

CORRECTION NOTICE

Correction Notice is hereby given to the public at large that a Public Notice regarding the property described therein was published in "Financial Express" dated 01.07.2026 at Page No. 34 under my name being Advocate. In the said Public Notice, due to an inadvertent typographical error in drafting, the name of "Mr. Anil Dattatraya Langade" was wrongly mentioned. The same may kindly be read and construed as "Mr. Anil Tukaram Langade" in place of "Mr. Anil Dattatraya Langade" wherever it appears in the said Public Notice. Except for the aforesaid correction, all other contents, terms and conditions of the said Public Notice shall remain unchanged and shall continue to be valid and binding.

Hence, this Correction Notice is being issued for information of the public at large.

Place : Pune
Date : 03/07/2026

Sd/-
Adv. Ashish Sudhir Nahar
At: S. No. 37/4, Plot No. 2, Santosh Apartment, Dhankawadi, Pune 411043
Mobile No. :- 9822763691

PUBLIC NOTICE

The Public Notice is hereby given that property mentioned in Schedule I herein below was **owned by Late. Uddhav Bala Jadhav** and he died on 15/10/2019 leaving behind **Mr. Dilip & Mr. Sanjay Uddhav Jadhav** and they have decided to avail loan from **Piramal Finance Ltd.** by creating mortgage/charge on the property described in the Schedule hereunder written in favor of my client Piramal Finance Ltd. Pune. The said present owner has assured my client that except them there is no other legal heirs and they are absolute owners and the title of the said property is clear and absolute and free from all sorts of encumbrances, family dispute or otherwise and they have not availed loan or entered into any kind of transaction with any person/from any other Bank or Financial Institution.

All persons having any right or claim against or in respect of the said Property more particularly described in the schedule hereunder are hereby requested to notify the same in writing to me/us with supporting documentary evidence at the address mentioned herein within 7 (Seven) days from the date hereof.

SCHEDULE

All that piece and parcel of the Land property of an area of 22.89.73 Ares situated at Sr. No. 545/3/2 situated at Malad Patas, Taluka: Daund, Dist. Pune within local limits of Daund Municipal Council and within the registration limits of Sub-Registrar Daund, Pune, which is bounded as :- East:- Property Layout Of Mr Sunil Jadhav 1, South:- Plot No 3, West:- By Sr. No. Plot No 1, North:- Pune Solapur Road NH65

Date : 30/06/2026

Sd/-
Adv. Sachin Ashok Kulthe
Malad, Tal. - Daund, Dist - Pune.
Pincode - 413130. Mo. No. 9665342807



बँक ऑफ महाराष्ट्र
Bank of Maharashtra
बँक ऑफ महाराष्ट्र

Ph. :- 020-25433085, Email :- bom852@bankofmaharashtra.bank.in

Branch Mayur Colony, Pune :
6, Vidyabharati building, Near Mrutyunjay Mandar, Karve road, Kothrud,Pune-38.

POSSESSION NOTICE
[Appendix IV under the Act – rule- 8(1)]

Whereas, the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Sec. 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice dated 16/03/2026** calling upon the Borrower **1) Jaysinha Anant Patil and Arati Anant Patil** to repay the amount mentioned in the Notice being full the amount in respect of **Rs. 18,83,589.62/- (Eighteen lakhs eighty three thousand five hundred eighty nine and sixty two paise only)** plus un applied **interest @ 8.70% p.a. with monthly rest w.e.f. 01/11/2025, apart from penal interest, cost and expenses till date of payment of the entire dues, minus recovery if any** within 60 days from the date of receipt of the said Notice. The notice was also sent by Registered AD Post.

The Borrower **Jaysinha Anant Patil and Arati Anant Patil** having failed to repay the amount, Notice is hereby given to the Borrower and Guarantors and the public in general that the undersigned has **taken Symbolic possession** of the property described herein below in the exercise of the powers conferred on him under sub section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this **2nd July 2026**.

The Borrower in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Bank of Maharashtra, Mayur Colony Branch**, for an amount of hereinabove mentioned.

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 Immovable properties mortgaged to the Bank and taken possession by the Bank are as follows:

All that pieces and parcel of the property consisting of Flat No. M/4-2, Rainbow Paradise, Survey No. 337/F, At Post Shirval, Taluka Khandala, District Satara. CERSAI ID: 200017467966

Date: 02/07/2026 **Chief Manager & Authorized Officer,**
Place: Pune **Bank of Maharashtra**

PUBLIC NOTICE

In the matter of sub-section (3) of Section 13 of Limited Liability Partnership Act, 2008 and Rule 17 of the Limited Liability Partnership Rules, 2009 AND

In the matter of SHETTY-PATIL MALL MANAGEMENT LLP having its registered office at SHOP NO. 8 & 9, SACRED WORLD, CTS NO. 1498, WANOWARIE, PUNE-411040.

Notice is hereby given to the General Public that pursuant to section 13 (3) of the Limited Liability Partnership Act, 2008 and Rule 17 of the Limited Liability Partnership Rules, 2009 that the LLP having LLPIN: AAK-3078 seeking permission to change its Registered office from the state of "Maharashtra" to the state of "Karnataka".

Any person whose interest is likely to be affected by the proposed change of the registered office of the LLP may deliver or cause to be delivered or send by Registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition supported by an affidavit to the Registrar of Companies, Pune, at the address Sheti Mahammad Bhavan, 1st Floor, 270, Bhamburda, Senapati Bapat Road, Pune - 411016, Maharashtra, within 21(twenty one) days from the date of publication of this notice with a copy to the petitioner LLP at its registered office at the address mentioned above.

For SHETTY -PATIL MALL MANAGEMENT LLP
Raghavendra Sanjeeva Shetty
Designated Partner
(DIN: 01632576)

Date: 03.07.2026
Place: Pune



Motilal Oswal Home Finance Limited
Regd. Office: Motilal Oswal Tower, Rahmulla Sahani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS - 829189898 Website: www.motilaloswalhf.com Email: hfquery@motilaloswal.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)
(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under 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 Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sr No	Loan Agreement No. / Name Of The Borrower / Co Borrower/Guarantor	Date of Demand Notice & Outstanding	Date Of Possession Taken	Description Of The Immovable Property : All That Part And Parcel Of Property Consisting Of Property Address
1	LXDAU00416- 170034277 / Borrower: - Vicky Avinash Burade / Co Borrower: - Avinash Shamrao Burade / Kusum Shamrao Burade	21-12-2018 For Rs.783719/-	30-06-2026	Miklat No 393 At Lasurne Baramati Indapur Road Opp Lasurne Bus Stop Tal Indapur Dist Pune Opp Lasurne Bus Stop 413117 Maharashtra
2	LXPUN00316- 170030106 / Borrower: - Mangesh Tanaji Kamthe / Co Borrower: - Tanaji Jagannath Kamthe	07-12-2020 For Rs.1762346/-	30-06-2026	Flat No-503, 5th Floor, A-Wing, Siddhivinayak, S.no-23, Hissa No-2, Near Prabhat Press, Narhe, Pune, Maharashtra - 411041

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of Motilal Oswal Home Finance Limited for an amount mentioned herein above 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.

Date : 04.07.2026
Place : Maharashtra

Sd/-Authorized Officer
(Motilal Oswal Home Finance Limited)



Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)

REGISTERED OFFICE: 3rd Floor Wallace Towers (earlier known as Shiv Building) 139/ 140/ B/1 Crossing of Sahar Road & Western Express Highway Vile Parle (E), Mumbai - 400057

POSSESSION NOTICE

Whereas, the Authorized Officer of **Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited)** (acting as Trustee of **Phoenix trust as mentioned on the below table column**) (Phoenix) under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of the powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued demand notices to the borrowers, co-borrowers, guarantors as detailed hereunder, calling upon the respective borrowers, co-borrowers, guarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the same. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act /w rule 8 of the said rules on the dates mentioned along with. The borrowers, co-borrowers, guarantors in particular and 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 Phoenix for the amount specified therein with future interest, costs and charges from the respective dates.

Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section 13(2) and amounts claimed there under are given as under:

Name of Trust	Name and Address of the borrower, Co-Borrower, Loan account No., Loan amount	Details of the securities	1. Demand notice date 2. Date of Symbolic/Physical Possession 3. Amount due in Rs.
Trustee of Phoenix Trust FY2019	1. Nileshe Ratnakar Burhade (S/D/W of Ratnakar Burhade) Flat No 8 Sai Sadan Sr. No. 62/11A/4 Jambhulwadi Road Nr Pazar Talay Ambegao Khurd Pune Maharashtra India 411046 And Also At : Jeet Enterprises/Apama House Vaalidhya Nagari Behind Vitthal Mandir Karve Nagar Pune Maharashtra India 411052 2. Pradnya Nileshe Burhade (S/D/W of Nileshe Burhade) Flat No 6, Sai Sadan, Sr. No. 62/11A/4, Jambhulwadi Road, Nr Pazar Talay, Ambegao Khurd Pune Maharashtra India 411046 Loan Account Number: LX TAL00115-160018472 Loan Amount Sanctioned:Rs.8,98,663/- (Rupees Eight Lakh Ninety Eight Thousand Six Hundred & Sixty Three Only)	All That Piece And Parcel Of Mortgaged Property Of Flat No.02, Ground Floor.Sr.No. 68, H. No. 2, A Wing,Area Ad Measuring 00H 40 R,Sadguru Residency, Shivane,Near Yashorahi Hospital, Pune, Maharashtra- 411023	1) Demand Notice Date 14-07-2025 2) Date of Symbolic Possession- 29-06-2026 3) Amount due in Rs. 25,94,227/- (Rupees Twenty Five Lac Ninety Four Thousand Two Hundred Twenty Seven Only) Due And Payable As of 01-07-2025 With Applicable Interest From 02-07-2025 Until Payment In Full.
Trustee of Phoenix Trust FY21-14	1. Ramesh Arjun Naik (S/D/W of Arjun Naik) S No - 101, Janwadi Janta Vasahat, Near Ingale House, Jagruti Classes, Pune, Maharashtra - 411016 And Also At : Off.No.9, P.T. Gera Complex, Dhole Patil Road, Opposite, Wadia College, Pune, Maharashtra - 411001 2. Arjun Rama Naik (S/D/W of Rama Naik) S.No - 101, Janwadi Janta Vasahat, Near Ingale House, Jagruti Classes, Pune, Maharashtra - 411016 Loan Account Number: LXPUN00115-160014796 Loan Amount Sanctioned:Rs.14,89,305/- (Rupees Fourteen Lakh Eighty Nine Thousand Three Hundred & Five Only)	All That Piece And Parcel Of Mortgaged Property Of Flat No 101,1St Floor Area Adm, 46.46Sq Mtrs I.E 500Sq Feet In The Project Called As Balaji Vishwa, Village Gujar Nimbalkarwadi, Taluka Haveli, Dist Pune	1) Demand Notice Date 21-04-2026 2) Date of Symbolic Possession- 02-07-2026 3) Amount due in Rs. 16,92,846/- (Rupees Sixteen Lakh Ninety Two Thousand Eight Hundred & Forty Six Only) Due And Payable As of 01-04-2026 With Applicable Interest From 21-04-2026 Until Payment In Full.

Place: Maharashtra
Date: 04.07.2026

Authorised Officer
For Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)



TJSB SAHAKARI BANK LTD.
MULTI STATE CREDITED BANK

Registered Office : TJSB House, Plot No. B-5, Road No. 2, Wagle 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- 24223531/32, 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 17/10/2020 under section 13(2)** of the said Act, to Mr. Aoundhkar Ramesh Narayan (Borrower) and Mrs. Aoundhkar Vaishali Ramesh (Co-Borrower) & Others.

The Borrowers, Mortgagors & Guarantors have not repaid the amounts of **Rs. 59,67,469.30 (Rupees Fifty Nine Lakhs Sixty Seven Thousand Four Hundred Sixty Nine and Paise Thirty 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) and 14 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 BASIS" without movable assets by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/ Mortgagor(s) / Guarantor(s)	Description of Immovable Properties
To, 1. Mr. Aoundhkar Ramesh Narayan ...(Borrower/Mortgagor) 2. Mrs.Aoundhkar Vaishali Ramesh ...(Co-Borrower/Mortgagor) 3. Mr. Jagtap Ranjit Mansing ...(Guarantor) (PRO Recovery , Pune) Loan Account Nos. SSR/027305301716239, AMFR/027301301700621, AMFR/027301301700215	All that piece and parcel of property being Flat no. 103 admeasuring carpet area 430 Sq. Ft. (i.e. 39.95 Sq. Mtrs.), Saleable area 559 Sq. Ft. (i.e. 51.93 Sq. Mtrs.) alongwith balconies on First Floor in the D Building in the scheme known as "Snehangan", situated at Gat No. 65 & 69/1 at Village- Shindewadi, Taluka-Khandala, District-Satara and within the limits of Grampanchayat Shindewadi. (Flat owned by Mr. Aoundhkar Ramesh Narayan and Mrs. Aoundhkar Vaishali Ramesh)
Place of Auction : TJSB Sahakari Bank Ltd., 1 st floor, 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard Road, Pune- 411 037.	Reserve Price - Rs. 13,94,000/- EMD Amount :- Rs. 1,39,400/-
Date and time of Inspection of Property :	16/07/2026 between 11.00 A.M. To 2:00 P.M.
Date and Time of Auction of Property :	23/07/2026 at 11:00 A.M.

Terms & conditions: -

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable property i.e. Flat No. 103 of Mr. Aoundhkar Ramesh Narayan and Mrs. Aoundhkar Vaishali Ramesh" and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 22/07/2026 before 5.00 P.M. by the prospective bidder & EMD amount to be transfer by NEFT/RTGS to Account No. 001995200000002 , IFSC Code TJSB0000001 on or before 22/07/2026 before 5:00 P.M.
- Offers so received by the undersigned will be opened and considered on 23/07/2026 at the above-mentioned auction venue at 11.00 A.M.
- The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
- 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.**
- 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 7 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.
- 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.)**.
- 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.



बँक ऑफ महाराष्ट्र
Bank of Maharashtra
बँक ऑफ महाराष्ट्र

Zonal office: Pune City Zone
"Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5
Tele.:- 020-2557 3409 Email : legal_pcr@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) & 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 property mortgaged/ charged to the Secured Creditor i.e. **Bank of Maharashtra, the Symbolic and/or Physical 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 the Borrowers / Guarantors & Branch	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
1	Borrower: Prasad Uddhav Shirsat Branch: Navi Peth, Pune	Rs. 34,50,511.67 (Rupees Thirty Four Lakh Fifty Thousand Five Hundred Eleven and Paise Sixty Seven Only) plus interest and penal interest at applicable interest stated above p.a. with monthly rest w.e.f. 11.03.2025 apart from interest, cost, charges and expenses minus recovery effected (if any)	Property Lot No 1 : Flat no.4, admeasuring about 70.61 sq. meter (i.e:760 Sq. ft.) built up on 1st floor, Arney Residency, CTS No. 381/3, Near Shivaji Putla, Kothrud, Pune 411038 Boundary of the above property: On or toward the North : Side Margin, On or towards the East : Flat No. 03, On or towards the West : Side, Margin, On or towards the South : Flat No. 05 Owner of the Property – Mr. Prasad Uddhav Shirsat • Encumbrances: Not Known • Type of possession: Physical	Reserve Price – Rs.74,10,000/- (Rupees Seventy four Lakhs Ten Thousand Only) EMD : Rs. 7,41,000 /- (Rupees Seven Lakhs Forty One Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
2	Borrower : 1. Mr. Santosh Motilal Bhansali 2. Mrs. Sangita Santosh Bhansali Branch: Erandwana, Pune	Rs. 60,78,472/- (Rupees Sixty Lakhs Seventy Eight Thousand Four Hundred and Seventy Two only) plus interest applicable thereon w.e.f. 12.03.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	Property Lot No 2 : Flat No 701 on 7th Floor, Building no A-1 'XRBIA EIFEL CITY Phase I' Gat no 1527/2, Village Chakan, Tal. Khed, Dist. Pune. Owner of the Property – Mr. Santosh Motilal Bhansali through POA Vinayak Shankar Sadre • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price – Rs.19,02,000/- (Rupees Nineteen Lakhs Two Thousand Only) EMD : Rs. 1,90,200/- (Rupees One Lakh Ninety Thousand Two hundred only) Bid increment Amount : Rs 25,000/- (Rupees Twenty-Five Thousand Only)
3	Borrower : 1. Mr. Sujit Santosh Bhansali 2. Mrs. Sidhata Sujit Bhansali Branch: Erandwana, Pune	Rs. 1,20,81,956/- (Rupees One Crore Twenty Lakhs Eighty One Thousand Nine Hundred and Fifty six only) plus interest applicable thereon w.e.f. 10.01.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	Property Lot No 3 : Flat No-906, 9th Floor, Bldg. No. A-2, XRBIA EIFEL CITY, Phase-I, Village Chakan, Tal. Khed, Dist. Pune. Owner of the Property – Mr. Sujit Santosh Bhansali through POA Vinayak Shankar Sadre • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price – Rs.19,02,000/- (Rupees Nineteen Lakhs Two Thousand Only) EMD : Rs. 1,90,200/- (Rupees One Lakh Ninety Thousand Two hundred only) Bid increment Amount : Rs 25,000/- (Rupees Twenty-Five Thousand Only)
			Property Lot No 4 : Flat No-407, 4th Floor, Bldg. No. A-2, XRBIA EIFEL CITY, Phase-I, Village Chakan, Tal. Khed, Dist. Pune. Owner of the Property – Mr. Sujit Santosh Bhansali through POA Vinayak Shankar Sadre • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price – Rs.19,05,000/- (Rupees Nineteen Lakhs Five Thousand Only) EMD : Rs. 1,90,500/- (Rupees One Lakh Ninety Thousand Five hundred only) Bid increment Amount :Rs 25,000/- (Rupees Twenty-Five Thousand Only)
4	Borrower : 1. Mrs. Sangita Santosh Bhansali 2. Mr. Santosh Motilal Bhansali Branch: Erandwana, Pune	Rs. 60,80,365/- (Rupees Sixty Lakhs Eighty Thousand Three Hundred and Sixty Five only) plus interest applicable thereon w.e.f. 12.03.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	Property Lot No 5 : Flat No-404, 4th Floor, Bldg. No. A-4, XRBIA EIFEL CITY, Phase-I, Gat no 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune. Owner of the Property – Mrs. Sangita Santosh Bhansali through POA Vinayak Shankar Sadre • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price – Rs.19,05,000/- (Rupees Nineteen Lakhs Five Thousand Only) EMD : Rs. 1,90,500/- (Rupees One Lakh Ninety Thousand Five hundred only) Bid increment Amount :Rs 25,000/- (Rupees Twenty-Five Thousand Only)
5	Borrower : 1. Mr. Rahul Shantilal Muttha 2. Mrs. Rakhi Rahul Muttha Branch: Shankar Shet Road, Pune	Rs. 87,82,050/- (Rupees Eighty Seven Lakhs Eighty Two Thousand and Fifty only) + further interest from 24.09.2025 onwards @ (ROI as mentioned above for each account) p.a + cost, charges & expenses incurred since date of NPA i.e., 23.09.2025 minus recovery effected (if any)	Property Lot No 6 : Flat 704, 7th Floor being totally admeasuring 113.19 Sq Mt. in City Survey No.58/2/1/A (PART) and 58/1 Kharadi, situated at Cheryl Apartments , Kharadi , registered in the name of Mr. Rahul Shantilal Muttha and Mrs. Rakhi Rahul Muttha in the Registration Sub – District Haveli and Registration District – Pune, Maharashtra Bounded: On the North: Open to Space On the South: Lift There after Flat No. 703, On the East: Open to Space, On the West: Flat No. 701, Owner of the Property – Mr. Rahul Shantilal Muttha and Mrs. Rakhi Rahul Muttha • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price – Rs.1,41,17,000/- (Rupees One Crore Forty One Lakhs Seventeen Thousand Only) EMD : Rs. 14,11,700/- (Rupees Fourteen Lakhs Eleven Thousand Seven Hundred Only) Bid increment Amount :Rs 1,00,000/- (Rupees One Lakh Only)
6	Borrower : 1. M/s SHRUSHTI CONSTRUCTION Prop. Mr. Rahul Shantilal Muttha 2. Mrs. Gulab Shantilal Muttha Branch: Shankar Shet Road, Pune	Rs. 2,07,32,383/- (Rupees Two Crores Seven Lakhs Thirty Two Thousand Three Hundred and Eighty Three Only) + further interest from 24.09.2025 onwards @ (ROI as mentioned above for each account) p.a + cost, charges & expenses incurred since date of NPA i.e., 23.09.2025 minus recovery effected (if any)	Property Lot No 7 : Flat No. 7, 2nd Floor being totally admeasuring 62.98 Sq. Mt. feet in City Survey No. 541/A-Bfinal, CTS No. 8/19, Plot No. 700 to 703, Sub Plot no. 19, S No. 541/A-B situate at Bhagyashree Apartment, Mukund Nagar, Gutkedi , Pune 411037, and registered in the name of Mr. Rahul Shantilal Muttha And Mrs. Gulab Shantilal Muttha in the Registration Sub – District Haveli and Registration District – Pune. Bounded: On the North: Open Space and staircase On the South: Open Space, On the East: Wall of Apartment No. R/5, On the West: Open Space, Owner of the Property – Mr. Rahul Shantilal Muttha and Mrs. Gulab Shantilal Muttha • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price – Rs.67,80,000/- (Rupees Sixty Seven Lakhs Eighty Thousand Only) EMD : Rs. 6,78,000/- (Rupees Six Lakhs Seventy Eight Only) Bid increment Amount : Rs 25,000/- (Rupees Twenty-Five Thousand Only)
7	Branch: Paud Phata Branch, Pune Borrower: Santosh Popat Gawade and Mrs. Dipali Santosh Gawade	Rs. 41,36,067.38 (Rupees Fourty One Lakhs Thirty Six Thousand Sixty Seven and Paise Thirty Eight only) plus interest for respective accounts with monthly rests w.e.f. 01.02.2024 apart from penal interest, cost and expenses minus recovery effected (If any)	PROPERTY Lot No. 8: All that piece and parcel of Flat No. 307, 3rd Floor, admeasuring 1008 sq. ft. in building 'Shubham Residency' on CTS No. 244, Village: Nanded, Pune-411041. Owner of the Property – Mr. Santosh Popat Gawade and Mrs. Dipali Santosh Gawade. • Encumbrances: Not Known • Type of possession: Physical	Reserve Price – Rs.31,61,000/- (Rupees Thirty One Lakhs Sixty One Thousand Only) EMD : Rs. 3,16,100/- (Rupees three Lakhs Sixteen Thousand and One Hundred only) Bid increment Amount - Rs 25,000/- (Rupees Twenty-Five Thousand Only)
8	Branch: Housing Finance Branch, Pune Borrower: Mr. Prabhuling Sadashiv Galave and Mrs. Sujata Prabhuling Galave	Rs. 37,94,710/- (Rupees Thirty Seven Lakhs Ninety Four Thousand Seven Hundred Ten only) plus interest @ 8.9% p.a. with monthly rests upto 02.09.2024 plus un-applied interest, penal interest, cost and expenses w.e.f. 03.09.2024 minus recovery effected (if any)	PROPERTY Lot No. 9: All that piece and parcel of property bearing Flat No. A304 having area adm 382 sq ft carpet area + terrace adm 102 sqr. Ft. situated on Third Floor in a building " Pride Homes", Sr No 67, Hissa No. 1+5/A/1 Rahatani, Pune 411017. Property Bounded as: On or towards North: Open Space, On or towards East: Flat No. 303, On or towards West: Flat No. 305, On or towards South: Entrance, Passage. Owner of the Property – Mr. Prabhuling Sadashiv Galave and Mrs. Sujata Prabhuling Galave. • Encumbrances: Not Known • Type of possession: Physical	Reserve Price – Rs.31,95,000/- (Rupees Thirty One Lakhs Ninety Five Thousand Only) EMD : Rs. 3,19,500/- (Rupees Three Lakh Nineteen Thousand Five hundred only) Bid increment Amount - Rs 25,000/- (Rupees Twenty-Five Thousand Only)
9	Branch: Navipeth Branch Borrower: Ritu Jigar Parekh and Mr. Jigar Devendra Parekh	Rs.1,80,23,511.00 (Rupees One Crore Eighty Lakh Twenty Three Thousand Five Hundred Eleven Only) plus further interest & charges @ 10.75% p.a with monthly rest w.e.f. 09.10.2025 apart from penal charges, cost and expenses minus recovery effected (If any) The property is also mortgaged in M/s Krishna Traders with outstanding dues of Rs. 89.95 Lakhs as on 16.05.2026 plus un-applied interest thereon @ contractual rate plus cost, charges and expenses minus recovery effected (if any)	PROPERTY Lot No. 10: Flat/House No. 101 Building- Perlo Wing, Building No.3, S. No. 19/3/1/2, Floor- 1st Floor, Ovo Lush Life Scheme, Near Ganga Spars in the Area Undri Tal/Tehsil Pune. Owner of the Property – Mrs. Ritu Jigar Parekh & Mr. Jigar Devendra Parekh • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price – Rs.1,16,85,000/- (Rupees One Crore Sixteen Lakhs Eighty Five Thousand Only) EMD : Rs. 11,68,500/- (Rupees Eleven Lakhs Sixty Eight Thousand Five Hundred Only) Bid increment Amount - Rs 1,00,000/- (Rupees One Lakh Only)

Sr. No.	Particulars	Date & Time
1.	Date and time of E- Auction	For Lot No.1 to 10, 15 days' sale notice is given.
2.	Last Date of Submission of Bid with EMD	Before commencement of E-auction (as per PSBA e-bikray rules)
3.	Inspection Date & Time	For Lot No.1 to 10 06.07.2026 to 09.07.2026 between 11:00 am.to 5:00 pm
4.	Authorised Officer for all above properties	Mr. Shrikant Shekhar Mob: 7588843809

Note: 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.

- E-auction shall be conducted through the PSBA E-Bikray. Bidders have to log in on the website - <https://baanknet.com> and register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time.
- For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on <https://baanknet.com> (PSBA eBKray Portal)
- For detailed information in respect of above properties, you may contact also- Mr. Shrikant Shekhar(Chief Manager Recovery incharge PCZ) M.No. 7588843809

Date : 03.07.2026, Place : Pune **Chief Manager & Authorised Officer, Bank of Maharashtra**