



**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
बनार प्रगत क नगर  
**एक परिवार एक बैंक**

**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.**

continued from previous page...

| Sr. No. | Name of Branch & Borrowers / Guarantors | Amount Due (Rs.) | Short description of the immovable property and Type of Possession | Reserve Price |                                                                          |
|---------|-----------------------------------------|------------------|--------------------------------------------------------------------|---------------|--------------------------------------------------------------------------|
|         |                                         |                  |                                                                    | EMD Amt.      | Bid Increment Amt.                                                       |
|         |                                         |                  |                                                                    | 28            | Branch : Overseas Branch, Pune<br>Borrower: Mr. Keyur Pravin Chandwadkar |

| Sr. No. | Particulars                                 | Date & Time                                                   |
|---------|---------------------------------------------|---------------------------------------------------------------|
| 1.      | Date and Time of E- Auction                 | For Lot No. 1 to 45, 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                             | For Lot No. 1 to 45                                           |
| 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 PSBAE-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> (PSBAeBKray Portal)
- For detailed information in respect of above properties , you can contact also -Mr. Shrikant Shekhar (Chief Manager Recovery incharge PCZ) M. No. 7588843809

Date : 29/07/2026  
Place : Pune

**Chief Manager & Authorised Officer,**  
**Bank of Maharashtra**

**PUBLIC NOTICE**

This is informed that the Proposed Residential & Commercial Project Located at **Survey. No. 6/2, Village Dhanori, Taluka Haveli, District Pune 411015, Maharashtra by M/s. Ascent Ventures** has been accorded Environmental Clearance having **EC Identification No. E C 2 5 C 3 8 0 1 M H 5 4 5 4 5 4 7 N** and **EC file: SIA/MH/INFRA2/549951/2025** dated 05/07/2026 from Environment Department and published on PARIVESH website 05/07/2026 and copy of the clearance letter are available with the PARIVESH and Environment Department may also be seen on the website of the environment department of Maharashtra at <https://parivesh.nic.in/>

Sd/-  
**M/s. Ascent Ventures**

**PUBLIC NOTICE**

The Public at large is hereby informed by this notice that, the Property described in the Schedule below belongs to **Mr. Aliqasir Hakimuddin Vadnagarwala, R/o: Village, Wanawadi, Pune - 411 040**, as his self acquired property. The said owner of the property has represented my client that the said property is free from encumbrances of whatsoever nature and as such he is legally entitled to transfer, convey, sell and assign his right, title and interest in the said property unto and in favour of my client.

Any person's having any type of right in the nature of charge, lease, maintenance, tenancy, etc. or other encumbrances, charge, attachment, lien, etc., is/are hereby called upon to submit his/ her/ their objection's alongwith documentary evidence, in support of their objection's and / or claim's and / or charge/ attachment, if any, on the address mentioned below within 7 days of this publication. In case no objection is filed, my client who are purchasing the said property from the said owner, will presume that the property is free from encumbrances, charge, mortgage etc. and no claim or objections will be entertained thereafter.

**SCHEDULE**  
ALL THAT PIECE AND PARCEL of Commercial Property i.e. **Office** situated on **First Floor, North of West Wing, area admeasuring 900 sq. ft.** i.e. **83.64 sq. mtrs.**, built-up (including Balconies, Porch Area, Toilet), in the Building known as **"Rameshwar Towers"**, constructed upon the Plot of land bearing Survey No. 156/A/1A/1 and having CTS No. 5438, situated at **Village Pimpri Waghere and Pimpri Camp, Taluka Haveli, District Pune** and the said Office is bounded by On Or Towards East : By Professional Office, On Or Towards West : By Shum, On Or Towards North : By Pimpri Nehru Nagar Road and On Or Towards South : By Passage, Stair Case and Professional Office.

**Adv. Pravin Pradeep Tilekar**  
Office At: Office No. 804, 8th Floor, Rama Equator, Next to City International School, Morwadi, Pimpri, Pune - 411 018.  
Office Cell No.: 7597711818, Cb: 999083621 / 966914217  
Email id : pravin.tilekar91@gmail.com

Date: 31/07/2026



**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
बनार प्रगत क नगर  
**एक परिवार एक बैंक**

**Pune East Zone : Janamangal Building, 2<sup>nd</sup> Floor,**  
S. No 7 A/2, Opp. Kirloskar Pneumatics Co. Ltd.,  
Hadapsar Industrial Estate, Hadapsar, Pune 411 013.  
Ph. : 020-24514018, Email : legal\_per@bankofmaharashtra.bank.in

**Sale Notice for Sale of Immovable Properties (Appendix - IV - A)**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Bank of Maharashtra, the Possession of which have 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"** basis on **31/08/2026 between 11.00 am to 03.00 pm** for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower/s and Guarantor/s amount due, Short Description of the immovable property/ies and encumbrances known thereon, possession type, reserve price, earnest money deposit and Bid increment amount are also given as under :-

| Sr. No. | Branch Name / Name and address of Borrowers / Guarantors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Total dues as per Demand 13(2) Notice                                                                                                                                                 | RP                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                       | EMD Amt.                                          | Bid Increase Amt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                       | 1                                                 | <b>Branch : Baramati</b><br><b>1) Mr. Yogiraj Waman Dhere,</b> Plot No. 06, Gat No. 134/12 (old 134B/6), Flat No. 02, Building Durwankur APPARTMENT/ Wing- , Floor – still floor, Jalochi, Baramati, Taluka Baramati, District Pune Maharashtra 413115<br><br><b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Plot and constructed building thereon on Survey Plot No. /S No. / CTS No. /Gat No. / Mikat No. Plot No 06, Gat No. 134/12 (old 134B/6) Flat No. 02, Building Durwankur APPARTMENT/ Floor – still floor, adms 43.60sqmtr. Jalochi, Baramati, Taluka Baramati, District Pune Maharashtra 413115. • <b>Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil</b> |
| 2       | <b>Branch : Wagholi</b><br><b>1) M/s Onkar Medical and General Stores,</b> Proprietor Mr. Rajhuns Dattatray Godse Sambhajinagar, Lane No. 2, Baif Road, Wagholi, Tal Haveli, Dist. Pune, <b>2) Mr. Gaurav Dilip Tosniwal,</b> Proprietor M/s Atharva Medical, House No. 4/0153, Ward No. 4, Godawari, Wagholi, Tal. Haveli, Dist. Pune-412207, <b>Also at -</b> Medical shop no. 2, S. No. 11/7 b, Opposite Prachi Hotel, Below Laxmi Hospital, Kharadi, Tal. Haveli, Dist Pune-412207 <b>3) Mr. Sandip Ashok Hajare,</b> Proprietor M/s Shree Datta Pharama, Gat No. 2178, Paigade heights, Sambhajinagar, Lane No. 2, Baif Road, Wagholi tal Haveli, Dist. Pune, <b>Also at</b> Office No. 681, lane No. 2, Baif Road, Wagholi tal Haveli, Dist. Pune<br><br><b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Registered mortgage of land bearing Old Gat No. 2178, Hissa No. 2, New Gat No. 1175, Hissa No. 2, area 40 R, out of it 612 sq. ft. area RCC construction thereon on land admeasuring 1 R, 100 sq. mtr.s., Grampanchayat Mikat No. 1/0638 and construction thereon situated at Village Wagholi, Tal Haveli, Dist. Pune owned by Rajhuns Dattatray Godse, Manisha Rajhuns Godse and Mrs. Geeta Manik Temkar, • <b>Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil</b> | Rs. 14,74,896/- (Rs. Fourteen Lakh Seventy Four Thousand Eight Hundred Ninety Six Only) @ 10.10% p.a. applicable w.e.f 06/01/2026 plus further interest and cost and expenses thereon | Rs. 45,60,000/-<br>Rs. 4,56,000<br>Rs. 25,000/-   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3       | <b>Branch : Daund</b><br><b>1) Mr. Sudhir Balasaheb Pharate (Borrower),</b> S/o Balasaheb Madhavrao Pharate Mandavgan Farata Tal. Shirur, Dist. Pune 412211<br><b>2) Swati Sudhir Pharate(Co-Borrower)</b> W/o Mr. Sudhir Balasaheb Pharate Mandavgan Farata Tal. Shirur, Dist. Pune 412211<br><br><b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> All the piece and parcel of Commercial Office No. 1 admeasuring area built-up 1231 sq ft (also bearing Grampanchayat Mandavgan Pharata Mikat No. 1971/18) on the Ground Floor in "Building No.A" of the building named as "Swargiya Madhavrao Anna Pharate-Indamdar Vyapari Sankul, Wagheshwar Nagar" situated on area 2662.09 square meters at Plot No.19 out of Gat No.92+96/1 of village Mandavgan Pharata • <b>Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Rs. 85,95,532.98/- (Rupees Eighty Five Lakh Ninety Five Thousand Five Hundred Thirty Two and Ninety Eight Paise only) plus applicable interest thereon                                | Rs. 98,72,000/-<br>Rs. 9,87,200/-<br>Rs. 25,000/- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 4       | <b>Branch : Daund</b><br><b>1) Mr. Sudhir Balasaheb Pharate (Borrower),</b> S/o Balasaheb Madhavrao Pharate Mandavgan Farata Tal. Shirur, Dist. Pune 412211<br><b>2) Swati Sudhir Pharate(Co-Borrower)</b> W/o Mr. Sudhir Balasaheb Pharate Mandavgan Farata Tal. Shirur, Dist. Pune 412211<br><br><b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> All the piece and parcel of Commercial Office No.2 admeasuring area built-up 1231 sq ft (also bearing Grampanchayat Mandavgan Pharata Mikat No. 1971/25) on the First Floor in "Building No.A" of the building named as "Swargiya Madhavrao Anna Pharate-Indamdar Vyapari Sankul, Wagheshwar Nagar" situated on area 2662.09 square meters at Plot No.19 out of Gat No.92+96/1 of village Mandavgan Pharata • <b>Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Rs.85,95,532.98/- (Rupees Eighty Five Lakh Ninety Five Thousand Five Hundred Thirty Two and Ninety Eight Paise only) plus applicable interest thereon                                 | Rs. 19,20,000/-<br>Rs. 1,92,000/-<br>Rs. 25,000/- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 5       | <b>Branch : Daund</b><br><b>1) Mr. Sudhir Balasaheb Pharate (Borrower),</b> S/o Balasaheb Madhavrao Pharate Mandavgan Farata Tal. Shirur, Dist. Pune 412211<br><b>2) Swati Sudhir Pharate(Co-Borrower)</b> W/o Mr. Sudhir Balasaheb Pharate Mandavgan Farata Tal. Shirur, Dist. Pune 412211<br><br><b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> All the piece and parcel of Commercial Office No. 6 admeasuring area built-up 290.52 sq ft (also bearing Grampanchayat Mandavgan Pharata Mikat No. 1971/26) on the First Floor in "Building No.A" of the building named as "Swargiya Madhavrao Anna Pharate-Indamdar Vyapari Sankul, Wagheshwar Nagar" situated on area 2662.09 square meters at Plot No.19 out of Gat No.92+96/1 of village Mandavgan Pharata • <b>Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Rs.85,95,532.98/- (Rupees Eighty Five Lakh Ninety Five Thousand Five Hundred Thirty Two and Ninety Eight Paise only) plus applicable interest thereon                                 | Rs. 8,92,000/-<br>Rs. 89,200/-<br>Rs. 25,000/-    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 6       | <b>Branch : Daund</b><br><b>1) Mr. Sanskar Raj Developers, Proprietor Mr. Sudhir Balasaheb Pharate,</b> S/o Balasaheb Madhavrao Pharate, MANDavgan Farata Tal Shirur Dist Pune 412211,<br><b>2) Mr. Sudhir Balasaheb Pharate,</b> S/o Balasaheb Madhavrao Pharate, S/o Balasaheb Madhavrao Pharate, MANDavgan Farata Tal Shirur Dist Pune 412211,<br><br><b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> All the piece and parcel of Commercial Office No. 3 admeasuring Area built-up 2090 Square Feet (also bearing Grampanchayat Mandavgan Pharata Mikat No. 1971/28) on the First Floor in "Building No.A" of the building named as "Swargiya Madhavrao Anna Pharate- Inamdar Vyapari Sankul, Wagheshwar Nagar" situated on area 2662.09 Square meters at Plot No. 19 out of Gat No. 92+96/1 of village Mandavgan Pharata, Tal.Shirur, Dist- Pune • <b>Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil</b>                                                                                                                                                                                                                                                                                                                                                                     | Rs. 65,98,689.42/- (Rupees Sixty Five Lakh Ninety Eight Thousand Six Hundred Eighty Nine and forty two paise only) plus applicable interest thereon                                   | Rs. 64,24,000/-<br>Rs. 6,42,400/-<br>Rs. 25,000/- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 7       | <b>Branch : Daund</b><br><b>1) M/s Sanskar Raj Developers, Proprietor Mr. Sudhir Balasaheb Pharate,</b> S/o Balasaheb Madhavrao Pharate, S/o Balasaheb Madhavrao Pharate, S/o Balasaheb Madhavrao Pharate, Mandavgan Farata Tal Shirur Dist Pune 412211<br><b>2) Mr. Sudhir Balasaheb Pharate,</b> S/o Balasaheb Madhavrao Pharate, S/o Balasaheb Madhavrao Pharate, S/o Balasaheb Madhavrao Pharate, Mandavgan Farata Tal Shirur Dist Pune 412211<br><br><b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> All the piece and parcel of Commercial Office No. 6 admeasuring Area built-up 2090.52 Square Feet (also bearing Grampanchayat Mandavgan Pharata Mikat No. 1971/29) on the First Floor in "Building No.A" of the building named as "Swargiya Madhavrao Anna Pharate- Inamdar Vyapari Sankul, Wagheshwar Nagar" situated on area 2662.09 Square meters at Plot No. 19 out of Gat No. 92+96/1 of village Mandavgan Pharata, Tal.Shirur, Dist- Pune • <b>Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil</b>                                                                                                                                                                                                                                                                 | Rs. 65,98,689.42/- (Rupees Sixty Five Lakh Ninety Eight Thousand Six Hundred Eighty Nine and forty two paise only) plus applicable interest thereon                                   | Rs. 8,92,000/-<br>Rs. 89,200/-<br>Rs. 25,000/-    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 8       | <b>Branch : Kharadi</b><br><b>1) Mr. Shashikant Jaywant Dhanawade,</b> S/o Mrs. Sarita Shashikant Dhanawade, Both at : Flat No. 304, 3rd Floor, Sai Sharada Apartment, B-Wing, Gat No. 573, Kadamvasti, Tal- Haveli, Dist. Pune<br><br><b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Flat No. 304, 3rd Floor, Sai Sharada Apartment, B Wing, Gat No. 573, Kadamvasti, Tal-Haveli, Dist. Pune. • <b>Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Rs. 5,65,297/- (Rupees Five Lakh Sixty Five Thousand Two Hundred Ninety Seven only plus applicable interest thereon)                                                                  | Rs. 12,98,000/-<br>Rs. 1,29,800/-<br>Rs. 25,000/- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

• Date and Time of E-Auction : 31/08/2026 between 11:00 a.m. to 03:00 p.m.,

• Last Date for Submission of bid and EMD : 31/08/2026 upto 10.30 a.m.

• Inspection Date & Time : From 11/08/2026 till 12/08/2026, 11.00 a.m. - 05.00 p.m with prior appointment

**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 Baanknet. Bidders have to log in on the website – "<https://baanknet.com/eauction-psb>" 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 numbers are 8291220220 support.BAANKNET@psballiance.com. 2.For detailed terms and conditions of the sale, please refer to the link "[https://www.bankofmaharashtra.bank.in/properties\\_for\\_sale.asp](https://www.bankofmaharashtra.bank.in/properties_for_sale.asp)" provided in the Bank's website.

Date : 31/07/2026,  
Place: Pune

**Authorized Officer,**  
**Bank of Maharashtra, Pune East Zone**

**NOTICE OF LOSS OF SHARES OF JSW STEEL LIMITED**  
**CIN: L27102MH1994PLC152925**  
Regd. Off. JSW Centre, Bandra Kurla Complex, Bandra (East) Mumbai, Maharashtra, 400051

Notice is hereby given that the following share certificates have been reported as lost/ misplaced and the Company intends to issue duplicate certificates in lieu thereof, in due course. Any person who has a valid claim on the said shares should lodge such claim with the Company at its Registered Office within 15 days hereof.

| Name of the holder | Folio No.  | No. of shares | Certificate No.(s) | Distinctive No.(s)       |
|--------------------|------------|---------------|--------------------|--------------------------|
| RAJESH SHAH        | JSW0722286 | 1340          | 2697178            | 2416636321 to 2416637660 |

Place: PUNE  
Date 30.07.2026

**REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT**  
**SALE PROCLAMATION**  
**OFFICE OF THE RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL-II, MUMBAI**  
MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

R.P. No. 82/2013  
**PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.**  
**1. Union Bank of India, Princess Street Branch** ... Certificate Holders  
**2. ARCIL (Laxmi Vilas Bank Ltd.), Fort Branch** V/s  
**M/s. Srimauli Infrastructure Private Ltd. & Ors.** ...Certificate Debtors  
**CD1: M/s. Srimauli Infrastructure Private Limited,** 507, D Wing, Kumar Business Court, Mukund Nagar, Pune 411 037. **And also at :** Block No 11, 702/703, 7th Floor, Llyods Chambers, Mangalwar Peth, Malhadkha Chowk, Pune 411 001. **And also at:** 502, Himalaya House, Near Haj House, Phaltan Road, Mumbai 400 001.  
**CD2: Shri Kattamreddy Pattiabhiram Reddy,** Bungalow No.2, La Villa, Konark Splendor, S.No. 37/71-B, Vadgaon Sheri, Kalyani Nagar, Pune 411 037  
**CD-3: Smt Kamakshi K Reddy,** Bungalow No.2, La Villa, Konark Splendor, S.No. 37/71-B, Vadgaon Sheri, Kalyani Nagar, Pune 411 037.  
Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Transferred Original Application No. 103/2012 for recovery of **Rs. 47,56,53,012.59** with interest and cost from the Certificate Debtors and a sum of **Rs. 71,41,49,687/-** is recoverable together with further interest and charges as per the Recovery Certificate / Decree.  
And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.  
And whereas a sum of **Rs. 47,56,53,012.59** along with pendent-lite and further interest @ 12% p.a. from the date of filing of original application till payment and/or realization from CDs.  
Notice is hereby given that in absence of any order of postponement, the property shall be sold on **10.09.2026 between 02:00 PM to 03:00 P.M.** (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website ([www.bankrecovery.com](http://www.bankrecovery.com)) of **M/s. C-1 India Private Limited,** having address at Plot No. 68, Sector 44, Gurugram 122003, Haryana, India. Contact Person: Mr. Bhavik Pandya (Mobile +91 8866682937 / 01244302000) The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.  
**For further details contact: Mr Kishor Chandra Kumar Mobile No. 9466747894**  
The sale will be of the property of the C.D. above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot /property  
The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.  
No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.  
1. The reserve price below which the property shall not be sold is **Rs. 33,36,000/- (Rupees Thirty Three Lakhs Thirty Six Thousand only)**  
2. The amount by which the bid is to be increased shall be **Rs. 35,000/- (Rupees Thirty Five Thousand only)**. However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.  
3. The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.  
4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD amounting to **Rs. 3,33,600/- (Rupees Three Lakhs Thirty Three Thousand only)**, is payable by way of RTGS/NEFT in the Account No.: 31790110114918, IFSC Code No: UBIN0553352 of Union Bank of India. The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing R.P.No. 82 of 2013 only containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN/TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RTGS/NEFT details towards EMD Amount of **Rs. 3,33,600/- (Rupees Three Lakhs Thirty Three Thousand only)**, should be deposited with the undersigned not later than by 4:00 P.M. on 04.09.2026.  
5. The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.  
6. The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in para 4 & 5 here in above. The last date for submission of online bid is **04.09.2026 by 4:00 P.M.**  
The physical inspection of the properties may be taken between **10:00 A.M. and 5:00 P.M. on 02.09.2026** at the property site.  
**For further details contact: Mr Kishor Chandra Kumar Mobile No 9466747894**  
7. Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.  
8. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M., in the said account as per details mentioned in para 4 above.  
9. The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.  
10. In addition to the above, the successful highest bidder shall also deposit poundage fee with **Recovery Officer- II, DRT-II @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/-** through DD in favour of **Registrar, DRT-II, Mumbai, within 15 days** from the date of auction sale of the property.  
11. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.  
12. The property is being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"**.  
13. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

| SCHEDULE    |                                                                                                                                                                                                                                                  |                                                        |                                                              |                                                                                                                               |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| No. of lots | Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.                                                                                                | Revenue assessed upon the property or any part thereof | Details of any other encumbrance to which property is liable | Claims, if any, which been have put forward to the property, and any other known particulars bearing on its nature and value. |
| 1           | 2                                                                                                                                                                                                                                                | 3                                                      | 4                                                            | 5                                                                                                                             |
| 1.          | Piece and parcel of Agricultural land admeasuring 1-69-0 (H.R.) equivalent to (181904) sq ft, bearing Gat No 502., situated lying and being within the village limits of Vashale, Taluka Shahapur, Registration District and Sub District Thane. | Not Available                                          | Mortgaged property                                           | Not Available                                                                                                                 |

Given under my hand and seal on this 21st day of July, 2026

**Sd/-**  
**Chetan J Bhingade**  
**Recovery Officer**  
**DRT-II, Mumbai,**

**FOR DAILY BUSINESS.**

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