



Utkarsh Small Finance Bank
Aapki Ummeed Ka Khaata
(A Scheduled Commercial Bank)

Zonal Office: Rupa Sapphire, 21st. Floor, Sector 18, Opp Sanpada Rly Station, Vashi, Navi Mumbai (MH) - 400705

Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP - 221 105.

DEMAND NOTICE

Notice is hereby given that the following borrower/s have defaulted in the repayment of principle and interest of the Loan facility obtain by them from the bank and the loan has been classified as Non-Performing Assets (NPA). The Notices were issued to them under Section 13(2) of Securitization and Reconstruction of Financial Assets and enforcement (Security) interest Act, 2002 on their last known address as provided to the bank by them, that in addition there to for the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice

Sr. No. the Branch	Name of the Account	Name of the Borrower/Guarantor (Owner of the Property)	N.P.A Date	Amount outstanding as on the date of Demand Notice
1	Pune	KRITI ANAND 154706000006483	Kriti Anand (Borrower/Mortgagor) & Deepa Kriti Anand (Co Borrower/Mortgagor)	13/06/2026 ₹ 1,25,40,150.68/-

Description of the Mortgaged Property:- ALL THAT PIECE & PARCEL consisting Residential Unit No. F-110 admeasuring 1031 Sq. Ft. i.e. 95.78 Sq. Mtrs. carpet area+ including the Utility Space admeasuring 59 Sq. Ft. + parking admeasuring 114 Sq. Ft. - Garden admeasuring 84 Sq. Ft. + Top Terrace admeasuring 434 Sq. Ft. in "OZONE VILLAS CO-OPERATIVE HOUSING SOCIETY LTD.", constructed on the land bearing Gat No. 1420 (Old Gat No. 2406), Old S. No. 307, 308/1, 308/2, 312/1, 312/2 & 313, situated at Village Wagholi, Taluka Haveli, District Pune.

The above borrower/s and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within period of 60 days from the date of issuance of notice Under Section 13(2), failing which further steps will be taken after expiry of 60 days from the date of issuance of notice Under Section 13(2) as per the provisions of Securitization and Reconstruction of Financial Assets and enforcement (Security) interest Act, 2002.

Date: 30/07/2026
Place: Pune

Sd/-
(Authorized Officer) (Sharvanu Dutta)
Utkarsh Small Finance Bank Ltd.



ART HOUSING FINANCE (INDIA) LIMITED
Change your destiny

Regd. Office: 107, First Floor, Best Sky Tower, Netaji Subhash Place, Pitampura, New Delhi-110034

Branch Office: 49, Udyog Vihar Phase 4, Gurugram, Haryana-122015

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale of immovable property mortgaged under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 ("the Act") read with proviso to Rule 8 (6) of the Security Interest Act, 2002. Notice is hereby given to the public in general and to the Borrower/Mortgagors/Guarantors in particular that the Authorized Officer of ART Housing Finance (India) Limited had taken Possession of the following property(ies) mentioned pursuant to demand raised issued under Sec. 13(2) of the Act in the **loan account no. LXPPH0517-170001160** with right to sell on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATSOEVER THERE IS"** for realization of Company's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise power of conferred Section 13(4) of the said Act read with Rule 8 of the said Rules purposes to realize the Company's dues by the sale of the said property(ies). The sale of the below mentioned property(ies) shall be conducted by way of E- auctions through web portal: <https://www.bankeauctions.com>

Name of the Account Holders	Details of Immovable property	Amount Dues on Date & Demand Notice Date	Reserve Price EMD Bid increase amount	Date and Time of E-auction	Last date of Bid Submission
a) ROSHANI RAJENDRA PATIL (Borrower) b) JAYESH PANDURANG PATIL (Co-Borrower)	All that Piece and Parcel of Land the Residential Flat Admeasuring 23.41 Sq.mtrs. (equivalent to 252 Sq. Ft.) Carpet Area Bearing No. 509 Situated on the Fifth Floor In "G2" Forming Non Agricultural Land Admeasuring 2 Hectares 91.36 Area bearing Gat No. 240 out of Land Totally Admeasuring 8 Hectares 65 Ares as per the Sanctioned Layout Plan of Project Known as "Kribia Abode" Lying and Being Village Jambhul, Taluka Maval District of Pune and within the limits of the Zilla Parishad Village Jambhul and Grampanchayat Village Jambhul	Rs.10,16,554/- as on 11.05.2026. Demand Notice Date: - 11.05.2026	Rs.12,00,000 Rs. 1,20,000 Rs.10,000	01.09.2026 From 11:00 AM to 02:00 PM	31.08.2026 up to 05:00 PM

Name and Contact details of Authorized Officer - Mr. Satnarayan Parkash,
Mobile No. 9466460995, Email id: satnarayan.parkash@artnfc.com

TERMS & CONDITIONS:- 1. The interested bidders shall submit their EMD through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT/RTGS in the following account: **50200049383517, IFSC Code: HDFC0000273**, latest by 05:00 pm on or before date mentioned in the table above. Please note Cheques shall not be accepted as EMD amount. 2. Company shall however not be responsible for any outstanding dues / encumbrances tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property(ies) & to inspect & satisfy themselves. Property can be inspected strictly as per the date & time given by Authorised Officer. 3. The intended bidders who have deposited the EMD and require assistance in creating login ID & password, upload data, submitting bid, training on e-bidding process etc., may contact our service provider M/s **C1 India Private Limited Helpline Numbers : 124-4302020/21/22/23, 7291981124 / 1125 / 1126, Mr. Mannur Balaji Govindarajan Email : delhi@c1india.com, Contact No. :+917977701080** and for any property related query may contact Authorized Officer as mentioned above in the office hours during working days (10 AM to 5 PM). 4. The highest bid shall be subject to approval of the Authorised Officer. Authorised Officer reserves the right to accept/reject any or all offer(s)/bids so received without assigning any reason whatsoever. His decision shall be final & binding. 5. For detailed term and condition refer <https://www.bankeauctions.com>

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Note: Borrowers/Guarantors/Mortgagors may redeem under Section 13(8) of the SARFAESI Act by paying full dues before the auction date. Failing this, the sale will proceed.

Place:- Pune (Maharashtra)
Date:- 28.07.2026

Authorized officer
For ART Housing Finance India Limited



IKF Home Finance Limited
Equinox by Phoenix-Tower 3, 10th Floor, Diamond Hills, Lumбини Avenue, Rai Durg, Gachibowli, Hyderabad Telangana - 500081

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")
The undersigned being the Authorized Officer of IKF Home Finance Limited (the Secured Creditor) under the Act and in exercise of the powers conferred under Sec. 13(12) of the Act read with Rule 3 issued Demand Notice(s) under Sec. 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 affected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below :-

Sr. No.	Name & Address of the Borrower/s & Co-Borrower/s	Loan Amt.	Dt. of Demand Notice & O/s. Amt.	Description of the Property / Secured Asset
1	Loan A/C. No(s). LXSLP02024-250014863 1. Mr. / Mrs. Haidar Sadik Sayyed 2. Mr. / Mrs. Rubina Haidar Sayyed Add. : Palot No. 3/4, 2 nd Floor, Flat No. 201 Haydrabadwale Hights Solapur Vijapur Road, Solapur, Maharashtra, India-413 004. Also at : Solapur Solapur Vijapur Road, Plot No. 3 / 4 4 th Fir., 401 Haydrabadwale Hights-413 004.	Rs. 18,00,000/-	13.07.2026 Rs. 19,31,593/- (Rs. Nineteen Lakh Thirty One Thousand Five Hundred Ninety Three Only) as on 09.07.2026	All the piece and parcel of the property Flat No. 5, carpet area 32.11 Sq. Mtrs., on 4 th Floor, in "Hyderabadwale Height" constructed on Plot No. 3+4, having western area admeasuring 3150 Sq. fts. Out of Survey No. 35/36/37, situated at Neharu Nagar, Vijapur Road, Taluka North Solapur, District : Solapur, within the city limit of Solapur Municipal Corporation Solapur and bounded by as per deed of Declaration. East : Open Duct and remaining area of Plot No. 3+4; South : Marginal Space; West : Passage / Staircase and Lift / Flat No. 3; North : Flat No. 6.
2	Loan A/C. No(s). LNXXH00322-230004265 1. Mr. / Mrs. Narayan Shatrughan Gole 2. Mr. / Mrs. Dwaraka Shatrughan Gole Add. : Flat No. 308, 3 rd Floor, Near Rupl Nagar, Bhekrai Nagar, Shreyas Heights, Pune, Maharashtra, India-412 308.	Rs. 9,00,000/-	13.07.2026 9,11,209.92 (Rs. Nine Lakh Eleven Thousand Two Hundred Nine and Ninety Two Only) as on 09.07.2026	SCHEDULE I - All that piece and parcel of the land lying and being situated within the Registration District Pune, Sub-Registration District Haveli, Taluka Haveli, and within the limits of Village Phursungi, Taluka Haveli, District Pune, bearing Old Survey No. 172, New Survey No. 211, Hissa No. 6/10/1, admeasuring 0 Hectare 10 Are (10 R), equivalent to approximately 10,776 Sq. Ft., together with all rights, title, interest, right of way, easements and appurtenant rights whatsoever, and the said land is bounded as under - East : By S R. Road; South : By Phursungi Gaon Road; West : By property of Mr. Jaywant S. Kamble North - By property of Mrs. Shalini Uplap; SCHEDULE II - All that piece and parcel of the Flat Property bearing Flat No. 308, situated on the Third Floor of the RCC building known as "Shreyas Heights", constructed upon the property more particularly described, having a built-up area of 465 Sq. Ft. (i. e., 43.21 Sq. Metres), together with all rights, easements, appurtenances, and other rights attached thereto. Which is bounded as per sanction plan.
3	Loan A/C. No(s). LXXKH0024-250015197 1. Mr. / Mrs. Sharad Raghunath Sonawane 2. Mr. / Mrs. Usha Sharad Sonawane Add. : Flat No. 7, Gokul Appartment, Ganga Nagar, Behind Makan Hospital, Sangvi, Juni Sangvi, Pune, Maharashtra, India-411 027.	Rs. 18,26,000/-	13.07.2026 19,53,426/- (Rs. Nineteen Lakh Fifty Three Thousand Four Hundred Twenty Six Only) as on 09.07.2026	All that piece and parcel of the property situated within the jurisdiction of Sub-Registrar, Maval, Haveli Taluka Division (Pune Sub-Division), and within the limits of the Pune Zilla Parishad and Maval Panchayat Samiti, at Village Vadgaon, Taluka Maval, District Pune, bearing Survey No. 221/1/2, Out of the said Survey No. 16, admeasuring 330 Square Metres, assessed at Rs. 15.84, out of which 165 Square Metres has been earmarked for development and assessed at Rs. 7.92. Constructed thereon is the building known as "Sky Heights", and the property hereby conveyed is Flat No. 102, situated on the First Floor, being a 1 BHK residential apartment, having a built-up area of 555 Square Feet, equivalent to 51.57 Square Metres. Boundaries of the building situated on the said property - East : Colony Road; South : Property forming part of Plot No. 16 (Out of Survey No. 221/1/2); West : Open space; North : Colony Road. Boundaries of the said Flat - East : Open space and colony Road; South : Flat No. 101; and staircase; West : Property forming part of Plot No. 17; North : Open space and colony Road.
4	Loan A/C. No(s). LNBPV01016-190000804 1. Mr. / Mrs. Ramech Uttam Alagude 2. Mr. / Mrs. Archana Ramesh Alagude 3. Mr. / Mrs. Rajendra Sampat Mane Add. : Shivraj Colony, Nakhathe Wasti, Sr. No. 32/3/A, Rahatani Pune, Pimpri Colony, S. O., Pune, Maharashtra (India)-411 017.	Rs. 35,08,500/-	20.07.2026 Rs. 36,78,552.92 (Rs. Thirty Six Lakh Seventy Eight Thousand Five Hundred Fifty Two and Ninety Two Only) as on 13.07.2026	All that piece and parcel of land bearing Survey No. 32, Hissa No. 3A, admeasuring 1 Hectare 05 Ares, together with 0 Hectare 04 Ares of Pot Kharaba, aggregating to a total area of 1 Hectare 09 Ares, assessed to land revenue of Rs. 5.91. Out of the aforesaid land, an area admeasuring 0 Hectare 02 Ares belongs to the Vendor, and out of the said area, the Vendor hereby conveys to the Purchaser 0 Hectare 01 Are, equivalent to 1,000 Square Feet, i. e. 92.93 Square Metres, together with the construction standing thereon, situated at Revenue Village Rahatani, Taluka Haveli, District Pune, within the jurisdiction of the Sub-Registrar. Haveli and within the local limits of the Pimpri Chinchwad Municipal Corporation, which property is more particularly described and bounded as follows - East : By 20 ft. Road; South : By the Property owned by Mrs. Saraswati Kishor Bhosale; West : By the Property owned by Mr. Tambe; North : By the Property of Mr. Himmat Jaysing Pawar.
5	Loan A/C. No(s). LXXKH02025-260017605 1. Mr. / Mrs. Shankar Hanbhau Hirgude 2. Mr. / Mrs. Reshma Shankar Hirgude Add. : Flat No. 255, Satyam Shivam Sundaram Society, Katrajmandewadi Road, Pune, Maharashtra, India. Also at : Flat No. 102 Triia Aashray Shindewadi-412 801.	Rs. 28,60,000/-	20.07.2026 Rs. 30,99,109/- (Rs. Thirty Lakh Ninety Nine Thousand One Hundred Nine Only) as on 13.07.2026	SCHEDULE I :- All that piece and parcel of portion of land admeasuring to the extent of 02 H. 65 R. i. e. bearing Gate No. 605/1 lying and situated at Village shindewadi, situated within the registration District of Satara, the Registration sub-district of Taluka Khandala, within the revenue limits of Tahsil : Khandala, District Satara and situated within the limits of Shindewadi Gram panchayat and the said portion of land is Bounded as follows - On or towards East : By Property of Krishna Bhiku Malekar and others. On or towards South : By property of Yadav and Kamble; On towards West : By Government Forest wall; On or towards North : By Sopan Bhiku Malekar and main approaching Road. SCHEDULE II :- All that piece and parcel of property situated within the jurisdiction of the registration sub-district of Taluka Khandala, within the revenue limits of Tahsil Khandala, District Satara and situated within the limits of Shindewadi Gram panchayat and Residential 2 BHK Flat / Unit No. 406 in admeasuring Carpet area 584 Sq. Ft. i. e. 54.27 Sq. Mtrs. together with adjacent terrace admeasuring 31 Sq. Ft. i. e. 2.83 Sq. Mtrs. and one covered car parking admeasuring 12.5 Sq. Mtrs. situated on the 4 th Floor of Building "C" in the project known as "Triia Aashray" to be constructed on is bounded as per section plan.

The borrower/s are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and hereabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that **IKF Home Finance Limited** is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, The Secured Creditor shall be entitled to exercise all the rights U/s. 13(4) of the Act to take possession of the secured assets(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. The Secured Creditor is also empowered to **ATTACH AND / OR SEAL** the secured assets(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured assets(s), the Secured Creditor also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Secured Creditor. This remedy is in addition and independent of all the other remedies available to the Secured Creditor under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(12) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured assets(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of the Secured Creditor and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Sd/-
Authorized Officer
For IKF Home Finance Limited

Place : Solapur / Pune / Satara, Maharashtra
Date : 13.07.2026 / 20.07.2026



L&T Finance Limited
Registered Office: L&T Finance Limited, Brindavan Building Plot No. 177, Kalina, CST Road, Near Mercedes Showroom Santacruz (East), Mumbai 400 098
CIN No.: L67120MH2008PLC181833
Branch office: Pune

POSSESSION NOTICE [Rule-8(1)]

Whereas the undersigned being the authorized officer of L&T Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred by Section 13(12) of the said Act read with [rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a demand notices calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization. The Borrower/ Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower/ Co-Borrowers/ Guarantors and public in general that the undersigned has taken possession of the property described herein under in exercise of powers conferred on him/her under Section 13 of the said Act read with rule 8 of the said Rules on this notice.

Loan Account Number	Borrower/s/ Co-borrowers/ & Guarantors Name	Description of the Mortgaged Properties	Demand Notice		Date and Type of Possession Taken
			Date	Outstanding Amount (₹) As On 11-10-2023	
PUNHL1800 1484, PUNHL1800 01734	1)Nanda Kihor Dahale As Borrower 2)Sunny Kishor Dahale As Co-Borrowers/ 3)Kishore Vitthal Dahale As Co-Borrowers/	All The Piece And Parcel Of The Property Address: Flat No. 06, Admeasuring 48.14 Sq. Mtrs Built Up Area On The 2nd Floor, In The Building Known As "Rudra Heights", Sr No. 722, 723, 724, 725, 726, 727 And 737, Village: Dhayari, Taluka Haveli, District Pune Maharashtra - India 411041	11-10-2023	Rs. 46,02,368.06/- As On 11-10-2023	27-07-2026 Physical Possession

The Borrower/ Co-borrowers/ Guarantors in particular and public in general is hereby cautioned not to deal with the property and any dealing in the property would be subject to the charge of L&T Finance Limited for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

Date: 30.07.2026
Place: Pune

Sd/-
Authorized Officer
For L&T FINANCE LIMITED



बँक 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: bmrg1453@bankofmaharashtra.bank.in

Sale Notice for Sale of Immovable Properties

... Continued from previous page

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.
11	Borrower: - Mr. Sunil Narayan Manikal & Mrs. Shrawanti Sunil Manikal	Rs. 59,12,387.00 (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.19 : 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 • Possession Type: Physical	Reserve Price: Rs. 47,23,000.00/- EMD: Rs. 4,57,200.00/- Bid Increment amount: Rs. 25,000.00/-
12	Borrower: - M/s K. K. Waterproofing Prop Kedar Shyamrao Kale	Rs.2,29,71,797.69 (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.20 : 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 • Possession Type: Physical Property Lot No.21 : 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 • Possession Type: Physical	Reserve Price: Rs. 47,23,000.00/- EMD: Rs. 4,72,300.00/- Bid Increment amount: Rs. 25,000.00/- Reserve Price: Rs. 30,13,000.00/- EMD: Rs. 3,01,300.00/- Bid Increment amount: Rs. 25,000.00/-
13	Borrower: - Mr. Shashikant Vilasrao Basugade Guarantor- NIL	Rs. 43,78,000/- (Rupees Forty Three Lakh Seventy Eight Thousand Only) Plus Unapplied Interest W. E. F. 30.06.2026 Apart from Further Interest ,Cost and expenses minus recovery if any.	Property Lot No.22 : All Pieces & Parcels of Flat No. 19 admeasuring 45.06 Sq Mtrs enclosed balcony area 8.23 Sq Mtrs Dry Balcony area 4.05 Sq Mtrs on Fifth Floor in B Wing in the Building Known as Vrundavan Shruti Yashoda B constructed on S. No. 41, Hissa No. 1/4 located at Village Narhe Taluka Haveli District Pune within the Jurisdiction of the Pune Municipal Corporation along with Exclusive right of the user of the Open Terrace at Eye Level admeasuring 4.32 Sq Mtrs Carpet Area& Exclusive right of user of Covered Car parking Space situate under the Stilt. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 45,00,000.00/- EMD: Rs. 4,50,000.00/- Bid Increment amount: Rs. 25,000.00/-
14	Borrower: - Mr. Sachin Anil Wagdole	Rs.23,22,853/- (Rupees Twenty Three Lakh Twenty Two Thousand Eight Hundred Fifty Three Only) plus interest thereon @ Contractual rate with monthly rest with effect from 23/09/2022 and costs, charges and expenses minus recovery, if any	Property Lot No.23 : All the Piece & Parcels of Residential Flat ST 4 on Stilt Floor in Shree Homes on Plot No 9,10,11,12 CTS 88/2B at Saidapur Tal & Dist Satara 415124 bounded as below: Towards East: Flat No ST 8, Towards West: Open Space, Towards South: Passage & Staircase, Towards North: Flat No ST 5 • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 12,73,000.00/- EMD: Rs. 1,27,300.00/- Bid Increment amount: Rs. 25,000.00/-
15	Borrower : M/s Schematic Aircon & Automation Private Limited Directors 1.Sandeep Shankar Awari 2.Pradeep 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 due	Property Lot No.24 : All the Piece & Parcels of Residential Bungalow Gound + 1st Floor on S No 47 Hissa No 1/1+2/1+2/2+3/1+3/2 behind Mahindra Showroom Chandan Nagar located in Sunita Nagar Off Old Mundhwa Road Wadgaon Sheri Tal Haveli Dist Pune 411014 Area admeasuring 335.60 Sq. Mtr. Bounded as below: North: by S No 46 P, South: by Part of Land, East: by Part of Land/Road, West: by Property of Mr Chaudhari & Others • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 2,29,83,000/- EMD: Rs. 22,98,300/- Bid Increment amount: Rs. 50,000.00/-
16	Borrower : M/s K J Engineering Pvt. Ltd. Director: Mr. Kalyan Jagannath Jadhav Mr. Vinod Kalyan Jadhav Guarantor : Mr. Vinod Kalyan Jadhav Mr. Kalyan Jagannath Jadhav	Rs. 3,13,55,343.00/- (Rupees Three Crore Thirteen lakh Fifty-five thousand three hundred Forty- three Only) plus unapplied interest @ contractual rate with effect from 07/07/2016 apart from penal interest, other cost and expenses thereon minus recovery if any	Property Lot No.25 : All those pieces & parcel of non- agriculture NA Land Gat No 109 area adm. About 2H 02 R and bounded as East: By Gat no. 108, South- By gat no. 112, West- By Gat no. 110, North- By Gat no. 102& 104. Grampanchayat Village Nagamthan Tal Karjat Dist-Ahmednagar AND All those pieces & parcel of non- agriculture NA Land Gat No 112 area adm. About 6H 60 R in and bounded as East- By Gat no. 108. South- By Kokango shiv, West- By Gat no. 112, North- By Gat no. 109 & 110. Grampanchayat Village Nagamthan Tal Karjat Dist-Ahmednagar. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 3,49,20,000.00/- EMD: Rs. 34,92,000.00/- Bid Increment amount: Rs. 1,00,000.00/-
17	Borrower: - M/S Atharv Agro Industries Prop- Mr. Sachin Anant Kadam Guarantor :- 1. Mrs. Sisiliya Tony Gomes 2. Mr. Tony Francis Gomes (Deceased) 3. Mr. Sanjay Vasant Yadav	Rs.5,78,19,061.00 (Rs. Five Crore Seventy-Eight Lakhs Nineteen Thousand and Sixty One Only) Plus Unapplied Interest w.e.f. 05.06.2023 apart from further Interest ,Cost ,Charges And Expenses minus recovery if any.	Property Lot No.26 : All that piece and parcel of land or ground bearing S No 17 Hissa No.2/1A/1B/1A/2/4/6/8/10/12/5,(e Old S No. 14 Hissa No. 2) having an area about 3000 sq ft. i.e. 3 Ares of village Katraj, previously within the limits of Grampanchayat Katraj and now included in the limits of Pune Municipal Corporation along with 60''22'construction/superstructure/Building in RCC construction having 8 rooms over the same and baars house property no 830 and within the registration Dist. Pune Sub-Dist. Haveli • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 92,84,000.00/- EMD: Rs. 9,28,400.00/- Bid Increment amount: Rs. 50,000.00/-
18	Borrower : M/s R C Laser Proprietor: Mr. Rupesh Arvind Choudhari Sector No. 7, Plot No. 196 MIDC Road, Indrayaninagar Bhosari MIDC	Rs. 3,27,40,500/- (Rupees Three Crores Twenty Seven Lakhs Forty Thousand Five Hundred only) plus unapplied interest thereon as mentioned in the demand notice dated 30.05.2023, apart from penal interest, cost and expenses, minus recoveries if any	Property Lot No.27 : Flat No 102, First Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune. Owner of the Property – Mr. Rupesh Arvind Choudhari • Encumbrance: Not Known • Possession Type: Physical Property Lot No.28 : Flat No 103, First Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune. Owner of the Property – Mr. Rupesh Arvind Choudhari • Encumbrance: Not Known • Possession Type: Physical Property Lot No.29 : Flat No 304, Third Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune Owner of the Property – Mr. Rupesh Arvind Choudhari • Encumbrance: Not Known • Possession Type: Physical Property Lot No.30 : Flat No 305, Third Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune Owner of the Property – Mr. Rupesh Arvind Choudhari • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 57,90,000/- EMD: Rs. 5,79,000/- Bid Increment amount: Rs. 25,000/- Reserve Price: Rs. 57,90,000/- EMD: Rs. 5,79,000/- Bid Increment amount: Rs. 25,000/- Reserve Price: Rs. 57,50,000/- EMD: Rs. 5,75,000/- Bid Increment amount: Rs. 25,000/- Reserve Price: Rs. 57,50,000/- EMD: Rs. 5,75,000/- Bid Increment amount: Rs. 25,000/-

Contact Details: Asset Recovery Branch Pune : Mr. Sudhir Kulkarni (Branch Head) (Mob: 7030924078 /9960357705) and Manager Sudheer Pandey - 8376960405

Sr. No.	Particulars	Date & Time
1.	Date and time of E- Auction	For Lot No. 1 to 11 16.09.2026 between 11.00 a.m. and 3.00 p.m.
		For Lot No. 12 to 30 18.08.2026 between 11.00 a.m. and 3.00 p.m.
2.	Last Date of Submission of Bid with EMD	16.09.2026 up to 2 p.m. and 18.08.2026 upto 2 pm
3.	Inspection Date & Time	For Lot No. 1 to 11 and for 12 to 30 01.08.2026 to 25.08.2026 between 11:00 am. and 5:00 pm

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