RARE ASSET RECONSTRUCTION LIMITED

Regd. Office: 104-106, Gala Argos, Nr Harikrupa Tower, Gujarat College Rd, Ahmedabad- 380006 Tel- 079-45932702

PUBLIC NOTICE FOR SALE

E- Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Guarantors/Mortgagors that the below described immovable properties mortgaged/charged to Secured Creditors, the possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on "As is, Where is", "As is, What is", "Whatever there is" and "Without Recourse" basis for recovery of dues from the Guarantors/ Mortgagors.

Name of the Borrower/Guarantors/ Mortgagors	Particulars of the Property	Possession Status	Outstanding Dues	Reserve Price (Rs. in Lakh)	EMD Amount (Rs. in Lakh)
M/s Sona Alloys Pvt. Ltd. (Resolved under CIRP) **Guarantors:** 1. Mr. Asit Jain, 2.Mr Amit Jain (under PIRP), 3. Mr. Rishabh Jain, 4.Ms. Anita Jain (under PIRP), 5.M/s Bhikamal Chotelal Exim Pvt. Ltd., 6. M/S Ganapati Cold Ware House Pvt. Ltd., 7. M/S Narayani Vyapar Pvt. Ltd., 8. M/S Amjay Medi Max (India) Pvt. Ltd., 9. M/S Lonand Cement Pvt. Ltd., 10. M/s Gurukul Dealers Pvt. Ltd., 11. M/s Tulsi Timpex Pvt. Ltd. & 12. Yamuna Advisory Pvt. Ltd.	All that piece and parcel of immovable, freehold non agriculture industrial land bearing survey no 190/6, 190/7, 190/8, 190/9 and 190/10, admeasuring about total 9925 sq. mtrs at Lonand Industrial Area, MIDC within the village limits of Lonand and outside limits of Municipal Council in rural area, Taluka & Sub District Khandala, District Satara, standing in the name of M/s Lonand Cement Private Limited	Constructive	Rs. 2432.77 Cr as on 28.07.2026 along with further interest cost, and charges thereon. (net of further recovery)	334.00	33.40
	All that piece and parcel of immovable, freehold non agriculture industrial land bearing survey no 189/5 and 189/9, admeasuring about total 1800 sq. mtrs at Lonand Industrial Area, MIDC within the village limits of Lonand and outside limits of Municipal Council in rural area, Taluka & Sub District Khandala, District Satara, standing in the name of M/s Lonand Cement Private Limited	Constructive		60.30	6.03

Gist of the terms & conditions appearing in Bid Document

*** Date & Time of E-Auction:** 02.12.2026 (Wednesday) from 01:00 PM to 02:00 PM (with auto extension clause in case of bid in last five minutes before closing). * Last Date of EMD Payment: 01.12.2026 (Tuesday). * The properties can be inspected by the interested buyers on a mutually convenient date. * The Bids may be increased in multiples of Rs. 10,00,000/- (Rupees Ten Lakh Only) for the property at Sr. no. 1 and Rs. 2,00,000/- (Rupees Two Lakh only) for the property at Sr. no. 2. *The Auction will be conducted through online portal: https://sarfaesi.auctiontiger.net, as per the further terms and conditions of the Tender document and as per the procedure set out therein. *The Tender Document can be obtained from https://sarfaesi.auctiontiger.net * Each Bid has to be supported by deposit of EMD as per the terms and conditions detailed in the Tender Document.* The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. * The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including EMD* In the event the auction scheduled herein above fails for any reason whatsoever, Rare Asset Reconstruction Limited has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002 *At any stage of the auction, the Authorized Officer may accept / reject/ modify/ cancel the bid/ offer or post-pone/cancel the auction without assigning any reason thereof and without any prior notice * For Queries related to User ID/ password, Bidder may contact at any working day during office hours to Rare ARC's service provider: e-Procurement Technologies Ltd., (Auction Tiger), on email id: support@auctiontiger.net or on mobile no.: 91-9265562818, 9265562821, 9374519754 * For any query related to the auction, Bidder may contact at any working day during office hours: Ms. Jinal Shah, AO, Rare ARC on Mobile No:- +91 8153834053/ 9924119996, Email: jinals@rarearc.com and snehal@rarearc.com, Website: www.rarearc.com

Statutory 15 Days sale notice under Rule 8(6) and 9(1) of Security Interest (Enforcement) Rules, 2002

Guarantors/ Mortgagors are hereby notified for sale of immovable secured assets towards realization of outstanding dues of Secured Creditor.

Place: Satara,pune
Date: 17.11.2026

Sd/- , Authorized Officer,
Rare Asset Reconstruction Limited

MAA PRANAAM ARTS LLP
LLPIN : AAI-3609
REGISTERED OFFICE : FL-A-804, Sai Royale, SN-45/3A 3B and 4, Opp Kumar Prassana, Wanowarie, Pune, Maharashtra, India, 411040
EMAIL ID : cshemantpawar@gmail.com
MOBILE NO : +91 8806942999

FORM NO. URC.2
Advertisement giving notice about registration under Part I of Chapter XXI
[Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1) of the companies (Authorized to Register) Rules, 2014]

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application is proposed to be made after fifteen days hereof but before the expiry of thirty days hereinafter to the Registrar at Pune that MAA PRANAAM ARTS LLP a LIMITED LIABIITY PARTNERSHIP a business entity may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares.
2. The principal Objects of the company are as follows:

To carry on the business to produce Cine Films, TV serials, Advertising Films, Tele films, Documentary Films, Drama, Theater and Event Management Activities and to do all other incidental acts for the attainment of the aforesaid objects of the company.

A Copy of the draft Memorandum and Articles of association of the proposed Company may be inspected at the office at FL-A-804, Sai Royale, SN-45/3A 3B & 4, Opp. Kumar Prassana, Wanowarie, Pune, Maharashtra, India, 411040.

Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8 Sector-5, IMT Manesar, District Gurgaon (Haryana), Pin Code-122020 within twenty-one days from the date of publication of this notice, with a copy to the company at its registered office.

Dated this 17.11.2026

FOR AND ON BEHALF OF MAA PRANAAM ARTS LLP
VISHAL SURESH PAWAR
Date : 17.11.2026 **DESIGNATED PARTNER**
Place : Pune **DPIN : 03263155**

PUBLIC NOTICE

NOTICE is at large hereby given that the Owners Mr. Subhasish Chatterjee and Mrs. Shraddha Subhasish Chatterjee are agreed to sell to my client Mr. Kirtikumar Natvarlal Shah the residential flat bearing No. 1309, admeasuring about 37.21 sq. mtrs. Carpet together with balcony/dry balcony admeasuring 5.96 sq.mtrs. situated on the Thirteenth floor of building no.B with one car parking space of "Archana Paradise Phase-II Co-operative Housing Society Ltd." bearing S.No. 39 Hissa No.8 of Village Mohammadwadi, Taluka Haveli, District Pune. They have further assured my client that their above mentioned flat is free from all encumbrances and/or defects in title.

Any person/Bank/Institution having any claims by way of sale, mortgage, lease, lien, gift, easement, exchange, possession, inheritance, succession or otherwise howsoever in respect of the same are required to intimate the same in writing to the undersigned together with proof thereof within 7 days of publication of this notice failing which my clients shall complete the sale/transaction and all such claims, if any, shall be deemed to have been waived and/or abandoned.

This Notice dated this 17th day of November, 2026

Mrs. Aditi A. Kalburgi Advocate
Off. 7/C2 Wing, 1st Floor,
Bramha Estate Premises,
NIBM, Kondhwa Khurd,Pune 411048

INDIA SHELTER FINANCE CORPORATION LTD.

IndiaShelter Home Loans

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Corporate Office: 6th Floor, Plot No 15, Institutional Area, Sector 44 Gurugram-122003 Haryana Tel: 1800- 532-4444, **BRANCH :** - Maharashtra

Whereas, The Undersigned Being The Authorised Officer Of The India Shelter Finance And Corporation Ltd, Under The Securitisation And Reconstruction Of Financial Assests And Enforcement (security) Interest Act,2002 And In Exercise Of Power Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (enforcement) Rules,2002,issued A Demand Notice On The Date Noted Against The Account As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner Of The Property/surety To Repay The Amount Within 60 Days From The Date Of The Said Notice. Whereas The Owner Of The Property And The Other Having Failed To Repay The Amount, Notice Is Hereby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Possession Of The Property/ies Described Herein Below In Exercise Of The Powers Conferred On Him/her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 Of The Said Rules On The Dates Mentioned Against Each Account. The Borrower Attention Is Invited To Provisions Of Sub Section (8) Of Section 13 Of The Act, In Respect Of Time Available ,to Redeem The Secured Assets. Now, The Borrower In Particular And The Public In General Is Hereby Cautioned Not To Deal With The Property/ies And Any Dealing With The Property/ies Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

Borrower(s)/Co-Borrower(s)/ Guarantor(s) & Loan Details	Description of Secured Asset	Demand Notice Date & Amount Due	Date of Possession
MONALI SANJAY POTE & SANJAY BABAN POTE RESIDE AT: Flat No. 301, 3rd Floor & Flat No. 001, Ground Floor, Mahalaxmi Heights Apartment Condominium, Survey No. 153/A/1A/1A/9, Survey No. 153A/1 to 4, Ganraj Colony Magarpatta Road, Hadpsar, Pune 411028, Ph.No. 9665399099 **LOAN ACCOUNT NO.** LA12VLLONS000005064725 & HL12RNLONS000005064726	Property No. A) All That Pieces and Parcel of Property of MONALI POTE, SANJAY POTE; Flat No. 301, Adm Area. 46.46 Sq. Mtrs Built-up, on 3rd Floor, Mahalaxmi Heights Apartment Condominium, Survey No. 153/A/1A/1A/9, Out of Survey No. 153A/1 to 4, (CTS NO. 1671) at Hadapsar, Pune within the jurisdiction of Joint Sub - Registrar Haveli, Pune and also within the limits of Pune Municipal Corporation Pune, along with undivided shares/ membership rights in the proposed Apartment/ Societv. Pune 411028, BOUNDARY :- Property No. A) - Flat No. 301Four Boundary As Per Title Deed- East - By Property Of Mr. Salunkhe, West - By Property Of Mr Pansare, North - By Property Of Mr. Tilekar, South - 12 Feet Road, Four Boundary As Per Site- Towards East: - By Passage and Staircase Towards, West: - By Open Space, Towards North: - By Flat No. 302, Towards South: - By Open Space Property No. B) All That Pieces and Parcel of Property of MONALI POTE, SANJAY POTE; Flat No. 001, Adm Area. 46.46 Sq. Mtrs Built-up, on Ground Floor, Mahalaxmi Heights Apartment Condominium, Out of Survey No. 153/A/1A/1A/9, Out of Survey No. 153A/1 to 4, (CTS NO. 1671) a at Hadapsar, Pune within the jurisdiction of Joint Sub - Registrar Haveli, Pune and also within the limits of Pune Municipal Corporation Pune, along with undivided shares/ membership rights in the proposed Apartment/ Societv. Pune 411028, Boundary :- property no. B) - flat no. 001-Four boundary as per title deed-East - by property of mr. Salunkhe, west - by property of mr. Pansare, north - by property of mr. Tilekar, south - by 12 feet roadFour boundary as per site-Towards east: - by passage and staircase towards, west: - by open space towards, north; - by open space towards, south: - by parking	DEMAND NOTICE 12-Aug-2026 Rs. 3072525/- (Rupees Thirty Lakh Seventy-Two Thousand Five Hundred And Twenty-Five Only) Due As On 10.08.2026 Together With Interest Applicable From 11.08.2026and Other Charges And Cost Till The Date Of The Payment.	12.11.2026
SAVITA VIJAY SUTAR & VIJAY VISHWABHAR SUTAR RESIDE AT: C S No.2971, Kumbhar Galli, Near Kalinka Mandir,At Miraj Tq Miraj Dist Sangli 416415 **LOAN ACCOUNT NO.** LA41CLLONS000005057332	All Piece And Parcel Of C S No.2971, Adm 62.70 Sq Mtr alongwith construction, Kumbhar Galli, Near Kalinka Mandir, At Miraj Tq Miraj Dist Sangli Boundary:- East- Road West- Property Of Fulare, South – Property Of Mr. Kore, North- Property Of Sutar	DEMAND NOTICE 14-Jul-2025 Rs. 705492/- (Rupees Seven Lakh Five Thousand Four Hundred Ninety Two Only) Due As On 10.07.2025 Together With Interest Applicable From 11.07.2025 And Other Charges And Cost Till The Date Of The Payment.	13.11.2026
SANJAY MANSING PANASKAR &POONAM SANJAY PANASKAR RESIDE AT: Milkat No. 375, At-Mudrul Haveli, Taluka Patan, District Satara, Maharashtra - 415205 Ph.No. 9673657707 **LOAN ACCOUNT NO.** LA11VLLONS000005115992	All Piece And Parcel Of One Residential Property of Milkat No. 375, Adm Area 780 Sq Ft,At- Mudrul Haveli,Taluka Patan,District Satara, Maharashtra - 415205 Boundary:- East - Grampanchayat Road, West - Property Of Mr. Mahadev Shankar Chavan, North - Property Of Mr. Avinash Antu Chavan, South - Property Of Mr. Rajendra Mansigh Panasakar	DEMAND NOTICE 12-Jul-2026 Rs. 856191/- (Rupees Eight Lakh Fifty-Six Thousand One Hundred And Ninety-One Only) Due As On 10.07.2026 Together With Interest Applicable From 11.07.2026 and Other Charges And Cost Till The Date Of The Payment.	13.11.2026

For Any Query Please Contact Mr. Tushar Hurde (+91 7350002453), Mr. Prakash Tandulkar (+91 7447426676

PLACE: Maharashtra, DATE: 17.11.2026 **(AUTHORIZED OFFICER) INDIA SHELTER FINANCE CORPORATION LTD**

HDB Financial Services Limited

HDB FINANCIAL SERVICES

Registered Office: Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad-380009
Regional / Branch Office: 3rd & 4th Floor, Geetai Shopping Mall, No. 17 34, Paud Rd, Ideal Colony, Kothrud, Pune, Maharashtra 411038.

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

[See proviso to Rule 8(6)]

LAST DATE TIME OF SUBMISSION OF EMD AND DOCUMENTS 21/12/2026 up to 05.00 pm

Sale of immovable property mortgaged to **HDB FINANCIAL SERVICES LIMITED** under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002) Whereas, the Authorized Officer of **HDB FINANCIAL SERVICES LIMITED** had taken Symbolic possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with our Branch with a right to sell the same on **"AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS"** for realization of **HDB FINANCIAL SERVICES LIMITED** dues. The sale will be done by the undersigned through e-auction platform provided at the website: **https://bankeauctions.com**

DESCRIPTION OF IMMOVABLE PROPERTIES

Lot No.	Name of the Branch, Loan Account Number & Namer Of The Customer	Mortgage Property Description, Which is Under Auction Sale & Possession Status	Demand Notice Date Outstanding Amount (Secured debt)	Authorized Officer's Details	EMD Submission Account Details	Reserve Price / EMD Amount / Bid Increase Amount	Date/ Time of e-Auction & Last Date of EMD Submission
1	**HDB FINANCIAL SERVICES LIMITED,** 3rd & 4th Floor, Geetai Shopping Mall, No. 17 34, Paud Rd, Ideal Colony, Kothrud, Pune, Maharashtra 411038. **Loan account No. - 602635, 1030285, 2189768, 8283685** **Ramesh Futhermalji Rajwat,** F 405 4th Floor C Bldg Kumar Puram Mukund Nagar Pune-411037 Maharashtra **Rekha Ramesh Rajwat,** Fl No 405 4th Floor C Building Kumar Puram Maharshi Ngr Nr Sujyog Garden Pune Pune-411037 Maharashtra **Avanti Distributors,** 1254 Nr Sujata Mastani Nimbalkar Talim Chowk Sadashiv Peth Pune-411030 Maharashtra **4. Ritik Ramesh Rajwat,** C-405, Kumar Puram, Pune Satara Road Laxminarayan Thetar Swargate Pune-411037 MH	All that piece and parcel of Flat No.405 Admeasuring Area 71.99 Sq. Mtr. on the Fourth Floor in the Building No. C in the Registered Co-Operative Housing Society Known as Kumar Puram Situated on A Land Bearing S.No 707-A Hissa No 1+7+8+14+15+16 FP No.411 TP Scheme No III Sub Plot No.6 Admeasuring About 89 Sq Mt at Village Gultekadi, Taluka Haveli, District Pune Within The Limits of Pune Municipal Corporation **And Bounded As Follow** East- Open Space, West- ADJ. Flat, North- Entrance, South- Side Margin **Possession Status - Symbolic Possession**	**19.06.2026** **Rs. 51,02,400.49/-** (Rupees Fifty One Lakhs Two Thousand Four Hundred and Paise Forty Nine Only) as of 19.06.2027 and future contractual interest till actual realization together with incidental expenses, cost and charges etc	MR. Kedar Patil; Mobile No:- 9860118039, Email Id: lm.kothrud@hdbfs.com	A/c. No. 00210310002748 A/c NameHDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD-LAKDIKAPUL MICR CODE- 500240002.	**RESERVE PRICE Rs.1,08,50,000/-** (Rupees One Crore Eight Lakh Fifty Thousand Rupees Only) **EMD Rs.10,85,000/-** (Rupees Ten Lakh Eighty Five Thousand Rupees Only) **Bid Increase Amount Rs. 15,000.00**	**22/12/2026** At. 11.00 Am To 05.00 Pm With Unlimited Extensions Of 5 Minutes After Highest Bid Open Bidding Given By The Participants. **LAST DATE OF EMD SUBMISSION 21/12/2026** 11am to 5 pm.
2	**HDB FINANCIAL SERVICES LIMITED,** 3rd & 4th Floor, Geetai Shopping Mall, No. 17 34, Paud Rd, Ideal Colony, Kothrud, Pune, Maharashtra 411038. **Loan account No.37059420** **Chargeon Industries,** Gat No 319 Sarati Wasti Near Western Forging Co Sanaswadi Shirur Pune Shikrapur-412208 Maharashtra **And Also** Sr No 10/3/22 (Old S No 10/3B) Village Kharadi Tal Haveli Dist Pune-411014 **Akshay Adinath Chavan,** S No 10/36 Flat No.001 Sambhaji Nagar Pune City Kharadi Pune -411014 Maharashtra **Vikram Chavan,** S No 10/36 Flat No.001 Sambhaji Nagar Pune City Kharadi Pune -411014 Maharashtra **Sangita Adinath Chavan,** S No 10/36 Flat No 001 Sambhaji Nagar Pune City Kharadi Pune -411014 MH	All that piece and parcel of Land Admeasuring 1100 Sq Feet i.e. 102.33 Sq Meter along with construction thereon, out of S.No 10/3/22 (Old D No.10/3B) Admeasuring 88 Hector 14 Aar, Situated at Revenue Village Kharadi, Taluka Haveli, District Pune, Which is Within the Local Limits of Pune Municipal Corporation And Within The Jurisdiction of Registration District, Sub Registrar Haveli, District Pune 411014 **And Bounded As Follow:** East- By S.No 19, West-By 15ft Road, North-By Pot Hissa 23 (P), South- By Pot Hissa 22 (P) **Possession Status - Symbolic Possession**	**20/07/2026** **Rs.24,31,031.42/-** (Rupees Twenty Four Lakh Thirty One Thousand Thirty One Rupees And Forty-two Paise Only) as of 20.07.2026. and future contractual interest till actual realization together with incidental expenses, cost and charges etc,	MR. Kedar Patil; Mobile No:- 9860118039, Email Id: lm.kothrud@hdbfs.com	A/c. No. 00210310002748 A/c NameHDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD-LAKDIKAPUL MICR CODE- 500240002.	**RESERVE PRICE Rs.68,75,000/-** (Rupees Sixty-Eight Lakh Seventy-Five Thousand Rupees Only) **EMD Rs.6,87,500/-** (Rupees Six Lakh Eighty-Seven Thousand Five Hundred Rupees Only)	**22/12/2026** At. 11.00 Am To 05.00 Pm With Unlimited Extensions Of 5 Minutes After Highest Bid Open Bidding Given By The Participants. **Last Date Of EMD Submission 21/12/2026** 11am to 5 pm.
3	**HDB FINANCIAL SERVICES LIMITED,** 3rd & 4th Floor, Geetai Shopping Mall, No. 17 34, Paud Rd, Ideal Colony, Kothrud, Pune, Maharashtra 411038. **Loan account No. 53990100** **1. Sufiyan Foot Wear,** Sufiyan Foot Wear Shop No.2 Takve Road Kanhefata Near Railway Gate Kanhefata Kanhe Maval Vadgaon-412106 Maharashtra **And Also** Flat No. 304, 3rd Floor, H Wing Anantshrushti Wing H Gat No. 387 and Gat No. 404 Village Jambhul Pune Taluka Vadgaon-412106 **2. Soyab Shaikh,** Flat No.304 3rd H Wing Anant Shrushti Wing H Gat No.387 & Gat No.404 Village Jambhul Pune Taluka Ma Vadgaon-412106 Maharashtra **4 Nilofar Soyab Shaikh,** Flat No.304, 3rd Floor, H Wing Anant Shrushti , Wing H, Gat No.387 & Gat No. 404, Village Jambhul Vadgaon-412106 Maharashtra	All that piece and parcel of Flat No. 304, admeasuring about 66.61 Square Meters, on the 3rd floor in "H" wing, along with car parking space No. H-304, in the building known as "Anantshrushti", Co-Operative Housing Society Limited", which is constructed on the property bearing Gat No. 387 admeasuring about 08 Hector 64.5 Aar and Gat No. 404 admeasuring about 04 Hector 44.4 Aar situated at Village Jambhul, Taluka Maval, District Pune which is within the local limit of Zilla Parishad Pune, Taluka Panchayat Samiti Maval Grampanchyat Mouje Jambhul within the limits of Sub Registrar District and Taluka Maval, District Pune 412106 And **Bounded As Follow** East- By Gat No. 388, 389, 391, 393, 394 & 400, West-By Boundary of Village Kanhe, North-By Gat No. 400, 404 & 405, South- By Gat No.386, 380 & 387. **Possession Status - Symbolic Possession**	**14/07/2026** **Rs.33,83,047.33/-** (Rupees Thirty Three Lakhs Eighty Three Thousand Forty Seven and Paise Thirty Three Only) as of 14.07.2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	MR. Kedar Patil; Mobile No:- 9860118039, Email Id: lm.kothrud@hdbfs.com	A/c. No. 00210310002748 A/c NameHDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD-LAKDIKAPUL MICR CODE- 500240002.	**RESERVE PRICE Rs 50,46,000/-** (Rupees Fifty Lakh Forty-Six Thousand Rupees Only) **EMD Rs.5,04,600/-** (Rupees Five Lakh Four Thousand Six Hundred Only)	**22/12/2026** At. 11.00 Am To 05.00 Pm With Unlimited Extensions Of 5 Minutes After Highest Bid Open Bidding Given By The Participants. **LAST DATE OF EMD SUBMISSION 21/12/2026** 11am to 5 pm.
4	**HDB FINANCIAL SERVICES LIMITED,** 3rd & 4th Floor, Geetai Shopping Mall, No.17 34, Paud Rd, Ideal Colony, Kothrud, Pune, Maharashtra 411038. **Loan account NO 31039346** **1. The Mobile Shoppee,** Bhagya Jyoti Pl No 24 A Kasturba Co Op Housing Soc Se.no 40/13 Dhanori Road Pune Pune-411015 Maharashtra **And Also** S No 40 CTS No 358 Plot No.14 Flat No 5 Second Floor Bhagyajyoti Apartment Dhanori Pune-411015 **2. Rajendra Motilal Jain,** S No 40 Subhash Nagar Bhagyajyoti Apartment Flat No 5 Tingare Nagar Road Near Sawant Petrol Pump VI Pune-411015 Maharashtra **3. Rahul Rajendra Jain,** S No 40 Subhash Nagar Bhagyajyoti Apartment Flat No 5 Tingare Nagar Road Near Sawant Petrol Pump VI Pune-411015 Maharashtra **4. Rekha Rajendra Jain,** S No 40 Subhash Nagar Bhagyajyoti Apartment Flat No 5 Tingare Nagar Road Near Sawant Petrol Pump VI Pune-411015 Maharashtra	All that piece and parcel of the Flat No. 5 admeasuring about 510 Square feet i.e. 47.35 square meter on the Second Floor, in the building known as "Bhagyajyoti Apartment", in Bhagyajyogi Co-operative Housing Society Limited, which is constructed on on the Plot No. 14 admeasuring 511.15 square meter, out of S. No. 40 having corresponding CTS No. 358, situated at revenue village Dhanori, Taluka Haveli, District Pune, which is within the local limits of Pune Municipal corporation and within the jurisdiction of Registration Sub District Taluka Haveli District, Pune. 411015 **AND BOUNDED AS FOLLOW** East- Open Space, West- Flat No 6, North- Open Space, South- Flat No 7, **Possession Status - Symbolic Possession**	**14/07/2026** **Rs.20,75,973/-** (Rupees Twenty Lakhs Seventy Five Thousand Nine Hundred Seventy Three Only) as of 14.07.2026 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	MR. Kedar Patil; Mobile No:- 9860118039, Email Id: lm.kothrud@hdbfs.com	A/c. No. 00210310002748 A/c NameHDBFS GENERAL receipts , IFSC Code- HDFC0000021 Bank- HDFC BANK LTD Branch- HYDERABAD-LAKDIKAPUL MICR CODE- 500240002.	**RESERVE PRICE Rs.33,15,000/-** (Rupees Thirty Three Lakh Fifteen Thousand Rupees Only) **EMD RS.3,31,500/-** (Rupees Three Lakh Thirty-One Thousand Five Hundred Rupees Only)	**22/12/2026** At. 11.00 am to 05.00 pm With Unlimited Extensions Of 5 Minutes After Highest Bid Open Bidding Given By The Participants. **LAST DATE OF EMD SUBMISSION 21/12/2026** 11am to 5 pm.

TERMS & CONDITIONS: **1.**To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the **HDB FINANCIAL SERVICES LIMITED.** The property is being sold with all the existing and future encumbrances whether known or unknown to the HDB FINANCIAL SERVICES LIMITED. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. **2.**The e-Auction is being held on **" AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS"** after taking symbolic possession of the properties. Successful bidder/s shall have to get physical possession of the properties at his/ their cost,risk & responsibility. Though the bank will facilitate in taking possession by obtaining orders from the competent authority. **3.**It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders on **07.12.2026** (During Office Hours). **4.**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 in the account mentioned above. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: **https://www.bankeauctions.com)** AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact **C1 INDIA PRIVATE LIMITED, Plot no-68, 3rd Floor, Sec-44, Gurgaon, Haryana-122003, E-mail ID : support@bankeauctions.com, Support Helpline Numbers : 91-7291981124/25/26, Sales Enquiries : support@bankeauctions.com, 7291981124** and for any property related query may contact **Authorised Officer: Mr, Kedar Patil Mobile No: - 9860118039, Email Id:- lm.kothurd@hdbfs.com** during the working hours from Monday to Saturday. **5.**The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on/ before **21/12/2026 upto 5.00 pm** and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer. **6.** During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification. **7.** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount. **8.**The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ HDB FINANCIAL SERVICES LIMITED nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event. **9.**The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody. **10.**The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. **11.**The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., **https://www.bankeauctions.com** before submitting their bids and taking part in the e-Auction **12.**The publication is subject to the force major clause. **Special Instructions 13.**Bidding in the last moment should be avoided in the bidders own interest as neither the HDB FINANCIAL SERVICES LIMITED nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Place: Pune
Date: 17.11.2026

SD/- Authorised Officer
HDB Financial Services Limited

यूनियन बैंक भारत सरकार का उपक्रम | Union Bank of India A Government of India Undertaking

Karad Datta Chowk Branch
Patil Heritage, 207/2C, Shaniwarpeth,
Dutta Chowk, Karad 415110
Contact No: 8369657610
email-ubin0557617@unionbankofindia.bank.in

DEMAND NOTICE UNDER SEC.13 (2)

Ref No: KDC/NPA/2026-27/119 **Date: 30/10/2026**
Place: Karad

To,

1. THE BORROWERS:

1) M/S SARASWATI LAXMINARAYAN MULTI SPECIALITY HOSPITAL KARAD,
a partnership firm through its partners -
Address: Milkat No 894, Gat No. 240/A/1/A/2/A/2, Yashwant Heights,
Near Hotel Shahi, Mouje Malkapur, Kolhapur Naka, Satara Highway, Karad, Maharashtra 415539

Partners and Guarantor/s

1) Mr. Sachin Vishnu Sangrulkar
Address: A Part Pole 01 75 C 132 02 Islampur
Islampur S T Stand Road Urun Islampur Sangli Maharashtra 415409

2) Mrs. Nainisha Sachin Sangrulkar
Address: A Part Pole 01 75 C 132 02 Islampur
Islampur S T Stand Road Urun Islampur Sangli Maharashtra - 415409

Sir/Madam,

Notice under Sec.13 (2) read with Sec. 13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You the addressee No 1, 2 and 3 herein have availed the following credit facilities from our **Karad Datta Chowk Branch** and failed to pay the dues/instalment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on. **29.10.2026.** As on **29.10.2026** a sum of **Rs. 5,63,05,085.04 (Rupees Five Crore Sixty Three Lakh Five Thousand Eighty Five and Paise Four Only)** is outstanding in your account.

The particulars of amount due to the Bank from No.1, 2 and 3 of you in respect of the aforesaid account/s are as under:

Type of Facility	Outstanding amount as on date of NPA i.e. as on 29.10.2026	Un applied interest as on 29.10.2026	Penal Interest (Simple)	Cost/Charges incurred by Bank.	Total dues as on 29.10.2026
CC (CCAYU) 576105010000119	25,78,507.70	48,048.00	0.00	0.00	26,26,555.70
TL (TLAYU) 576106560000003	4,86,28,288.70	12,03,395.84	0.00	0.00	4,98,31,684.54
TL (TLAYU) 576106560000004	37,48,987.00	97.857.80	0.00	0.00	38,46,844.80
Total Dues :					**Rs. 5,63,05,085.04**
Total Dues: Rupees Five Crore Sixty Three Lakh Five Thousand Eighty Five and Paise Four Only.		