of the said notice.

The borrower(s) and Co-borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and Co-borrower(s) and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said Act with rule 8 of the Security Interest Rules, 2002 on the 16-02-2026, 24-02-2026 and 21-02-2026.

The borrower, Co-borrower in particular and the public in general is hereby cautioned not to deal with the property (Description of the immovable property) and any dealings with the property will be subject to the charge of the DCB Bank Ltd., for respective amount as mentioned hereunder.

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.

Name of Borrower(s) and Co-borrower(s)	16-02-2026 and possession date - 16-02-2026
1. MR. KETAN VIKRAM MAHAJAN	Rs. 25,53,603/- (Rupees Twenty Five Lakh Fifty Three Thousand Six Hundred Three Rupees Only) as on 16th February 2023 excluding interest and FC charges.
2. MRS. PRANSHI FOODS, ITS AUTHORIZED SIGNATORY	
3. MRS. P.K. KITCHEN, ITS AUTHORIZED SIGNATORY	
4. MRS. DIPALI KETAN MAHAJAN	
Loan Account No.	DRHLPU0508269 and DRBLPU05086359
Total Outstanding Amount as on	Rs. 25,53,603/- (Rupees Twenty Five Lakh Fifty Three Thousand Six Hundred Three Rupees Only) as on 16th February 2023 excluding interest and FC charges.
Description of the Immovable Property	All Plot and Parcel of Property Bearing Plot No. 104 Admeasuring Carpet Area 37.19 Sq.Mtr. Admeasuring Terrace Area 06.80 Sq.Mtr. On First Floor in the Building B in The Scheme The Regent Park And In The Society Known As The Regent Park Co-operative Housing Society Limited Constructed On Land Bearing Gt No. 435/30/1 (Gt No. 491/3) Out Of Which Carved Out Area Admeasuring 09.24 Sq. Feet (Flat) Village Chaulhi Bk, Taluka Haveli District Pune, (The Secured Assets)
Name of Borrower(s) and Co-borrower(s)	21-02-2026 and possession date - 21-02-2026
1. MR. JAMIL ULWAR MULLA	Rs. 28,64,384/- (Rupees Twenty Eight Lakh Sixty Four Thousand Three Hundred Eighty Four Rupees Only) as on 21st Feb. 2023 excluding interest and FC charges.
2. MRS. RESHMA JAMIL MULLA	
Loan Account No.	DAHLVU045026
Total Outstanding Amount as on	Rs. 28,64,384/- (Rupees Twenty Eight Lakh Sixty Four Thousand Three Hundred Eighty Four Rupees Only) as on 21st Feb. 2023 excluding interest and FC charges.
Description of the Immovable Property	All That Plot and Parcel of Flat No. Fr-3, Admeasuring 70.07 Sq. Mtrs. Super Builtup Area On Fourth Floor, In The Building "Kishu Residency" Apartment, Phase-3 "Wing Constructed On C/S No. 84/1, Chetwara Path, Salara, Within The Limitation Of Salara Corporation And Towards East - On Or Towards East - Open Space On Or Towards South - Flat No. Fr-4 B Wing On Or Towards West - Passage, On Or Towards North - Open Space, (The Secured Assets)
Name of Borrower(s) and Co-borrower(s)	06-05-2023 and possession date - 01-02-2026
1. MR. SURAJ DASTGIR GOLANADJ	Rs. 39,28,488/- (Rupees Thirty Nine Lakh Nine Thousand Two Hundred Forty Eight Thousand Nine Hundred Eighty Eight Rupees Only) as on 06th May, 2023 excluding interest and FC charges.
2. MRS. FATIMA DASTGIR GOLANADJ	
Loan Account No.	DAHLVU0446140 and DAHLVU040048143
Total Outstanding Amount as on	Rs. 39,28,488/- (Rupees Thirty Nine Lakh Nine Thousand Two Hundred Forty Eight Thousand Nine Hundred Eighty Eight Rupees Only) as on 06th May, 2023 excluding interest and FC charges.
Description of the Immovable Property	1) Flat No. 402B, Admeasuring 620 Sq. Ft. 57.52 Sq. Mtrs. super built up on third floor, in building known as Disha Residency constructed on bhupman karpet 705, plot no. 12, at village Yungu Tal. Karad, Dist. Salara which is bounded as: By East: Common Passage, By South: Property of Shri. Sutar, By West: Property of Shri. Patil, By North: Flat No. 402A, 2) Flat No. 402A, Admeasuring 620 Sq. Ft. 57.52 Sq. Mtrs. super built up on third floor, in building known as Disha Residency constructed on bhupman karpet 705, plot no. 12, at village Yungu Tal. Karad, Dist. Salara which is bounded as: By East: Common Passage, By South: Flat No. 402B, By West: Property of Shri. Patil, By North: Property of Shri. Dhawale (The Secured Assets)
Date: 24-02-2026	FOR DCB BANK LTD.
Place: PUNE	AUTHORIZED OFFICER

TUESDAY, FEBRUARY 24, 2026

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Baramati Branch : Fuldhand House,
Carnal Road, At Post Baramati, Tal. Baramati,
Dist. Pune - 413 102. Tel: 9026381367.
e-mail: bon73@mahabank.bank.in, bon73@mahabank.bank.in

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

Whereas, the undersigned being the Authorized Officer of the Bank of Maharashtra, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFESI) Act, 2002 and in exercise of powers conferred under Sub Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 28/02/2023 calling upon the Borrower Manoj Shivaji Nale and Mrs. Supriya Manoj Nale to repay amount aggregating Rs. 21,77,393.15 + Unapplied Int. - w.f. 28/02/2023 plus further interest and cost and expenses thereon within 60 days from the date of receipt of the said notice.

The Borrower as well as Co-borrower having failed to repay the amount, Notice is hereby given to the Borrower as well as Co-borrower and the Public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with rule 8 of the said Rules on this 18th day of February of the year 2026.

The Borrower as well as Co-borrower in particular and the Public in general is hereby cautioned not to deal with the property and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount mentioned hereinabove.

The Borrower's attention is invited to provisions of Sub-Section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.

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

The details of the properties mortgaged to the Bank and taken possession by the Bank is as follows:

All that piece and parcel of Flat No 30 on Stilt Third Floor admeasuring carpet area 40.03 sq. meters plus balcony area 3.10 sq meter total carpet area 43.13 sq meter and adjacent terrace area of 7.2 sq meter total area 50.33 sq meter in the building known as Shree Datta Park Building No D along with one common scooter and one car parking.

Date : 18/02/2026
Place : Baramati

Chief Manager & Authorized Officer
Bank of Maharashtra



DBS Bank India Limited
Branch address-DBS Bank India Ltd The Ruby, 6th Floor,
Dadar(W), Mumbai 400 028

APPENDIX- IV-A (See proviso to rule 8 (6))

E Auction Sale notice for sale of immovable property

E-Auction Sale Notice for Sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFESI) 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) that the below described immovable property mortgaged/charged to the Secured Creditor, the vacant possession of which has been taken by the Authorized Officer of DBS Bank India Limited. The secured asset will be sold on "As is where is" and "Whatever there is" basis for recovery of Rs. 96,24,007.74 (Rupees Ninety Six Lakh Twenty Four Thousand Seven and Pass Seven Paise Only) by way of Home Loan facility as on 18.02.2026 along with future interest and charges from 18.02.2026 due to DBS Bank India Limited, the Secured Creditor from Borrowers and Mortgagee 1. Mr. Neel Gil Deshmukh 2. Mrs. Sarika Fernandes, both R/W Flat No. 604, Building No. 83, SR.No. 6/5, Sumanagar Garden, Kave Nagar, Pune - 411052.

Date of E Auction: 17.03.2026 at 11:00 AM to 1:00 PM with unlimited extension of 5 minutes each.

Last date, time for payment of EMD and place for submission of application and contact details

Reserve Price: Rs. 96,24,007.74 (Rupees Ninety Six Lakh Twenty Four Thousand Seven and Pass Seven Paise Only)

Increment amount: Rs. 25,00,000/-

EMD: Rs. 2,50,000/- (Rupees Eight Lakh Fifty Eight Thousand Six Hundred only) DDMF/RTGS Saving Bank DBS Bank India Limited, payable at Mumbai - Account No. 611LABI0301NIN, IFSC: DBSS0003811.

Description of Immovable Property: All that piece and parcel of the property bearing Flat No. 604, BUILDING NO. 83, 5TH FLOOR, SUMANAGAR RATTNA GARDENS, MAULJE HINGNE BUDHUKI, M. KARVE NAGAR, SR. NO. 19, SR. NO. 6/16+18, SR. NO. 6/24, PUNE - 411052 (APPROXIMATELY 17.12 SQ. FEET + TERRACE 8 SQ. FEET) AND PARKING 308, 91 SQ. FEET. Property owned by: 1. Mr. Neel Gil Deshmukh 2. Mrs. Sarika Fernandes

For more detailed terms and conditions, please visit the E-Auction Service Provider's website at: <https://sarfesi.auctioneign.net>

Please visit our bank website at: go.dbi.com/corporate/announcements

This Notice should be considered as 15 Days Notice to the Borrowers under Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Date: 23.02.2026
Place: Mumbai

PUBLIC NOTICE

Notice is hereby given that, Mr. Sharada Prabhat Masli & Mrs. Nandini Masli are the owners of the flat No. 707 on the Seventh Floor having 47.33 sq. meters Carpet area + Balcony 4.88 sq.meters + Dry Terrace 2.78 sq.meters+ attached terrace 7.40 sq. meters + Covered Car Parking, in wing building E, in the building known as ATLANTA 3 APARTMENTS, constructed on land bearing S. No. 53/1 AND 53/2, Situated at Wakad, Taluka Mulshi, Dist. Pune within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Dist. Pune.

That said owners have lost their Original Document of APARTMENT DEED dated 02/05/2023 which is registered at Haveli 19, vide Doc. No. 1465/2023. Objections are invited to ownership or claim over said fact by virtue of the said lost documents or in any manner, if any. Objections if any shall be received within 07 days after the publication of the same and objection received after the stipulated period will not be entertained.

Date: 23/02/2026

Adv. Deepak P. Suhanda
Flat No. 5,
Dhanashree Apartment,
Behind Ashok Theatre, Pimpri,
Pune 411017. Mob. 9665600606



पंजाब नेशनल बैंक
...कोश में का प्रतीक...

पंजाब नेशनल बैंक
...the name you can BANK upon!

Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFESI) Act, 2002 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/sole possession of which has been taken by the Authorized 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

Sl. No.	Name of the Branch	Name of the Account	Description of the Immovable Properties	Mortgaged / Owner's Name (Mortgagor 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 31/08/2025	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 : ARMB Kolhapur	Account Name: M/s Rohan Oil Industries (HUF)	All plant & Machinery alongwith structure available on MIDC Land & Building bearing F-70 total adn 77.12.00 sq. mtrs. & built up area adn 1619.20 sq. mtrs. in Chincholi Industrial Area at Village Chincholi Kati Taluka-Mohol Dist-Solapur, in name of M/s Rohan Oil Industries through Prop. Harish Javerchand Gala (HUF)	Encumbrance - Not Known	A) 25.09.2024	B) Rs. 14,43,09,243.04+ further interest	C) 04.12.2024	D) Physical Possession	(Combined auction of Plant & machinery and Industrial Land)	Rs. 113.70 Lac Rs. 11.00 A.M. to 4.00 P.M.
2	Branch : ARMB Kolhapur	Account Name: M/s Rohan Oil Industries (HUF)	Industrial structure available on MIDC Land & Building bearing F-70 total adn 77.12.00 sq. mtrs. & built up area adn 1619.20 sq. mtrs. in Chincholi Industrial Area at Village Chincholi Kati Taluka-Mohol Dist-Solapur, in name of M/s Rohan Oil Industries through Prop. Harish Javerchand Gala (HUF)	Encumbrance - Not Known	A) 25.09.2024	B) Rs. 14,43,09,243.04+ further interest	C) 04.12.2024	D) Symbolic Possession	Rs. 451.00 Lac Rs. 45.10 Lac Rs. 1.00 Lac	Rs. 113.70 Lac Rs. 11.00 A.M. to 4.00 P.M.
3	Branch : ARMB Kolhapur	Account Name: M/s Rohan Oil Industries (HUF)	Property situated in District & Sub District Solapur, Tal - North Solapur bearing City Survey No. 8338/A/5/2/2 total admeasuring 371.00 Sq. Mtrs out of this Flat No 6 on the 6th floor having its carpet area adn 108.07 sq. mtr having Built-up area adn 152.31 sq. mtr known as "Anusha Apartment", situated at Railway Line, Solapur within the limits of Solapur Municipal Corporation belonging to Mr. Harish Javerchand Gala & Mrs. Heena Harish Gala.	Encumbrance - Not Known	A) 25.09.2024	B) Rs. 14,43,09,243.04+ further interest	C) 04.12.2024	D) Physical Possession	Rs. 85.80 Lac Rs. 8.58 Lac Rs. 0.25 Lac	Rs. 113.70 Lac Rs. 11.00 A.M. to 4.00 P.M.
4	Branch : Solapur	Account Name: M/s Rohan Oil Industries (HUF)	Land And Building At Plot No. 1 & 2, G. P House No. 817 & 818, Survey Number 357/1, Boramani, South Solapur, Solapur, 413002	Encumbrance - Not Known	A) 15/01/2024	B) Rs. 58,06,909.00 + Further interest	C) 06/04/2024	D) Symbolic	Rs. 166.00 Lakh Rs. 16.60 Lakh Rs. 0.50 Lakh	Rs. 113.70 Lac Rs. 11.00 A.M. to 4.00 P.M.
5	Branch : Solapur	Borrower : Mr. Yogesh Siddhappa Hattale, Mrs. Monali Yoginath Hattale	Flat No. 401 admeasuring 57.27Sq. Mtrs., on 4th Floor in Building named Laxmi Heights constructed on Plot No. 16, Old Survey No 299/1, New Survey No 159/1, Jagdmata Nagar, Majewadi, Solapur, Dist. Solapur, Maharashtra - 413003	Encumbrance - Not Known	A) 07/10/2021	B) Rs. 24,70,827.00 + further interest	C) 18/02/2022	D) Symbolic Possession	Rs. 15.65 Lac Rs. 1.565 Lac Rs. 0.10 Lac	Rs. 113.70 Lac Rs. 11.00 A.M. to 4.00 P.M.
6	Branch : Solapur	Borrower : Mr. Siddharth Prakash Manjili	Mortgage of Flat No. 4 admeasuring 54.59 Sq. Mtrs. Second Floor, Karam Apartment, TP Scheme No. 1, Final Plot No. 9, Sub Plot No. 203, at Ravipur Pet, Solapur, Tal. Solapur, Dist. Solapur.	Encumbrances : Now known	A) 08/09/2021	B) Rs. 26,11,622.00 + further interest	C) 17/09/2022	D) Symbolic Possession	Rs. 15.95 Lac Rs. 1.595 Lac Rs. 0.10 Lac	Rs. 113.70 Lac Rs. 11.00 A.M. to 4.00 P.M.
7	Branch : Solapur	Borrower : Mr. Mahalaxmi Traders, Proprietor: Smt. Jyoti Dhangapure	Flat No. T-1, 3rd Floor, Ishwari Apartment, Waman Nagar Condominium admeasuring carpet area 40.45 Sq. Mtrs. Total Carpet area 57.28 Sq. Mtrs. situated at Survey No. 154/15/1, Plot No. 18, Majewadi, Near KLE School, Jule Solapur, Solapur - 413004	Encumbrance - Not Known	A) 30/05/2023	B) Rs. 1,10,08,699.44 + further interest	C) 19/08/2023	D) Symbolic Possession	Rs. 24.30 Lac Rs. 2.43 Lac Rs. 0.25 Lac	Rs. 113.70 Lac Rs. 11.00 A.M. to 4.00 P.M.
8	Branch : Solapur	Borrower : Mr. Siddharth Prakash Manjili	Flat No. 304, 3rd Floor, Shree Bhagwati Tower Apartment, Plot No. 45A+45B, Plot No. 93 (as per 7/12), Old Survey No 315/2B, New Survey No. 129/2B, Majewadi, Near Dawat Hotel, Jule Solapur, Dist. Solapur - 413004 admeasuring 80.49 Sq. Mtrs	Encumbrance - Not Known	A) 30/05/2023	B) Rs. 1,10,08,699.44 + further interest	C) 19/08/2023	D) Symbolic Possession	Rs. 34.20 Lac Rs. 3.42 Lac Rs. 0.25 Lac	Rs. 113.70 Lac Rs. 11.00 A.M. to 4.00 P.M.
9	Branch : Solapur	Borrower : Mrs. Shah Agencies Proprietor: Sh. Bhavesh Pradeep Shah	Flat F3 & F4, 1st Floor, Chankeshwara Building, House No. 172/A, TP2, Bhawanipet, Behind Konwal Petrol Pump, Kumbharwade, Solapur	Encumbrance - 86,62,412/-	A) 10/01/2018	B) Rs. 1,71,08,615.45 + further interest	C) 24/01/2019	D) Physical Possession	Rs. 27.00 Lac Rs. 2.70 Lac Rs. 0.10 Lac	Rs. 113.70 Lac Rs. 11.00 A.M. to 4.00 P.M.
10	Branch : Solapur	Borrower : Mr. Vinat Mathapati	Mortgage of Flat No. 501, 5th floor, Jay Plaza, Old C.T.S No. 284, New C.T.S No. 655, 6/6, 6/7A to that Chogule Park, Majewadi, Hotgi Road 'North Solapur', Solapur, Pin - 413004 admeasuring 62.38 Sq. Mtrs Built Up	Encumbrance - Not Known	A) 13/04/2022	B) Rs. 21,79,693.00 + further interest	C) 25/08/2023	D) Physical Possession	Rs. 18.90 Lac Rs. 1.89 Lac Rs. 0.10 Lac	Rs. 113.70 Lac Rs. 11.00 A.M. to 4.00 P.M.

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 properties/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 Authorized Officer, but the Authorized 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://banknet.in> 4) For detailed term and conditions of the sale, please refer <https://banknet.in> & www.pnbindia.in

Date: 23/02/2026
Place: Kolhapur

Authorized Officer, State Bank of India

SBFI STATE BANK OF INDIA
Authorized Officer's Details:- Mobile No. 9560205566
Landline No. (Office):- 422411423

Branch - Stressed Assets Management Branch - II,
Rajhans Chambers, Ground Floor, Wing-B, Free Press
Journal Bldg., Nariman Point, Mumbai - 400021
Tel: No. 422-411423, Email id: team2.15859@sbi.co.in

Appendix - IV - A (See Proviso to rule 8(6))

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E Auction Sale Notice for Sale of Immovable Assets under the Securitization 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

The undersigned as Authorized Officer of the State Bank of India and in exercise of powers conferred under sub-section (4) of section 13 of the said Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 08/02/2023 calling upon the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the vacant possession of which has been taken by the Authorized Officer of State Bank of India, will be sold on "As is where is", "As is what is" and "Whatever there is" on 17.03.2026. The e-auction of the charged properties (under Sub-section 8(6) of the Security Interest (Enforcement) Rule, 2002) for realisation of Bank's dues will be held on and on the terms and conditions specified hereunder.

Name of Borrower(s)	Name of Guarantor(s)	Outstanding Dues for Recovery of which Properties are being Sold		
M/s. Duplex Industries Ltd.	Personal Guarantors 1) Mr. Anand Vishnu Satpute 2) Mr. Anil Anand Satpute 3) Smt. Kanchan Anil Satpute	Rs. 255,32,04,371.90 as on 08.02.2023 plus further interest expenses and other charges etc. Demand Notice Date: 08.02.2023		
Names of Title Debt Holders	Description of property/ies	Date & Time of e-Auction:	Reserve Price and EMD Details	Date & Time of Inspection property
M/s. Duplex Industries Ltd.	Property ID: SBIN0000000L1 Factory land measuring 4050 sq.mtrs along with factory shed and extension of Building, situated at Plot no A-3, MIDC Industrial area, Kurumbh, Taluka Dahanu, Dist. Pune, in the name of M/s Duplex Wires Private Limited which is under Lease with MIDC for 95 years starting from 01.12.1992. Boundaries of the property: North: Other Plot, South: MIDC Road, East: Other Plot, West: Other Plot	17.03.2026 11.00 a.m to 16.00 p.m	Reserve Price: Rs. 3,09,44,000.00/- (Rupees Three Crores Nine Lakh Forty Four Thousand only) EMD: Rs. 39,44,000.00 (Rupees Thirty Nine Lakh Forty Four Thousand and Four Hundred only) Bid Increment Amount: Rs. 5,00,000/-	Date of Inspection: 05.03.2026 11 a.m to 4 p.m
(i) Smt Kanchan Anil Satpute and (ii) Smt Usha Anand Satpute (since deceased and represented by legal heirs Shri Anil Anand Satpute and Shri Anand Vishnu Satpute)	Property ID: SBIN0000000L3 Flat No. 2, adm 58.94 sq. mtrs on stilt floor and reserved car parking space adm 9.29 sq. mtrs in building Prachi Residency, Plot No. 2, S. No. 140, CTS No 712, Kolhapur, Pune 41038 in the names of Smt Usha Anand Satpute (deceased) and Smt Kanchan Anil Satpute. Boundaries of the property: North: Open Space, South: Open Space, East: Open Space, West: Lift and Lobby	17.03.2026 11.00 a.m to 16.00 p.m	Reserve Price: Rs. 34,00,000.00/- (Rupees Ninety Four Lakhs only) EMD: Rs. 9,40,000.00 (Rupees Nine Lakhs Forty Thousand only) Bid Increment Amount: Rs. 2,00,000/-	Date of Inspection: 05.03.2026 11 a.m to 4 p.m
Mr. Anand Vishnu Satpute (Flat No. 3) Smt Usha Anand Satpute (since deceased and represented by legal heirs Shri Anil Anand Satpute and Shri Anand Vishnu Satpute) and (ii) Mr. Anil Anand Satpute (Flat No. 4) Personal guarantors of M/s. Duplex Industries Ltd.	Property ID: SBIN0000000L4 Flat No. 3, adm 71.56 sq mtrs in the name of Shri Anand Vishnu Satpute & Flat No. 4, adm 78 sq mtrs in the name of Smt Usha Anand Satpute (deceased) and Shri Anil Anand Satpute, on first floor in Bldg no D17, Giridhar Nagar, S. No 117, Wate, Wakad, Tal. Haveli, Dist. Pune 411056 (Both units are amalgamated as a single unit) Boundaries of the property: North: Open Space, South: Open Space, East: Passage, West: Internal Road	17.03.2026 11.00 a.m to 16.00 p.m	Reserve Price: Rs. 1,13,00,000.00 (Rupees One Crore Thirteen Lakhs only) EMD: Rs. 11,30,000.00 (Rupees Eleven Lakhs only) Bid Increment Amount: Rs. 2,00,000/-	Date of Inspection: 05.03.2026 11 a.m to 4 p.m

"CAUTION: It may be noted that, this auction is being held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS".

Intending bidders/ purchasers has to transfer the EMD amount through registration in our service provider BAAANKNET e-auction web portal <https://banknet.in/auction/e-auction/> through online mode in his Global EMD wallet in advance before the auction time. In case EMD amount is not available in Global EMD wallet, system will not allow to bid. The Registration, Verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Interested bidder may deposit Pre-Bid EMD with EBKRAY before the close of e-auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in EBKRAY's bank account and updation of such information in the e-auction website. This may take some time as per banking process and other bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.

There is no encumbrance known to authorized officer. However, the intending bidder should make their own enquiry and due diligences regarding the encumbrance upon the property from respective offices / department. The undersigned is not responsible for non-availability of dues, taxes, rates, assessments, charges, fees etc., owing to any authority or to any body shall be the sole responsibility of successful bidder only.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's websites: www.sbi.co.in and <https://banknet.in/auction/e-auction/>

Property ID	Lot No	Property Location	Photos of Property/Video
SBIN0000001L1	1		
SBIN0000000L3	2		
SBIN0000000L4	3		

STATUTORY 15 DAYS SALE NOTICE UNDER SARFESI ACT

The Borrowers / Guarantors have been given notice as required under proviso of rule 8 (6) of Security Interest (Enforcement) Rules, 2002.

Date: 21.02.2026
Place: Mumbai

Authorized Officer, State Bank of India