बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
एक परिवार एक बैंक

Asset Recovery Branch : "Yashomangal" 1183-A, 2nd Floor, F.C. Road, Shivajinagar, Pune 5

Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor i.e. Bank of Maharashtra, the **Possession** of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **"As is where is", "As is what is", and "Whatever there is"** for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price / EMD Amt. / Bid Increment Amt.
1	**Borrower: -** 1. Mr. Shirish Gajanan Sherekar 2. Mrs. Jaswini Shirish Sherekar **Guarantor: -** NIL	**Rs. 21,56,176.00/- (Rupees Twenty-one Lakh Fifty-six Thousand One Hundred Seventy-six Only)** plus interest thereon @ contractual rate with monthly rest w.e.f. 03.05.2023 apart from penal interest ,cost and expenses **minus recovery if any.**	**Property Lot No. 1:** All pieces and parcel of Flat No. 103, First floor, Building "Swami Yashodhan" Admeasuring 460 sq. ft. situated at land bearing Survey No. 7, Hissa No. 1/5/B, village Narhe, Tal Haveli, Dist. Pune - 411041 and within the limit of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli, Pune. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 19,66,000/- **EMD -** Rs. 1,96,600/- **Bid increment Amount -** Rs. 25,000/-
2	**Borrower: -** Mr. Vasant Ramesh Anbhule & Mrs. Netrika Vasant Anbhule **Guarantor: -** NIL	**Rs. 70,42,938.00/- (Rupees Seventy Lakhs Forty-Two Thousand Nine Hundred Thirty Eight Only)** plus unapplied interest at contractual rate with monthly rest w.e.f. 10.01.2023) apart from penal interest, cost and expenses thereon minus recovery if any	**Property Lot No. 2 :** All those pieces and parcels of land Situate being & lying at Row House No 3 Royal Heritage Row House Village Dhame Sarpanch Wasti, Daund in the registration District Pune Sub District Daund admeasuring 102.23 Sq Meters and bearing CTS/Survey No 171/2/2, CTS No 3069 Plot No 3, 4 & 5 Mortgaged by Vasant Ramesh Anbhule **bounded as follows: On or towards the North:** by Row House No 3 **On or towards the East:** by S No 171/2/1 **On or towards the West:** by Road **On or towards the South:** by Row House No 5 • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 34,98,000/- **EMD -** Rs. 3,49,800/- **Bid increment Amount -** Rs. 25,000/-
3	**Borrower: -** M/s Gayatri Industries (Prop. Mrs. Rashmi Pravin Junnarkar) **Guarantor: -** NIL	**Rs. 51,41,729.00/- (Rupees Fifty-One Lakhs Forty One Thousand Seven Hundred Twenty Nine Only)** plus unapplied interest at contractual rate with monthly rest w.e.f. 04.06.2022) apart from penal interest, cost and expenses thereon **minus recovery if any**	**Property Lot No. 3 :** All the Piece & Parcel of Premises Bearing Shop No. 201 on the 2nd Floor of the Skyler Phase 2 admeasuring about 71.23 sq mts. i.e. 766.71 sq ft Carpet area along with enclosed balcony admeasuring 11 sq. mts i.e. 118.40 sq. ft and exclusive terrace, constructed on Gat no. 561 & 562, situated at Village Uruli Kanchan, Tal Haveli, Distt. Pune - 412202. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 56,97,000/- **EMD -** Rs. 5,69,700/- **Bid increment Amount -** Rs. 25,000/-
4	**Borrower: -** Mr. Gaurav Yuvraj Shinde **Guarantor: -** Mr. Uvaraj Narayan Shinde	**Rs. 34,35,000.00/- (Rupees Thirty Four Lakhs Thirty Five Thousand Only)** plus unapplied interest at contractual rate with monthly rest w.e.f. 05.08.2025) apart from penal interest, cost and expenses thereon **minus recovery if any**	**Property Lot No. 4 :** All the Pieces & Parcels of Flat No. 43 & 44 on 4th floor in the building named "Royal Palm", jointly admeasuring as 31.46 sq. mts + enclosed Balcony admeasuring 8.78 sq. mts + Normal Balcony admeasuring 4.41 sq. mts constructed on land admeasuring 577.17 sq mts area on Plot No 9,10,11,12,13 out of New Survey No 171/2/2 (old Survey No. 191 also bearing CTS No. 3069), situated at village Daund within the local limit of Sub Register Daund & Kedgaon and within the limit of Daund Municipal Council Dist- Pune - 413801. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 19,68,000/- **EMD -** Rs. 1,96,800/- **Bid increment Amount -** Rs. 25,000/-
5	**Borrower:** M/s ESW Advantage Forum, Through directors Mr. Narayan Prabhakar Anukshe, Mr. Rajendra Nibhorkar, Mr. Arun Kumar Kalia **Guarantor :** 1. Mr. Narayan Prabhakar Anukshe, 2. Mr. Rajendra Nibhorkar, 3. Mr. Arun Kumar Kalia, 4. Mrs. Sandhya Narayan Anukshe, 5. Mr. Pandurang Pradbakar Anukshe, 6. Mrs. Rohini Shriram Anukshe, 7. Mr. Sriram Prabhakar Anukshe	**Rs. 4,81,01,149.00/- (Rs Four Crore Eighty One Lakhs One Thousand One Hundred Forty Nine Rupees Only)** plus interest thereon @ contractual rate with monthly rest w.e.f. 31/01/2025 apart from penal interest ,cost and expenses **minus recovery if any**	**Property Lot No. 5 :** All the Piece & Parcel of Premises Bearing Flat No. D 101, Wing D , Situated at 1st Floor, Carpet Area admeasuring 109.35sq. meters plus Attached Terrace 15.20 sq. meters total 124.55 sq. meters i.e. 1341sq ft Along with 1 covered Car Parking , Defense Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Narayan Prabhakar Ankushe. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 76,67,000/- **EMD -** Rs. 7,66,700/- **Bid increment Amount -** Rs. 25,000/-
			Property Lot No. 6 : All the Piece & Parcel Flat No. D 103, Wing D Situated at 1st Floor, Carpet Area admeasuring 111.73sq. meters plus Attached Terrace 15.20 sq. meters total 126.93 sq. meters i.e. 1366sq ft Along with 1 covered Car Parking , Defense Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Pandurang Prabhakar Ankushe • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 78,09,000/- **EMD -** Rs. 7,80,900/- **Bid increment Amount -** Rs. 25,000/-
			Property Lot No. 7: All the Piece & Parcel Flat No. D 104, Wing D, Situated at 1st Floor, Carpet Area admeasuring 109.35sq. meters plus Attached Terrace 15.20 sq. meters total 124.55 sq. meters i.e. 1341 Sq. ft. Along with 1 covered Car Parking , Defense Colony Co Op Housing Society, Phase 4, Gat No. 63, Wagholi, Pune. owned by Sandhya Narayan Ankushe. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 76,67,000/- **EMD -** Rs. 7,66,700/- **Bid increment Amount -** Rs. 25,000/-
6	**Borrower:-** Mr. Dadasaheb Baban Kalbhor **Guarantor :** Mrs. Varsha Dadasaheb Kalbhor	**Rs. 2,16,86,599.00/- (Rs. Two Crore Sixteen Lakhs Eighty-Six Thousand Five Hundred Ninety-Nine Only)** plus interest at Contractual rate with monthly rest w.e.f. 04.12.2018 apart from cost and expenses thereon, **minus recovery if any**	**Property Lot No.8:-** All the Pieces & Parcels of Flat No.204 on the 2nd Floor of in B-building of Polaris Project Carpet Area Collectively admeasuring 56.66 Sq Mts adjacent enclosed balcony area collectively admeasuring 8.34 Sq Mts and adjacent terrace area collectively admeasuring 9.55 Sq Mts & adjacent dry balcony area collectively admeasuring 4.10 Sq Mts with exclusive one covered Car Parking, constructed on S. No.40/1C/1, 40/1C/2 and 40/1C/4 at Keshav Nagar, Village Mundhawa, Taluka Haveli District Pune within the local limits of Pune Municipal Corporation & also within the Jurisdiction of Sub registrar Haveli Pune. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 58,21,000/- **EMD -** Rs.5,82,100/- **Bid increment Amount -** Rs. 25,000/-
			Property Lot No. 9:- All the Pieces & Parcels of Flat No. 205 on the 2nd Floor in B-building of Polaris Project Carpet Area Collectively admeasuring 67.25 Sq Mts adjacent enclosed balcony area collectively admeasuring 7.74 Sq Mts and adjacent terrace area collectively admeasuring 14.51 Sq Mts & adjacent dry balcony area collectively admeasuring 3.41 Sq Mts with exclusive one covered Car Parking constructed on S. No.40/1C/1, 40/1C/2 and 40/1C/4 at Keshav Nagar, Village Mundhawa, Taluka Haveli District Pune within the local limits of Pune Municipal Corporation & also within the Jurisdiction of Sub registrar Haveli Pune. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs.68,80,000/- **EMD -** Rs. 6,88,000/- **Bid increment Amount -** Rs. 25,000/-
			Property Lot No. 10:- All the Pieces & Parcels of Flat No.207 on the 2nd Floor in B-building of Polaris Project, Carpet Area admeasuring 56.66 Sq Mts adjacent enclosed balcony area admeasuring 8.34 Sq Mts and adjacent terrace area admeasuring 9.55 Sq Mts & adjacent dry balcony area admeasuring 4.10 Sq Mts with exclusive One covered Car Parking constructed on S. No.40/1C/1, 40/1C/2 and 40/1C/4 at Keshav Nagar, Village Mundhawa, Taluka Haveli District Pune within the local limits of Pune Municipal Corporation & also within the Jurisdiction of Sub registrar Haveli Pune. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 58,21,000/- **EMD -** Rs.5,82,100/- **Bid increment Amount -** Rs. 25,000/-
7	**Borrower: -** Mr. Pravin Dhirubhai Sondigala **Co-Borrower:** Mrs. Ranjan Pravin Sondigala **Guarantor: -** NA	**Rs. 53,03,522.00/- (Rupees Fifty-Three Lakhs Three Thousand Five Hundred and Twenty Two Only)** plus unapplied interest @ contractual rate with effect from 03.06.2017 apart from penal interest, other cost and expenses thereon **minus recovery if any**	**Property Lot No.11:-** All that piece and parcel of Flat No.103 on the 1st Floor in the Building J in the "ASTONIA ROYAL" Co-Op Housing Society Ltd. admeasuring 965 sq.ft. (Carpet) i.e. 1254 sq.ft. (Build up) consisting of 4 rooms and constructed on land bearing Survey No. 62,63,56 situated at Ambegaon budruk Tal Haveli Dist. Pune 411046 within the limits of Pune Municipal Corporation. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 70,54,000/- **EMD -** Rs. 7,05,400/- **Bid increment Amount -** Rs. 25,000/-
8	**Borrower:** M/s Sancom Enterprises (Prop. Mr. Prakash Malharrao Patil) **Guarantor: -** 1.Deepak Malharrao Patil, 2.Manish Malharrao Patil, 3.Sujeet Vishwanath Dagde, 4.Vishwanath Jagannath dagade	**Rs. 6,81,41,067.00/- (Rupees Six Crore Eighty-One Lakhs Forty-One Thousand and Sixty Seven Only)** plus unapplied interest @ contractual rate with effect from 21.06.2023 apart from penal interest, other cost and expenses thereon **minus recovery if any**	**Property Lot No.12:-** All the Pieces & Parcels of Office No. 2 admeasuring 117.71 sq. mts build up on upper basement floor and the four-wheeler parking space admeasuring 12.5 sq. mts in the building known as "Mantri Lavendula ", situated at S. No. 52/4/B/2 of village Bavdhan Khurd, Tal Mulsi, Dist. Pune within the Pune municipal corporation limits together with all undivided rights, fittings, fixtures and amenities thereto. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 64,11,000/- **EMD -** Rs. 6,41,100/- **Bid increment Amount -** Rs. 25,000/-
9	**Borrower: -** Mr. Ravindra Manikrao Gaikwad **Guarantor: -** Nil	**Rs. 33,70,091.00/- (Rupees Thirty Three Lakhs Seventy Thousand Ninety One Only)** plus interest thereon @ 7.40 % with monthly rest w.e.f. 27.3.2021 with monthly rest plus cost, charges and expenses till date of payment of the entire dues, **minus recovery if any**	**Property Lot No. 13: -** All that piece and parcel of the land situated at C.T.S. No. 612, 612/1, 612/2, 612/3, 612/4 (Admeasuring about 339 Sq. Mts. on that now developed building called SAI ANGAN, 4th floor, Flat No. 402, admeasuring about 700 Sq. Ft. built up situated at Village Pimpri in the locality called Pimri Waghire, Pune 411017, jurisdiction of Sub Registrar Haveli-V, XVII within the limit of Pimpri Chinchwad municipal corporation and within the registration sub district of Tal-Haveli, Dist. Pune. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 25,10,000/- **EMD -** Rs.2,51,000/- **Bid increment Amount -** Rs. 25,000/-
10	**Borrower: -** Mr. Aniket Sunil Belhekar **Guarantor: -** Nil	**Rs 34,08,849.00/- (Rs. Thirty Four Lakhs Eight Thousand Eight Hundred Forty Nine Rupees only)** plus interest thereon @ contractual rate with monthly rest w.e.f. 20/09/2023 apart from penal interest ,cost and expenses **minus recovery if any**	**Property Lot No. 14 :** All the Piece & Parcel of Flat No. 801 on the 8th Floor in Wing No. A1 in the Phase 1 of Project Named "Gagan Cascade", admeasuring 31.63 sq. mts. (Carpet Area) Along with enclosed balcony admeasuring 2.54 sq. mtrs, and attached terrace admeasuring 7.25 sq. mtrs bearing Survey No. 13 Hissa No. 15A/1/1 (Old Hissa No. 15A/1/1 lying at Village Pisoli Taluka Haveli Distt. Pune. Owned by Mr. Aniket Sunil Belhekar • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 18,67,000/- **EMD -** Rs. 1,86,700/- **Bid increment Amount -** Rs. 25,000/-
11	**Borrower: -** Mr. Ganesh Kundlik Bhapkar **Guarantor: -** Nil	**Rs 94,27,092.00/- (Rs Ninety Four Lakh Twenty Seven Thousand Ninety Two Rupees only)** plus interest thereon @ contractual rate with monthly rest w.e.f. 11/05/2022 apart from penal interest ,cost and expenses **minus recovery if any**	**Property Lot No. 15 :** All the Piece & Parcel of Flat No.701 on the 7th Floor in Wing No. A1 in the Phase 1 of Project Named "Gagan Cascade", admeasuring 31.36 meters (Carpet Area) Along with enclosed balcony admeasuring 2.58 sq. mts., and attached terrace admeasuring 6.84 sq. mts. bearing Survey No. 13 Hissa No. 15A/1/1 (Old Hissa No. 15+12C+16 to 20+21A/1) lying at Village Pisoli Taluka Haveli Distt. Pune. Owned by Mr Ganesh Kundlik Bhapkar • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 20,25,000/- **EMD -** Rs. 2,02,500/- **Bid increment Amount -** Rs. 25,000/-
			Property Lot No. 16:- All the Piece & Parcel of Flat No.702 on the 7th Floor in Wing No. A1 in the Phase 1 of Project Named "Gagan Cascade", admeasuring 50.48 meters (Carpet Area) Along with enclosed balcony admeasuring 9.83 sq. mts., usable floor of attached balcony admeasuring 3.80sq. mts. and attached terrace admeasuring 7.95sq. mts bearing Survey No. 13 Hissa No. 15A/1/1(Old Hissa No. 15+12C+16 to 20+21A/1) lying at Village Pisoli Taluka Haveli Distt. Pune. Owned by Mr. Ganesh Kundlik Bhapkar. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs.34,28,000/- **EMD -** Rs.3,42,800/- **Bid increment Amount -** Rs. 25,000/-
12	**Borrower:-** Mr. Dattatraya Baban Kalbhor **Co Borrower:-** Mrs. Kalpana Dattatray Kalbhor **Guarantor:-** Nil	**Rs. 2,68,43,470.00/- (Rs. Two Crore Sixty Eight Lakhs Forty Three Thousand Seven Hundred only)** plus unapplied interest at contractual rate with monthly rests. w.e.f. 04.12.2018 with monthly rest plus cost, charges and expenses till date of payment of the entire dues, **minus recovery if any**	**Property Lot No. 17:-** All the Pieces & Parcels of Flat No.202B on 2nd floor admeasuring carpet area of 45.76 Sq.Mtr, enclosed balcony area of 8.82 Sq.Mtr, attached terrace area of 7.62 Sq.Mtr along with dry balcony of 3.41 Sq.Mtr total area admeasuring 65.61 Sq.Mtr along with one covered car parking in B-building of Polaris Project constructed on S. No.40/1C/1, 40/1C/2 and 40/1C/4 at Keshav Nagar, Village Mundhawa, Taluka Haveli District Pune within the local limits of Pune Municipal Corporation & also within the Jurisdiction of Sub registrar Haveli Pune. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 54,65,000/- **EMD -** Rs. 5,46,500/- **Bid increment Amount -** Rs. 25,000/-
			Property Lot No. 18 :- All the Pieces & Parcels of Flat No.203 on 2nd floor admeasuring carpet area of 59.10 Sq.Mtr, enclosed balcony area of 9.05 Sq.Mtr, attached terrace area of 10.08 Sq.Mtr along with dry balcony of 4.10 Sq.Mtr total area admeasuring 82.33 Sq.Mtr along with one covered car parking in B-building of Polaris Project constructed on S. No.40/1C/1, 40/1C/2 and 40/1C/4 at Keshav Nagar, Village Mundhawa, Taluka Haveli District Pune within the local limits of Pune Municipal Corporation & also within the Jurisdiction of Sub registrar Haveli Pune. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 68,58,000/- **EMD -** Rs. 6,85,800/- **Bid increment Amount -** Rs. 25,000/-
			Property Lot No. 19:- All the Pieces & Parcels of Flat No.206 on 2nd floor admeasuring carpet area of 67.25 Sq.Mtr, enclosed balcony area of 7.74 Sq.Mtr, attached terrace area of 14.51 Sq.Mtr along with dry balcony of 3.41 Sq.Mtr total area admeasuring 92.91 Sq.Mtr along with one covered car parking in B-building of Polaris Project constructed on S. No.40/1C/1, 40/1C/2 and 40/1C/4 at Keshav Nagar, Village Mundhawa, Taluka Haveli District Pune within the local limits of Pune Municipal Corporation & also within the Jurisdiction of Sub registrar Haveli Pune. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs. 77,40,000/- **EMD -** Rs.7,74,000/- **Bid increment Amount -** Rs. 25,000/-
			Property Lot No. 20:- All the Pieces & Parcels of Flat No.303 on 3rd floor admeasuring carpet area of 57.87 Sq.Mtr, enclosed balcony area of 10.17 Sq.Mtr, attached terrace area of 10.58 Sq.Mtr along with dry balcony of 4.10 Sq.Mtr total area admeasuring 82.72 Sq.Mtr along with one covered car parking in B-building of Polaris Project constructed on S. No.40/1C/1, 40/1C/2 and 40/1C/4 at Keshav Nagar, Village Mundhawa, Taluka Haveli District Pune within the local limits of Pune Municipal Corporation & also within the Jurisdiction of Sub registrar Haveli Pune. • **Encumbrance: Not Known** • **Possession Type: Physical**	**Reserve Price -** Rs.68,89,000/- **EMD -** Rs.6,88,900/- **Bid increment Amount -** Rs. 25,000/-

Contact Details: Asset Recovery Branch Pune : Mr. Sudhir Kulkarni (AGM) (9960357705) & Swati Bhadwal (Deputy Manager) 8219640182

Sr. No.	Particulars		Date & Time
1.	Date and time of E- Auction	For Lot No. 1 to 20	15.12.2026 between 11.00 a.m. and 3.00 p.m.
2.	Last Date of Submission of Bid with EMD		15.12.2026 up to 2 p.m.
3.	Inspection Date & Time	For Lot No. 1 to 20	05.12.2026 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 dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

Note:

1. **Bank has Possession with No known encumbrance.** However, there can be some dues by respective societies, Government/local authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies/builder. Dues/Charges/ encumbrances, if any due on the respective property, shall be borne by the bidder.
2. E-auction shall be conducted through the PSB Alliance. Bidders have to log in on the website – **"https://baanknet.com/"** 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 number is 8291220220 and E mail id is "support.baanknet@psballiance.com".

For detailed terms and conditions of the sale, please refer to the link **"https://www.bankofmaharashtra.in/properties_for_sale.asp"** provided in the Bank's website.

This notice is also being published in vernacular.
The English version shall be final if any question of interpretation arises.

Date: 23.11.2026
Place: Pune

(Mr. Sudhir Kulkarni)
Assistant General Manager & Authorized Officer
Asset Recovery Branch, Pune.

PUBLIC NOTICE

Notice is hereby given to the general public that the **original Share Certificate No. 106** for shares bearing distinctive nos. **1051 to 1060** held by **Mr. Alizenulabedin Abdulhusen Vahora** residing at Kumar Suraksha, Lotus-602, Parge Nagar, Kondhwa Khurd, Pune 411048 has been lost/misplaced. The society has therefore received an application for issuance of a duplicate share certificate.

The society hereby invites claims/objections, if any, for issuance of duplicate share certificate within **14(fourteen)** business days from the publication of this notice alongwith relevant proofs and supporting documents at the office of **Kumar Suraksha Co-Operative Housing Society Ltd., Sr. No. 37, Kondhwa Khurd, Pune 411048.**

If no claims/objections are received within the above mentioned period, the society shall be free to issue the duplicate share certificate in the manner prescribed under its bye-laws.

Pune, Date : 26/11/2026

sd/-
Kumar Suraksha Co-Operative Housing Society Ltd.
Manager

NOTICE OF TERMINATION OF CONTRACT

Notice is hereby given to the general public that my client KONARK INDRAYU ENCLAVE CONDOMINIUM, NIBM ROAD, PUNE, had entered into a contractual arrangement / Energy Purchase Agreement (EPA) dated 27/07/2024 in respect of the proposed 95 KWp Rooftop Solar Power Project.

The Condominium hereby informs the general public that, pursuant to the Legal Notice dated 24/09/2026, the aforesaid Agreement stands terminated with effect from 24/10/2026, in accordance with the applicable laws.

Consequently, M/s. Sai Energy, M/s. Bhagwat Energy Pvt. Ltd., M/s. Saurabh Urja, Mr. Sanjay Ghosalkar, Mr. Pingale, Mr. Prashant Bhagwat, and all persons claiming through or acting on their behalf, shall have no authority to represent, act for or enter into any transaction, commitment or correspondence on behalf of the Condominium in connection with the said Solar Project.

Accordingly, the aforesaid parties are not authorised to undertake any work, operation, maintenance, modification, transaction, correspondence, financial commitment or other activity on behalf of the Condominium, including representing the Condominium before MSEDCL, government authorities, financial institutions, contractors, vendors or any other third party.

All members, residents, contractors, vendors, suppliers, financial institutions, government authorities and the general public are hereby cautioned not to deal with the aforesaid parties on behalf of the Condominium in relation to the said project. Any dealings shall be entirely at their own risk and responsibility, and the Condominium shall not be liable for any unauthorised acts or commitments.

The Condominium reserves all its legal rights and remedies, including claims for damages, losses and costs, against the concerned parties in accordance with law.

Adv. Gauri Sachin Lokhande
Office Number 10, Om Ganesh Market Bldg., Manik Baugh, Opp. Bhrama Hotel Lane, Wadgaon Budruk, Sinhagad Road, Pune -51. Mobile - 90490 03203

Date: 26/11/2026
Place: Pune

PUBLIC NOTICE

Notice is hereby given to the public at large that **Late Mr. Shashikant Zumbarlal Katariya,** the owner of Flat No. 01, admeasuring **500 sq. ft.** (built-up), on the **1st Floor,** along with 20% undivided share in the common areas and facilities, in the apartment known as **"Uma Apartment Condominium",** constructed on land bearing **City Survey No. 684, Sadashiv Peth,** Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, expired intestate at Pune on 22/04/2023. After his demise, as per the Affidavit dated 19/05/2023 sworn before the Executive Magistrate, Pune City, the following are his only legal heirs, and there are no other legal heirs:

1) Mrs. Sangeeta Shashikant Katariya – Wife 2) Mr. Aashish Shashikant Katariya – Son 3) Ms. Nupur Shashikant Katariya – Daughter. Any person having any claim, right, title, interest or objection in respect of the said Flat or any part thereof, by way of inheritance, legal heirship, sale, mortgage, gift, lien, charge, possession or otherwise, should intimate the same in writing, with documentary proof, to the undersigned within **7 (seven)** days from the date of publication of this notice. Failing which, it shall be presumed that there are no such claims, and claims, if any, shall be deemed to have been waived and abandoned, and the said legal heirs shall be free to deal with the said Flat.

Pune, Date: 26/11/2026

Adv. Sunny Ravindra Kolapkar, Mobile: 9881877772

PUBLIC NOTICE

This is to inform the general public that Original **Share Certificate No. 65,** of **Z.A. Matheranwala** member of **Panchratna 'A' Co-operative Housing Society Ltd.** Having address at **Flat No. 401, Fourth floor, A-Building, Panchratna 'A' Co-operative Housing Society Ltd.** Fatimanagar, Hadapsar, Pune 411040 have been lost/misplaced. The current purchaser of the above flat of the society has applied for duplicate shares and transfer of shares. The society hereby invites claims and objections from claimants/objector or objectors for issuance of duplicate Share Certificate to the current purchasers and transfer of shares / membership to the current purchasers i.e. **Mr. Hussain Zulficar Padghawala and Mr. Taher Zulficar Padghawala** within the period of **14 (fourteen) days** from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections for issuance of duplicate Share Certificate to the Secretary of **Panchratna 'A' Co-operative Housing Society Ltd.** If no claims/objections are received within the period prescribed above, the Society shall be free to issue duplicate Share Certificate in such manner as is provided under the bye-laws of the Society. The claims/objections, if any, received by the Society shall be dealt with in the manner provided under the bye-laws of the Society.

For and on behalf of:
Panchratna 'A' Co-operative Housing Society Ltd.,
Date: 23/11/2026
Place : Pune

Sd/-
(Secretary)
Panchratna (A) Co-op. Hsg. Soc. Ltd.
Chairman / Secretary / Treasurer

INDIA SME ASSET RECONSTRUCTION CO. LTD.
Regi. Off. : The Ruby 11th Floor, North – West Wing, Plot No 29, Senapati Bapat Marg, Dadar (West) Mumbai – 400028.

POSSESSION NOTICE

(As per Rule 8(1) of Security Interest (Enforcement) Rules, 2002)

The borrowers/co-borrowers/guarantors/mortgagors mentioned hereunder had availed financial assistance/loan from Fedbank Financial Services Limited ("Original Lender"). The said loan, together with all underlying security interest and all rights, title and interest of the Original Lender therein, was assigned by the Original Lender under the provisions of the SARFAESI Act, 2002, in favour of India SME Asset Reconstruction Company Limited("ISARC"), acting in its capacity as the Trustee of ISARC- 2025-2026-3 Trust, vide Assignment Agreement dated 26th September 2025.

Whereas: The undersigned being the Authorised officer of India SME Asset Reconstruction Company Limited("ISARC") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notices dated **28-10-2025** calling upon the borrowers/co-borrowers/guarantors/mortgagors **GANESH PRABHAKAR PAWAR, PRABHAKAR SARJERAO PAWAR , KOMAL GANESH PAWAR & KOUSHALLY PRABHAKAR PAWAR** to repay the amount mentioned in the notice being **Rs. 18,41,516.91 (Rupees Eighteen Lakh Forty One Thousand Five Hundreds Sixteen and Ninety One Paisa Only)** with further interest and costs within 60 days from the date of receipt of the said notices.

The borrowers/co-borrowers/guarantors/mortgagors having failed to repay the amount, notice is hereby given to them and the public in general that the undersigned has taken **SYMBOLIC POSSESSION** of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 rules on this **23rd day of November of the year 2026.**

The borrowers'/co-borrowers'/guarantors'/mortgagors' attention is invited to provisions of sub -section (8) of section 13 of the Act, in respect of time available, to redeem secured assets

The borrowers/co-borrowers/guarantors/mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **India SME Asset Reconstruction Company Limited("ISARC") for an amount of Rs. 22,65,989 /- (Rupees Twenty-Two Lakh Sixty-Five Thousand Nine Hundred Eighty-Nine Only) as on dated 31-08-2026** and interest thereon.

Description of immovable Property

All That Piece And Parcel Of Property Of Grampanchayat Bearing No. 1012, Sr. No. 1172, Admeasuring 167.28 Sq.mt. (1800sq.ft.), Situated At Village- Vadapuri, Taluka- Indapur, District- Pune, State- Maharashtra. On The North: Property Of Abhimanynu Tanpure, On The East: Property Of Abhimanynu Tanpure, On The South: Property Of Prabhakar Tanpure, On The West: Road.

Date : 23.11.2026
Place : Pune

Authorised Officer
India SME Asset Reconstruction Company Limited

DEMAND NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, ("the Act") read with rule 3 (1) of the Security Interest (Enforcement) Rules 2002.

That, Assignor mentioned herein below has assigned the financial assets to **Edelweiss Asset Reconstruction Company Limited** also acting on its own/in its capacity as trustee of various trusts mentioned hereunder (hereinafter referred as "EARC"). Pursuant to the assignment agreements, under Sec.5 of SARFAESI Act, 2002, EARC has stepped into the shoes of the Assignor and all the rights, title and interests of Assignor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower and EARC exercises all its rights as the secured creditor.

The undersigned being the Authorized Officer of the Edelweiss Asset Reconstruction Company Limited ("EARC") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. In exercise of powers conferred under the Section 13 (12) of the Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notice under section 13 (2) of The Act, calling upon the following borrower(s) of Assignor mentioned below, to repay the amounts mentioned in the respective Demand Notice issued to them. In connection with above, Notice is hereby given once again, to the Borrower(s) to pay EARC, within 60 days from the publication of this notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice, from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said borrower(s). As security for due repayment of the loan, the following asset have been mortgaged to EARC by the said borrower(s) respectively.

Sl No	Name Of The Borrower(s)/ Co-Borrower (s)/ Loan Account Number	Demand Notice Date & Amount	Assignor & Details of the Trust
1	1.Mrs. Sangita Dilip Gawandi ("Borrower") 2.Mr. Dilip Kondiba Gawandi ("Co-Borrower") Since Deceased Being Represented By Legal Heirs Sangita Dilip Gawandi (Wife & Co-Borrower) Tejas Dilip Gawandi (Son) And Sairaj Dilip Gawandi (Son) Lan:- LPUN0HL0000013274	Nov 23, 2026 and ₹ 3,00,07,991.96	Edelweiss Housing Finance Limited & EARC TRUST SC-401

DESCRIPTION OF THE PROPERTY: All That Piece And Parcel Of Immovable Mortgate Property Bearing Row House No -14, G/P, S Plus 1st Floor Ganatra Complex Sr.No 566 Hissa No 11 Bibwewadi, Pune Maharashtra-411037. **North-** Garden **South-** Society **East-**Row House **West-** Row House

If the said Borrowers shall fail to make payment to EARC as aforesaid, EARC shall proceed against the above secured assets under the section 13 (4) of the Act and applicable rules, entirely at the risks of the said Borrower(s) as to costs and consequences. The borrowers are prohibited under The Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of EARC. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder, shall be liable for imprisonment and/or penalty as provided under the Act.

Place: PUNE
Date: 26.11.2026

Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company Limited

Edelweiss Asset Reconstruction