

PUBLIC NOTICE

Notice is hereby given to public at large that Agreement executed of Flat bearing no.121 A, Sawantvihar Co-operative Housing Society, S.No. 82/2 (old S.no.135/2), Katraj, Pune between Giriraj Developers (Developer) and Nandkishor Chandrasen Pawar (Purchaser) was registered on 12/12/2002 under serial no.6706/2002 and 6707/2002. Sale Deed of Same flat executed between Nandkishor Chandrasen Pawar (Vendor) and Avinash Ambadas Javheri on 29/07/2010 under serial no.7000/2010. These 3 original documents have been lost at Bharati Vidyapith on 20/07/2026. Complaint of lost documents have been filed online on 29/07/2026 (Lost Report No 107462/2026).
If anyone/any person has obtained these lost documents, then send those documents immediately or within 7 days to the following address: Flat bearing no.121 A, Sawantvihar Co-operative Housing Society, S.No. 82/2 (old S.no.135/2), Katraj, Pune, is not mortgaged anywhere.
Current owner of said flat is Mr. Uday Jaysinghrao Nichite. Mr. Uday Jaysinghrao Nichite is selling said flat to Mr. Pradip Tonape.
Date : 29.07.2026
Sd/-
Adv. Ravindra R. Raut
Adv. Niraj V. Raut
Office No. 404, White House, 4th Floor, Opp. Tilak Smarak Mandir, Tilak Road, Pune - 30
Mob. No.: 9822420320



FORM NO. 16
[See Regulation 34(3)]
BY ALL PERMISSIBLE MODE

OFFICE OF THE RECOVERY OFFICER - III DEBTS RECOVERY TRIBUNAL PUNE
Unit no 307 to 310 3rd floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411005.

WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.

RC/128/2024
14.07.2026

Bank Of India
Versus
MR. SURYAKANT DINKAR BHAGAT

To,
(CD1) Mr. Suryakant Dinkar Bhagat
Address: Flat No. 18B, Siddharth Chambers, Appa Balwanit Chowk Pune-411002
Also At: At Kharpade, Post Jite Taluka- Pen, District: Raigad 402102

Whereas (C.D.) have failed to pay the sum of Rs.1,38,50,389.00 (Rupees One Crore Thirty Eight Lakhs Fifty Thousands Three Hundred Eighty Nine Only) cost, expenses and future interest @ 8.45% Simple Interest Yearly w.e.f. 13/11/2020 till realization and costs of Rs.1,75,005.00 (Rupees One Lakh Seventy Five Thousands Five Only) payable by you in respect of Certificate No. RC/128/2024 drawn up by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE
Whereas (C.D.) was ordered by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE who had issued the Recovery Certificate dated 25.10.2024 in OA/14/2021 to pay to the Certificate holder Bank Rs.1,38,50,389.00 (Rupees One Crore Thirty Eight Lakhs Fifty Thousands Three Hundred Eighty Nine Only) cost, expenses and future interest @ 8.45% Simple Interest Yearly w.e.f. 13/11/2020 till realization and costs of Rs. 1,75,005.00 (Rupees One Lakh Seventy Five Thousands Five Only) and whereas the said has not been paid.
2. It is ordered that you the Certificate Debtor as set forth are hereby prohibited and restrained until further order of the undersigned from transferring or charging the under mentioned property, in any way, and that all persons be, and that they are hereby prohibited from taking any benefit under such transfer or charge.
3. You are required to appear before the Recovery Officer, DEBTS RECOVERY TRIBUNAL PUNE on 16.09.2026 at 10:30 A.M. to take notice of the date to be fixed for settling terms of proclamation of sale.

Description of property

Property Details	
Property Type	Detail Of Property
Immovable Property	All that piece and parcel mortgage of immovable properties i.e. Flat Nos.4 and 5, admeasuring 1230 sq.ft., 3rd Floor, "Dattanagar Society", Plot No.6, S.No.2, H.No.1/69, Vadgaon Sheri, Pune 411 014 and Flat No.3, 2nd Floor, Renuka Niwas, situated at S.No.2, Hissa No.2/1 of Warje, Taluka Haveli, District Pune admeasuring area of flat 186.70 sq.mtr. plus proportionate area of 126 sq.mtr among the undivided plot area of 401 sq.mtr.

Given under my hand and the seal of the Tribunal, on this date: 14.07.2026
Signature of the Officer Authorised to issue summons.
(VINAY SAXENA)
RECOVERY OFFICER - III DEBTS RECOVERY TRIBUNAL PUNE

Seal of the Tribunal

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
महाराष्ट्र शासन का बैंक
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 ESW Advantage Forum Through directors 1. Mr. Narayan Prabhakar Anukshe, 2. Mr. Rajendra Nibhorkar, Mr. Arun Kumar Kalia Guarantor- 1. Mr. Narayan Prabhakar Anukshe, 2. Mr. Rajendra Nibhorkar, 3. Mr. Arun Kumar Kalia, 4. Mrs. Sandhya Narayan Anukshe, 5. Mr. Pandurang Pradbakar Anukshe, 6. Mrs. Rohini Shiram Anukshe, 7. Mr. Sriram Prabhakar Anukshe	Rs. 2,69,00,000 (Rupees Two Crore Sixty Nine Lakh Only) Plus Unapplied Interest at Contractual rate w.e.f. 12.06.2026 apart from further Interest, Cost, Charges and Expenses minus recovery if any	Property Lot No. 1 : All the Piece & Parcel of Premises Bearingl Flat No. D 101, Wing D , situated at 1st Floor, Carpet Area admeasuring 109.35sq. meters plus Attached Terrace 15.20 sq. meters total 124.55 sq. meters i.e. 1341sq ft Along with 1 covered Car Parking , Defence Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Narayan Prabhakar Ankushe. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 80,70,000/- EMD: Rs 8,07,000/- Bid Increment amount: Rs. 50,000.00/-
			Property Lot No. 2 : All the Piece & Parcel Flat No. D 103, Wing D Situated at 1 st Floor, Carpet Area admeasuring 111.73 Sq. meters plus Attached Terrace 15.20 sq. meters total 126.93 sq. meters i.e. 1366sq ft Along with 1 covered Car Parking , Defence Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Pandurang Prabhakar Ankushe. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs.82,20,000.00/- EMD: Rs. 8,22,000.00/- Bid Increment amount : Rs. 50,000.00/-
			Property Lot No. 3 : All the Piece & Parcel Flat No. D 104, Wing D, situated at 1st Floor, CarpetArea admeasuring 109.35sq. meters plus Attached Terrace 15.20 sq. meters total 124.55 sq. meters i.e. 1341sq ft Along with 1 covered Car Parking , Defence Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Sandhya Narayan Ankushe. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 80,70,000/- EMD: Rs. 8,07,000/- Bid Increment amount : Rs. 50,000.00/-
			Property Lot No. 4 : All the Piece & Parcel Flat No. D 504, Wing D , situated at 5th Floor, Carpet Area admeasuring 109.35sq. meters plus Attached Terrace 15.20 sq. meters total 124.55 sq. meters i.e. 1341sq ft Along with 1 covered Car Parking, Defence Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. Owned by Shriram Prabhakar Ankushe • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 80,70,000/- EMD: Rs. 8,07,000/- Bid Increment amount: Rs. 50,000.0
2	Borrower:- M/s Shrayan Medivision, Proprietor: Mangesh Subhashrao Chandore Guarantor- Mrs. Nayana Ghanshyam Master	Rs. 3,65,84,000/- (Rupees Three Crore Sixty Five Lakh Eighty Four Thousand Only) Plus Unapplied Interest at contractual rate of interest apart From 25.06.2026 Further Interest ,Cost and expenses minus recovery if any.	Property Lot No. 5 : All the Piece & Parcel Flat No. B 802, Wing B , situated at 8th Floor, Carpet Area admeasuring 41.42sq. meters plus Attached Terrace 6.88sq. meters total 48.30 sq. meters i.e. 520 sq ft Along with 1 covered Car Parking , Defence Colony Co Op Housing Society, Phase 4, Gat No 459 to 854, Wagholi, Pune. Owned by Shriram Prabhakar Ankushe. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 32,70,000/- EMD: Rs 3,27,000/- Bid Increment amount: Rs. 25,000.00/-
			Property Lot No. 6 : Mortgage of Flat No.608, 6th Floor, building no. 02, Raheja Garden, Lily Co-Op Society Ltd. admeasuring 83.15 SQM constructed on all those pieces and parcels of land situate being and lying at village Wanawadi in the Dist. Pune, Sub Dist. Haveli bearing CTS/Survey Nos. 71 & 73 in the name of Mrs. Nayana Ghanshyam Master. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 86,20,000.00/- EMD: Rs 8,62,000.00/- Bid Increment amount: Rs. 50,000.00/-
			Property Lot No. 7 : All that piece and parcel and Parcels of Non-Agricultural Land Admeasuring area 30R and Industrial shed/ factory building thereon situated at Gat no. 334, Village Tilekarwadi, Khangaon, Urali Kanchan, Taluka Haveli, District Pune. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 2,70,00,000.00/- EMD: Rs. 27,00,000.00/- Bid Increment amount: Rs. 50,000.00/-
			Property Lot No. 8 : All that piece and parcel and Parcels of Property land bearing the Plot No. 32 Admeasuring Area 0.00 H 02.5 Ares carved out of land totally admeasuring 00 H 05 Ares, situated at Survey no. 50, Hissa no. 2/19, Gujarwadi Road, Verkhade Nagar, Katraj District- Pune. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 1,50,00,000.00/- EMD: Rs. 15,00,000.00/- Bid Increment amount: Rs. 50,000.00/-
4	Borrower:- M/s. Yash Metals (Prop. Kirtikumar Kanhyalal Devi) Guarantors:- 1.Mr.Amol Subhash Jagdale, 2. Mr.Atul Ramesh Nikam	Rs. 6,27,98,000/- (Rupees Six Crore Twenty Seven Lakh Ninety Eight Thousand Only) Plus Unapplied Interest W. E. F. 17.06.2026 apart from further Interest ,Cost ,Charges And Expenses minus recovery if any.	Property Lot No. 9 : All that piece and parcel of premises bearing Office No. A-S-66 on the 2nd Floor in A Wing of Building "K.K. Market admeasuring 288.75 sq. ft. Carpet Area , 346.50 sq. ft. Land Bearing Survey.No. 19/A/3B (Dhankawadi) and Survey No. 674 ,675 its C.T S No. 850 (Bibvewadi), situated at Dhankawadi and Bibvewadi within the limits of Pune Municipal Corporation and within the limits of Sub Registrar Haveli Pune. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 86,20,000.00/- EMD: Rs 5,00,000.00/- Bid Increment amount: Rs 25,000/-
			Property Lot No.10 : All pieces and parcel of Flat No. 103, First floor, Building "Swami Yashodhan" Admeasuring 460 sq. ft. situated at land bearing Survey No. 7, Hissa No. 1/5B, village Narhe, Tal Haveli, Dist. Pune - 411041 and within the limit of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli, Pune. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 23,00,000/- EMD: Rs. 2,30,000/- Bid Increment amount: Rs. 25,000/-
			Property Lot No.11 : All that piece and parcel Non-Agricultural Land Bearing Plot No. 1 to 70 admeasuring 11758.81 sq. meters and Amenity Space Admeasuring 2666.83sq. meters on Gat No. 485 Located at Village Katgaon, Katgaon Khadi Shiv Road, Tal: Tuljapur ,Dist: Osmanabad (Dharashiv) - 413623. Owned by Pandit Bajirao Ganghale • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 1,39,94,000.00/- EMD: Rs. 14,00,000.00/- Bid Increment amount: Rs. 50,000.00/-
			Property Lot No.12 : All that Pieces & Parcels of non-agricultural land admeasuring about 00 H 36 R out of total 04H 43 R bearing Gat no. 895, Hissa No. 1/1 and admeasuring 00H 14 R out of total 02 H 88 R bearing Gat no. 895, Hissa No. 2, Mouje Khangaon, Taluka Daund, District Pune in the name of Mrs. Ratnamala Ashok Dalvi bounded as : East : By road & Gat no. 895/1 (Part), South : By canal, West : By Gat no. 895/2 (Part), North : By Gat no. 895/1 & 895/2 (Part) • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 1,88,30,000/- EMD: Rs. 18,83,000/- Bid Increment amount: Rs. 50,000.00/-
6	Borrower :- M/s Moreshwar Agro Products Partners 1 Mr. Pandit Baljirao Gandhale 2 Mr. Ganesh Ramkisan Rajale Guarantor:- Mr. Padmanabh Pandit Gandhale	Rs. 3,70,53,000.00/- (Rupees Three Crore seventy lakh fifty three thousand Only) plus unapplied interest at contractual rate with monthly rest w.e.f 23.07.2026) apart from penal interest, cost and expenses thereon minus recovery if any	Property Lot No.13 : All those pieces and parcels of the land situate being and lying at village Kasbe Solapur in the registration Distt Solapur, Sub Distt North Solapur admeasuring 586.22 Sq. mtr. and bearing CTS/Survey No. Plot No. 42, Survey No.153/2/A/1. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs.77,39,000/- EMD: Rs. 7,73,900/- Bid Increment amount: Rs. 50,000.00/-
			Property Lot No.14 : Plant and machinery hypothecated Hypothecation of stock and book debts. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 2,60,000/- EMD: Rs. 26,000/- Bid Increment amount: Rs. 50,000.00/-
			Property Lot No.15 : All that piece and parcel of Flat No. 307 constructed on 3rd Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 37.96 sq. mtrs along with enclosed balcony adm. 3.20 sq mtrs along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 17,35,000/- EMD: Rs. 1,73,500/- Bid Increment amount: Rs. 25,000.00/-
			Property Lot No.16 : All that piece and parcel of Flat No. 306 constructed on 3th Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 37.96 sq. mtrs along with enclosed balcony adm. 3.20 sq mtrs along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 17,35,000/- EMD: Rs 1,73,500/- Bid Increment amount : Rs. 25,000.00/-
7	Borrower:- M/s. Amol Dairy and Food Products Pvt. Limited, Directors: Mrs. Ratnamala Ashok Dalvi & Mr. Amol Ashok Dalvi. Guarantor:- 1. Mrs. Ratnamala Ashok Dalvi 2. Mr. Amol Ashok Dalvi. 3. Mr. Sandeep Narayan Navale	Rs. 2,98,80,483/- (Rupees Two Crore Ninty Eight Lakh Eighty Thousand Four Hundred and Eighty-Three Only) plus interest thereon @ 13.25 % p.a. w.e.f. 05.01.2015 and penal interest with monthly rest plus costs, charges and expenses recovery if any.	Property Lot No.17 : All that piece and parcel of Flat No. 605 constructed on 6th Floor in Wing A4 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 21,86,000/- EMD: Rs 2,18,600/- Bid Increment amount: Rs. 25,000.00/-
			Property Lot No.18 : Flat No. 608 constructed on 6th Floor in Wing A4 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 21,86,000/- EMD: Rs 2,18,600/- Bid Increment amount: Rs.25,000.00/-
			Property Lot No.19 : All that piece and parcel of Flat No. 605 constructed on 6th Floor in Wing A4 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 21,86,000/- EMD: Rs 2,18,600/- Bid Increment amount: Rs.25,000.00/-
			Property Lot No.20 : All that piece and parcel of Flat No. 605 constructed on 6th Floor in Wing A4 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 21,86,000/- EMD: Rs 2,18,600/- Bid Increment amount: Rs.25,000.00/-
8	Borrower:- M/s. Shiving Enterprises (Prop. Mr. Anand Shiving Arkal) Guarantor:- Shiling Kankayya Arkal Balram Rajaram Kodam	Rs. 3,17,11,761.24 (Rupees Three Crore Seventeen Lakhs Eleven Thousand Seven Hundred sixty one and Paise Twenty Four only) and expenses thereon minus recovery if any.	Property Lot No.21 : All that piece and parcel of Flat No. 307 constructed on 3rd Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 21,86,000/- EMD: Rs 2,18,600/- Bid Increment amount: Rs.25,000.00/-
			Property Lot No.22 : All that piece and parcel of Flat No. 307 constructed on 3rd Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 21,86,000/- EMD: Rs 2,18,600/- Bid Increment amount: Rs.25,000.00/-
			Property Lot No.23 : All that piece and parcel of Flat No. 307 constructed on 3rd Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 21,86,000/- EMD: Rs 2,18,600/- Bid Increment amount: Rs.25,000.00/-
			Property Lot No.24 : All that piece and parcel of Flat No. 307 constructed on 3rd Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 21,86,000/- EMD: Rs 2,18,600/- Bid Increment amount: Rs.25,000.00/-
9	Borrower:- M/s Flograph Instrument & Control Guarantor:- Nil	Rs. 38,45,740.00/- (Rupees Three Crore Eighty Seven Lakh Eighty Five Thousand fourty five thousand seven hundred forty only) plus unapplied interest @ contractual rate apart from penal interest,wef. 12.06.2023 other cost and expenses thereon minus recovery if any if any	Property Lot No.25 : All that piece and parcel of Flat No. 307 constructed on 3rd Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 21,86,000/- EMD: Rs 2,18,600/- Bid Increment amount: Rs.25,000.00/-
			Property Lot No.26 : All that piece and parcel of Flat No. 307 constructed on 3rd Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 21,86,000/- EMD: Rs 2,18,600/- Bid Increment amount: Rs.25,000.00/-
			Property Lot No.27 : All that piece and parcel of Flat No. 307 constructed on 3rd Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 21,86,000/- EMD: Rs 2,18,600/- Bid Increment amount: Rs.25,000.00/-
			Property Lot No.28 : All that piece and parcel of Flat No. 307 constructed on 3rd Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 21,86,000/- EMD: Rs 2,18,600/- Bid Increment amount: Rs.25,000.00/-
10	Borrower- Mr. Sandeep Dattatray Pawar Mrs. Neha Sandeep Pawar	Rs. 1,87,85,000/- (Rupees One Crore Eighty Seven Lakh Eighty Five Thousand 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.29 : All that piece and parcel of Flat No. 307 constructed on 3rd Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 17,35,000/- EMD: Rs. 1,73,500/- Bid Increment amount: Rs. 25,000.00/-
			Property Lot No.30 : All that piece and parcel of Flat No. 307 constructed on 3rd Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 17,35,000/- EMD: Rs. 1,73,500/- Bid Increment amount: Rs. 25,000.00/-
			Property Lot No.31 : All that piece and parcel of Flat No. 307 constructed on 3rd Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 17,35,000/- EMD: Rs. 1,73,500/- Bid Increment amount: Rs. 25,000.00/-
			Property Lot No.32 : All that piece and parcel of Flat No. 307 constructed on 3rd Floor in Wing A1 in Project named "Gagan Akanksha Phase 1" having land bearing No. 524 totally admeasuring 08 Hectares 89 Acres located at village Koregaon Mul (Uruli Kanchan) within the limits of Grampanchayat, Taluka Haveli, District Pune 412202 admeasuring 48.19 sq. mtrs. along with enclosed balcony adm. 2.48 sq mtrs and attached exclusive terrace adm. 2.28 sq. mtrs. along with a single covered car parking space owned by Mr. Sandeep Dattatray Pawar and Mrs. Neha Sandeep Pawar. • Encumbrance: Not Known • Possession Type: Symbolic	Reserve Price: Rs. 17,35,000/- EMD: Rs. 1,73,500/- Bid Increment amount: Rs. 25,000.00/-

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
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