



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
बँका महाराष्ट्र का बँक
एक परिवार एक बैंक

**Asset Recovery Branch : 2nd Floor, Agarkar High School Bldg.,
Somwar Peth, Pune - 411011. Phone : 7030924078,
E-mail: brmgr1453@bankofmaharashtra.bank.in**

**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) and 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor i.e. Bank of Maharashtra, the **Possession** of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **“As is where is”, “As is what is”, and “Whatever there is”** for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
1	Borrower: - M/S Anupam Agencies Prop- Mr. Kalidas Gangaram Ambawale	Rs. 77,21,229.00 (Rs. Seventy Seven Lakh Twenty One Thousand Two Hundred and Twenty Nine Only) Plus Unapplied Interest w. e. f. 13.06.2024 apart from further Interest ,Cost ,Charges And Expenses minus recovery if any	Property Lot No. 1 : All those Pieces and Parcels of Commercial Shop No.8 Ground Floor, in Sumeru Developers Project “Vyomkesh” , S.No.72, Hissa No. 30, situated At Village Vadgaon Bk., Tal-Haveli, Dist-Pune within the limits of Pune Municipal Corporation admeasuring Carpet area of 23.69 Sq Mtrs & Loft area of 11.42 Sq Mtrs for Shop No 8 & Covered Car Parking area of 9.29 Sq Mtrs. • Encumbrance: Not Known. • Type of Possession: Physical	Reserve Price : Rs. 53,86,000.00/- (Rupees Fifty three lakhs eighty six thousand Only) EMD : Rs.5,38,600.00/- (Rupees Five Lakh Thirty-eight Thousand six Hundred Only) Bid Increment amount : Rs. 25,000/- (Rupees Twenty Five Thousand Only)
2	Borrower: - M/s KK WATERPROOFING Prop Kedar Shyamrao Kale	Rs. 2,22,91,797.69 (Rs. Two Crores Twenty Two Lakhs Ninety One Thousand Seven Hundred Ninety Seven Rupees And Sixty Nine Paise) Plus Unapplied Interest W. E. F. 06.01.2024 Apart From Further Interest,Cost and expenses minus recovery if any	Property Lot No. 2 : All the Pieces & Parcels of the Shop No 9, Stilt Floor at Sr No 72, Vyomkesh, Sumeru Developers Apartments, Vadgaon Budruk, Tal Haveli District Pune 411041. • Encumbrance: Not Known. • Type of Possession: Physical Property Lot No. 3 : All the Pieces & Parcels of the Shop No 10, Stilt Floor at Sr No 72, Vyomkesh, Sumeru Developers Apartments, Vadgaon Budruk, Tal Haveli District Pune 411041 • Encumbrance: Not Known. • Type of Possession: Physical	Rs. 49,72,000.00/- (Rupees Forty nine lakh seventy-two thousand Only) EMD : Rs.4,97,200.00/- (Rupees Four lakh Ninety-seven Thousand Two hundred Only) Bid Increment : 25,000/- (Rupees Twenty Five Thousand Only) Reserve Price –Reserve Price: Rs. 31,72,000.00/- (Rupees Thirty one lakh Seventy two thousand Only) EMD : Rs.3,17,200.00/- (Rupees Three lakh Seventeen Thousand two hundred Only) Bid Increment : 25,000/- (Rupees Twenty Five Thousand Only)
3	Borrower: - M/s. Ugam Trader, Prop. - Chaitanya Raghunath Kulkarni Guarantor- Rekha Raghunath Kulkarni	Rs. 24,97,702.00/-(Rupees Twenty-Four lakhs ninety-seven thousand seven hundred two Only) plus unapplied interest at contractual rate w.e.f. 30.09.2023 apart from penal interest, other cost and expenses thereon minus recovery if any	Property Lot No. 4 : All that Pieces & Parcels of Residential unit located at, S.No. 508/2B, Plot No. 19A Village Kedgaon near Ambika Vidyalaya Ambika Nagar, Kedgaon Ahmednagar - 414005 area 284.57 sq.mtr. upon that 142.29 Sq.mt. ground floor built up area 34.41 sq.mtr. first floor built up area 54.32 sq.mtr • Encumbrance: Not Known. • Type of Possession: Physical	Reserve Price – Rs. 33,02,000/- (Rupees Thirty three lakh two thousand Only) EMD - Rs.3,30,200/- (Rupees Three Lakh Thirty Thousand two hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
4	Borrower : Mr. Sunil Narayan Manikal & Mrs. Shrawanti Sunil Manikal	Rs. 59,12,387.00 (In Words Rupees Fifty Nine Lakhs Twelve Thousand Three Hundred Eighty Seven only) plus unapplied interest w.e.f. 26/06/2023 p.a. with monthly rest plus cost, charges and expenses till date of payment of the entire dues, minus recovery if any,	Property Lot No.5 : All the Piece & Parcels of Residential Flat No 404 on 4th Floor in the building C-Wing constructed on S No 64, Hissa No 3, building named as Casa Heights located at village Marunji near Hinjewadi, Taluka Mulshi, District Pune – 411057 admeasuring 721 sq. ft. carpet area along with attached terrace 98.25 sq. ft. and together with exclusive right to use covered car parking space no. 10 owned by Mr. Sunil Narayan Manikal. • Encumbrance: Not Known. • Type of Possession: Physical	Reserve Price –Rs.50,80,000.00/- (Rupees Fifty Lakh Eighty Thousand Only) EMD: Rs. 5,08,000.00/- (Rupees Five Lakh eight Thousand Only) Bid Increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
5	Borrower : M/S Shree Swami Samarth Agro Industries Prop. Mr. Akshay Rajendra Banekar	Rs. 1,47,25,118.00/- (Rupees One Crore Forty seven lakh Twenty-five thousand one hundred eighteen Only) plus unapplied interest @ contractual rate with effect from 29/04/2023 apart from penal interest, other cost and expenses thereon minus recovery if any	Property Lot No. 6 : All that is piece and parcel of Flat No 601,6th floor in Building “Courtyard” constructed on Sy. No 114/13, CTS No 306 located at Village Pashan Taluka Haveli District Pune within the Limits of Pune Municipal Corporation, Area Admeasuring 65.68 Sq Mtrs Carpet with terrace area 14.12 Sq Mtrs and one allotted car parking No 26 area admeasuring 9.30 Sq Mtrs • Encumbrance: Not Known. • Type of Possession: Physical	Reserve Price: Rs. 77,00,000.00/- (Rupees Seventy-seven Lakhs Only) EMD: Rs.7,70,000.00/- (Rupees Seven lakh Seventy Thousand Only) Bid Increment amount:Rs.50,000.00/- (Rupees Fifty Thousand Only)
6	Borrower: -M/S Sahil Concrete Products Proprietor Mr. Sahil Kundlikrao Patil Guarantor:- Nil	Rs.3,08,25,301/- (Rs. Three Crore Eight Lakhs Twenty Five Thousand Three Hundred and One Only) Plus Unapplied Interest at Contractual rate w.e.f. 13.10.2023 apart from further Interest, Cost, Charges and Expenses minus recovery if any	Property Lot No. 7 : All the Pieces & Parcels of the any non-agricultural land at Gat no. 103(1 Part) located at Choudhari Mala in Village Peth (Uri Kanchan), Tal – Havelli, District Pune admeasuring 45R in the name of Mr. Sunil Kundalikrao Patil Bounded as below – East – Gat no. 102, South – Ultratech Cement Company, West – Gat no. 104, North – Remaining Gat no. 103 • Encumbrance: Not Known. • Type of Possession: Physical	Rs. 1,92,38,000/- (Rupees One Crore Ninety-two Lakhs thirty eight Thousand Only) EMD: Rs 19,23,800/- (Rupees Nineteen Lakh Twenty Three Thousand eight hundred Only) Bid increment amount:Rs.50,000.00/- (Rupees Fifty Thousand Only)
7	Borrower: - M/s Kunal Plasto Projects Proprietor : Mr Kunal Sunil Sarode Guarantor:- Nil	Rs.3,04,10,438/- (Rs. Three Crore Four Lakhs Ten Thousand Four Hundred and Thirty Eight Only) Plus Unapplied Interest at Contractual rate w.e.f. 12.09.2023 apart from further Interest, Cost, Charges and Expenses minus recovery if any	Property Lot No. 8 : All the Pieces & Parcels of the non-agricultural land at Gat no. 103(1 Part) located at Choudhari Mala in Village Peth (Uri Kanchan), Tal – Havelli, District Pune admeasuring 45R in the name of Mr. Kunal Sunil Sarode Bounded as below – East – Gat no. 102, South – Remaining Gat no. 103, West – Gat no. 104, North – Old Solapur – Naigaon, Uri Kanchan road • Encumbrance: Not Known. • Type of Possession: Physical	Reserve Price: Rs. 1,92,38,000/- (Rupees One Crore Ninety-two Lakhs thirty eight Thousand Only) EMD : Rs 19,23,800/- (Rupees Nineteen Lakh Twenty Three Thousand eight hundred Only) Bid increment amount: Rs.50,000.00/- (Rupees Fifty Thousand Only)
8	M/s. Schematic Aircon and Automation Pvt. Ltd. (Borrower) Ground Floor, East Wing G-101, Mega Centre, Magarpatta, Pune 411028. Guarantors: 1. Mr. Pradeep Shankar Awari 2. Mr. Sandeep Shankar Awari 3. Mrs. Vimal Shankar Awari	Rs. 4,38,10,290 (Rupees Four Crore Thirty Eight Lakhs Ten Thousand Two Hundred Ninety Only) plus interest thereon @Contractual Rate p.a WEF 09.02.2023 apart from cost, expenses and charges minus recovery if any	Property Lot No. 9 : All the Piece & Parcels of Office No 303 & 304 3rd Floor Building G Mega Center on S No 153/A/1 to 4/1, 153A/1 to 4/2, 153A/a to 5 Nearby Noble Hospital, Solapur Road, Magarpatta, Hadapsar Taluka Haveli Pune 411028 Bounded as below: North: Office No 302, South: Office No 305, East: Entrance, West: Open Space Together with fixtures & furniture's thereon • Encumbrance: Not Known. • Type of Possession: Physical	Rs. 60,90,000.00/- (Rupees Sixty Lakhs ninty Thousand Only) EMD:Rs.6,09,000.00/- (Rupees Six Lakhs nine Thousand Only) Bid increment amount:Rs. 25,000.00/- (Rupees Twenty Five Thousand Only)
9	Borrower: - M/s. Jagannath Auto Services Partners- Mr Arunkumar Jagannath Sathe & Mr Sunil Bajarang Waghmare Partners- Guarantors: Mr Arun Jagannath Sathe Mrs Vimal ArunKumar Sathe Mr Yusuf Sarafali Kapadia Mr Shasikant Jagannath Sathe & Sachin Jagannath Sathe Mr Pitambar Tukaram Sak Mrs Bhamnabi Damodar Sathe Mr. Sunil Waghmare	Rs. 90,00,147/- (Rupees Ninety Lakh One Hundred Forty Seven Only) plus future interest thereon @ Contractual Rate w.e.f. 08.11.2014 apart from 1 other cost and expenses thereon minus recovery if any	Property Lot No. 10 : Flat No.7 on 2nd Floor, admeasuring 560 Sq. Ft. built up situated at Shree Prathmesh Darshan Apartment, S. No. 46, H. No. 8 at Mauje Shirgaon, Kulgaon Badlapur, Dist. Thane. • Encumbrance: Not Known. • Type of Possession: Physical Property Lot No. 11 : All those pieces and parcels of land and building Residential Apartment no. S-IV/279, situated at ground floor, plot no. 310 to 315, Gat no. Juhu 83A, Sector No. 2, Village-Vashi, Taluka-Thane, District-Thane, Navi Mumbai, Pin – 400703 Owned by Yusuf Kapadia & within the limits of Navi Mumbai Municipal Corporation. • Encumbrance: Not Known. • Type of Possession: Physical	Reserve Price : Rs.19,00,000.00/- (Rupees Nineteen lakhs Only) EMD : Rs.1,90,000.00/- (Rupees One Lakhs ninty Thousand Only) Bid Increment amount :Rs. 25,000.00/- (Rupees Twenty Five Thousand Only) Reserve Price:Rs.68,00,000.00/- (Rupees Sixty Eight Lakh Only) EMD: Rs.6,80,000.00/- (Rupees Six Lakh eighty Thousand Only) Bid Increment amount : Rs. 25,000.00/- (Rupees Twenty Five Thousand Only)
10	Borrower: - M/s.Om Yashoda Construction Proprietor: Santosh Narayan Badambe) (Since Deceased Thorough His Legal Heirs) 1.Mrs. Rupali Santosh Badambe 2. Miss. Shreya Santosh Badambe (Through her Natural Guardian) 3. Mrs. Rupali Santosh Badambe 4.Miss. Pragati Santosh Badambe (Through her Natural Guardian Mrs. Rupali Santosh Badambe	Rs.6,96,90,609.00/- (Rupees Six Crore Ninety Six Lakhs Ninety Thousand Six Hundred Nine Only) plus unapplied interest at contractual rate with monthly rest w.e.f 19/06/2025 apart from penal interest, cost and expenses thereon minus recovery if any	Property Lot No. 12 : All those pieces and parcels of land and building Residential Flat no. 103, admeasuring area about 449 square feet built up along with attached terrace 114 square feet, On First Floor of the Building “Harny Garden”, on S. No. 43, Hissa No. 1/1/5A/1/1, at Ambegaon Budruk., Tal. Haveli, District Pune – 411041 Owned by Mr. Rajkumar Sopan Nigade & within the limits of PMC, Pune. • Encumbrance: Not Known. • Type of Possession: Physical	Reserve Price – Rs. 27,36,000/- (Rupees Twenty Seven lakh thirty six thousand Only) EMD – Rs2,73,600/- (Rupees Two Lakh Seventy three Thousand six hundred Only) Bid Increment amount : Rs. 25,000.00/- (Rupees Twenty Five Thousand Only)

Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head, Asset Recovery Branch Pune. Mob. No. 7030924078 / 9960357705

Sr. No.	Particulars	Date & Time
1.	Date and time of E- Auction	For Lot No. 1 to 10 For Lot No. 11 and 12
2.	Last Date of Submission of Bid with EMD	For Lot No. 1 to 10 and for 11 and 12
3.	Inspection Date & Time	For Lot No. 1 to 10 and for 11 and 12

Important information: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

Note:

1. Bank has Possession with No any known encumbrance. However, there can be some dues by respective societies, Government/local authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies/builder. Dues/Charges/ encumbrances, if any due on the respective property, shall be borne by the bidder.

2. E-auction shall be conducted through the PSB Alliance. Bidders have to log in on the website – “https://baanknet.com” and have to register themselves. In this regard, please note that verification of KYC documents takes 2-3 days’ time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact number is 8291220220 and E mail id is “support.baanknet@psballiance.com”.

For detailed terms and conditions of the sale, please refer to the link “https://www.bankofmaharashtra.in/properties_for_sale.asp” provided in the Bank’s website.

**Date: 15/05/2026
Place: Pune**

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

**Asst. Gen. Manager & Authorised Officer,
Bank of Maharashtra**



ADITYA BIRLA CAPITAL

ADITYA BIRLA CAPITAL LIMITED
Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362266.
Corporate Office : 12th Floor, R Tech Park, Nirfon Complex, Near Hub Mall, Goregaon (East), Mumbai - 400063, MH.

DEMAND NOTICE

UNDER SEC 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (“THE ACT”) READ WITH RULE 3 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (“THE RULES”) On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all SARFAESI actions initiated by Aditya Birla Finance Ltd. in relation to the mortgaged property mentioned, stands transferred to Aditya Birla Capital Ltd., the amalgamated company. Accordingly the undersigned being the Authorized officer of Aditya Birla Capital Limited (ABCL) under the Act and in exercise of powers conferred under Section 13(12) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is / are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted herein below:

In connection with the above, Notice is hereby given, once again, to the said Borrower’s / Legal Heir(s) / Legal Representative(s) to pay to ABCL, within 60 days from the date of the respective Notice(s), the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realization, read with the loan agreement and other documents / writings, if any, executed by the said Borrower’s. As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to ABCL by the said Borrower’s respectively.

Sr. No.	Name of the Borrower(s)	Demand Notice Date & NPA Date	Description of Immovable Property
1.	1. M/s. Jyotirling Mandap Decoration, Through Its Proprietor Mr. Vijay Bajirao Patil, At: Kotoli Road, Kotoli Road, Selarwadi, Kotoli, Nanundre, Panhala Kolhapur, Kolhapur, Pincode- 416230. Phone: 8669358093. Email: vijaypatil133@gmail.com. Also At:- M/s. Jyotirling Mandap Decoration, Through Its Proprietor Mr. Vijay Bajirao Patil, At: Grampanchayat Mikat No.470 Totally Admeasuring 213.44 Sq. Mtr At Mouje Nivade, Tal- Panhala, Dist- Kolhapur Pincode - 416230. 2. Mr. Vijay Bajirao Patil, S/o. Bajirao Ananda Patil, At: Nanundre, Kolhapur, Pincode- 416230. Also At: Mr. Vijay Bajirao Patil, S/o. Bajirao Ananda Patil, Kotoli Road, Kotoli Road, Selarwadi, Kotoli, Nanundre, Panhala Kolhapur, Kolhapur, Pincode- 416230. Also At: Mr. Vijay Bajirao Patil, S/o. Bajirao Ananda Patil, Grampanchayat Mikat No. 470 Totally Admeasuring 213.44 Sq. Mtr At Mouje Nivade, Tal- Panhala, Dist- Kolhapur Pincode - 416230. 3. Mrs. Anandi Bajirao Patil, W/o. Tukaram Subhanna Jadhav, Hanuman Nagar, Nanundre Taluka, Panhala, Nanundre, Kolhapur, Ghotavade, City Kolhapur, Pincode- 416230. Email: Anandipatil@gmail.com. Also At, Mrs. Anandi Bajirao Patil, W/O Tukaram Subhanna Jadhav, Grampanchayat Mikat No 470 Totally Admeasuring 213.44 Sq. Mtr At Mouje Nivade, Tal- Panhala, Dist- Kolhapur Pincode - 416230. Also At: Mrs. Anand Bajirao Patil, W/O Tukaram Subhanna Jadhav, Kotoli Road, Kotoli Road, Selarwadi, Kotoli, Nanundre, Panhala Kolhapur, Kolhapur, Pincode - 416230. Loan Ac No. ABK0HST000000633209	08.05.2026 06.05.2026 Total O/s Dues Amt. Rs. 29,46,394.46/- as on 07.05.2026	All that piece and parcel of Land Admeasuring 193.98 Sq. Mtr Along With Construction Thereon Out Of Grampanchayat Mikat No 470 Totally Admeasuring 213.44 Sq. Mtr At Mouje Nivade, Tal- Panhala, Dist- Kolhapur And Bounded As Follows That Is To Say: On Or Towards The North By: Property Of Mr. Yashwant Pandurang Patil, On Or Towards The South By: Agri. Land Of Mr. Of Mr. Yashwant Pandurang Patil, On Or Towards The East By: Self Property, On Or Towards The West By: Hanuman Mandir Road, Together With Easement Attached Thereto And Together With All Other Buildings And Structures Standing And To Be Constructed Thereon And All Fittings, Fixtures, Plant And Machinery Attached To The Earth On Permanently Fastened To Anything Attached To The Earth, Both Present And Future.

With further interest, additional interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and / or realization. If the said Borrower’s shall fail to make payment to ABCL, as aforesaid, then ABCL shall proceed against the above Secured Asset(s) / Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower’s / Legal Heir(s) / Legal Representative(s) as to the costs and consequences. The said Borrower’s / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s) / Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of ABCL. That please note that this is a final notice under Sec. 13(2) of the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (54 of 2002). Needless to say, that ABCL shall be within its right to exercise any or all of the rights referred to above against the borrower(s) entirely at their risk, responsibility & costs.

Place: Kolhapur, Maharashtra Date: 19.05.2026

Sd/- Authorised Officer, Aditya Birla Capital Limited



Federal Bank

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

SALE NOTICE

Sale Notice for Sale of Movable & 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 movable property Mortgaged / Hypothecated / Charged 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 **below mentioned date** 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) Mr. Atul Baban More, Proprietor of M/s. Sangita Transport, (2) Mrs. Vaishali Atul More				
	08/01/2024	A) Rs. 10,10,515/- as on 08/05/2026 under Loan A/c No. 13486900001260 B) Rs. 9,99,788/- as on 08/05/2026 under Loan A/c No. 13486900001245 C) Rs. 10,02,709/- as on 08/05/2026 under Loan A/c No. 13486900001278 D) Rs. 9,90,416/- as on 09/01/2026 under Loan A/c No. 13486900001286	08 th June, 2026	Below Mentioned	Below Mentioned
	Description of property: (A) TATA 709G LPT DCR38CBC 85B6M5 TT having Chassis No. MAT810004M5C03563, Engine No. 3.8SGI79CYX609885, 2021 Model, CNG only, Titanium White color having Registration No. MH12SX3300. [Reserve Price Rs. 4,50,000/- & EMD Rs. 45,000/-] (B) TATA 709G LPT DCR38CBC 85B6M5 TT having Chassis No. MAT810004M5C03565, Engine No. 3.8SGI79CYX609455, 2021 Model, CNG only, Titanium White color having Registration No. MH12SX4402. [Reserve Price Rs. 3,70,000/- & EMD Rs. 37,000/-] (C) TATA 709G LPT DCR38CBC 85B6M5 TT having Chassis No. MAT810004M5C03577, Engine No. 3.8SGI79BYX608328, 2021 Model, CNG only, Titanium White color having Registration No. MH12SX4403. [Reserve Price Rs. 4,30,000/- & EMD Rs. 43,000/-] (D) TATA 709G LPT DCR38CBC 85B6M5 TT having Chassis No. MAT810004M5C03564, Engine No. 3.8SGI79CYX609879, 2021 Model, CNG only, Titanium White color having Registration No. MH12SX4404. [Reserve Price Rs. 3,70,000/- & EMD Rs. 37,000/-]				
2.	Name of Borrowers: 1) Shri / Smt. Sameer Dattaray Jadhav, 2) Shri / Smt. Amar Dattaray Jadhav,				
	12/08/2025	Rs. 36,93,493.68 as on 04/05/2026 in CVICE Loan A/c No. 13486900002532	20 th June, 2026	30,00,000/-	3,00,000/-
	Description of property: JCB205SC Tracked Excavator 600 0.9 CUM HD BKT AC, having Chassis No. PUNJD20AEN3133170, Engine No. 84986833, 2022 Model.				

**Date: 18/05/2026
Place: PUNE.**

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



TJSB SAHAKARI BANK LTD.

Registered Office : TJSB House, Plot No. B-5, Road No. 2, Waghe Industrial Estate, Thane (W) - 400604. Ph. 022-6936 8500
Regional Recovery Office : 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune-411 037.
Ph. 020- 2422353/132, 7208932034, 7208931332

PUBLIC AUCTION

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made there under has issued Demand Notice on 15/10/2020 under section 13(2) of the said Act, to M/s. MISA Services Pvt. Ltd. (Directors- Mr. Ranjit Mansingh Jagtap & Mr. Ramesh Narayan Aoundhkar) (Borrower) & Others. The Borrowers, Mortgagors & Guarantors have not repaid the amounts of Rs.5,63,94,526.68 (Rupees Five Crore Sixty Three Lakh Ninety Four Thousand Five Hundred Twenty Six and Paise Sixty Eight Only) as on 30/09/2020 with further interest from 01/10/2020 mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the physical possession of the immovable property mentioned herein below u/s 13(4) of the SARFAESI Act, 2002.

I, the undersigned as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the below mentioned property on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHAT IS THERE IS” basis by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s) / Mortgagor(s) / Guarantor(s)	Description of Immovable Properties with Reserve Price and EMD Amount
1. M/s. MISA Services Pvt. Ltd. (A Private Limited company) ... (Director/Guarantor/Mortgagor) 2. Mr. Ranjit Mansingh Jagtap ... (Director / Guarantor/Mortgagor) 3. Mr. Ramesh Narayan Aoundhkar ... (Director / Guarantor/Mortgagor) 4. Mr. Sachin Shahaji Khese ... (Guarantor/Mortgagor) 5. Mr. Shrikant Shashikant Jagtap ... (Guarantor/Mortgagor) 6. Mrs. Mitali Premchand Patil ... (Guarantor/Mortgagor)	All that piece and parcel of property bearing NA plot at Survey no. 29/6 admeasuring area about 00H 69R situated at Village-Wanavali Tarf Solshi, Taluka- Mahabaleshwar, District-Satara, within the limits of Zilha Parishad Satara, Panchayat Samiti, Taluka- Mahabaleshwar and Grampanchayat-Wanavali Tarf Solshi (Property owned by Mrs. Mitali Premchand Patil)

**PRO - Recovery, Puns.
Loan Account no.
27/CCR027301501700141**

**Reserve Price: Rs. 1,39,97,000/-
EMD Amount: Rs. 13,99,700/-**

Place of Auction :	Date and time of Inspection of Property :	Date and Time of Auction of Property :
TJSB Sahakari Bank Ltd., 1st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune-411 037.	01/06/2026 between 11.00 A.M. To 02-00 P.M.	08/06/2026 at 10:30 A.M.

Terms & conditions: -

1. The offer to be submitted in a sealed envelope super scribed, “Offer for purchase of Immovable property i.e. NA plot at Survey no. 29/6 area 00H 69R Wanavali Turf Solshi of Mrs. Mitali Premchand Patil” and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 06/06/2026 before 5.00 P.M. by the prospective bidder & EMD amount to be transfer by NEFT/RTGS to Account No. 0019952000000002, IFSC Code TJSB0000001 on or before 06/06/2026 before 5:00 P.M.

2. Offers so received by the undersigned will be opened and considered on 08/06/2026 at the above-mentioned auction venue at 10:30 A.M.

3. The undersigned reserves his right to accept or reject any offer and / modified to cancel and / or postpone the Auction.

4. The Undersigned hereby informs to the Borrower/ Mortgagor(s), and/or legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective borrower(s) Mortgagor(s) (since deceased) or absconding, as the case may be, to pay entire dues within 15 days from the date of the notice; otherwise Authorized officer shall proceed to sell the secured asset mentioned herein above in accordance with the **Rule 8(5) of Security Interest (Enforcement) Rules, 2002.**

5. All or any such person(s) having any share, right, title, benefit, interest, claim, or demand in respect of the said property or to any part thereof by way of sale, allotment, exchange, mortgage, let, sub-let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 07 Days from the date of publication hereof, failing which transaction shall be completed without reference to such claim, and any such person shall be deemed to have waived of his rights and the same shall not be binding on TJSB Sahakari Bank Ltd.

6. Tender forms along with the terms and conditions sheet will be separately available with office of Authorized Officer at the cost of Rs. 100/- Plus Rs. 18/- GST, Total Rs. 118/- (Contact No. 7208932034/7208931332).

7. The Auction will be finalized by the bank only. The bank does not authorize any other person or agency for the said auction.

This Publication is also 15 days’ notice to the Borrower/Mortgagor/Guarantors of the above said loan accounts.

**Sd/- Authorized Officer,
Under SARFAESI Act, 2002
For & on behalf of TJSB Sahakari Bank Ltd.**

**Date: 18/05/2026
Place: Pune**

epaper.financialexpress.com

Pune