



ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
...ਸਾਨੂੰ ਕੜਾ ਧਨੀਕ !
...the name you can BANK upon !

**ARMB : Ground Floor, Aurora Towers,
9, Meledina Road, Pune - 411001
E mail: cs8762@pnb.bank.in**

**Sale Notice For Sale of
Immovable Properties**

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) 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 property mortgaged/charged to the Secured Creditor, the constructive / physical / symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on **"As is where is", "As is what is",** and **"Whatever there is"** on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS					
Lot. No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of property(ies)) & Details of the encumbrances known to the secured creditors	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 30/06/2026 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction
1	Branch : Kondhwa Khurd (112810) Mrs. Minal Abhijit Deshmukh & Mr. Abhijit Panditrao Deshmukh Mrs. Minal Abhijit Deshmukh & Mr. Abhijit Panditrao Deshmukh Address: Flat No. B-304, Third Floor, B Wing, Shree Siddhivinayak Sankalp-II, Sr. No. 53/5A & B, Undri, Off. Wadachi Road, Undri, Tal.- Haveli, Dist. Pune-411060. Also at: Flat No. B-407, Fourth Floor, B Wing, Dynamic Oasis, Sy. No. 53, Hissa No. 4/2, Sy. No. 53/1, Sy. No. 53/2,53/3, Undri, Tal.-Haveli, Dist. Pune-411060.	Flat No. 407, 4th Floor, B-Wing, admsg Carpet Area 31.34 Sqm. along With Enclosed Balcony admsg 4.27 Sqm. the Cup board area admsg. 0.69 Sqm and the attached dry balcony admsg. 2.91 sqm. together with the exclusive right of user of the open terrace at eye-level having an area of 6.09 sqm. appurtenant thereto and further together with the exclusive right of user of one covered car parking space in the building Known As "DYNAMIC OASIS" Survey No.53, hissa No.4/2, Survey No. 53/1, 53/2,53/3 situated at At Village Undri, Taluka Haveli, Dist. Pune, Boundaries (Actual): East: By adj. Open Space, South: By adj. Flat No.408, West: By adj. Passage, North: By Adj. A building, Encumbrances : Not Known	A. 04/02/2026 B. Rs. 22.23 Lakhs + further interest + charges w.e.f 01/07/2026 C. 08/05/2026 D. Symbolic Possession	Rs. 29.34 Lakhs Rs. 2.934 Lakhs Rs. 0.21 Lakhs	Dt. 24/08/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)

TERMS & CONDITIONS : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions : 1) The property/ies are being held on **"AS IS WHERE IS", "AS IS WHAT IS BASIS" WHATEVER THERE IS BASIS"** . 2) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 3) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 24/08/2026 @ 11.00 A.M. 4) For detailed term and conditions of the sale, please refer **"https://baanknet.com"** & www.pnbindia.bank.in.

Date : 22/07/2026
Place: Pune

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Authorised Officer,
Punjab National Bank (Secured Creditor)

गणराज ग्रामीण बिगर शेती नागरी सहकारी पतसंस्था मर्या.
वडकी, ता. हवेली, जि. पुणे.

स्थावर मालमत्ता ताबा नोटीस (झेंड नमुना)
(नियम १०७ पोटनियम ११ (४)१ पहा)
ज्याअर्थी महाराष्ट्र सहकारी संस्था अधिनियम १९६१ चे कलम १०१(१) प्रमाणे गणराज शा. बि. शेती नागरी सहकारी पतसंस्था मर्या, वडकी, ता. हवेली, जि. पुणे यांनी मा. उपनिबंधक /मा. सहाय्यक निबंधक यांच्या आदेशान्वये खालील धक्काकीदार यांचेकडून त्यांचे असणारे कर्ज वसुलीकरिता लावदी दाखले प्राप्त केलेले आहेत.
त्याअर्थी महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ११६ आणि १९६१ चा नियम १०७(११) (४१) (पहिली सुधारणा नियम २०१४, दि. ३०-०८-२०१४ ची अधिसूचना) प्रमाणे श्री. बाब. व्ही. बोराटे (विशेष वसुली अधिकारी, पुणे) यांचा आदेश या दिवशी खालील धक्काकीदार यांच्या निम्नलिखित स्थावर मालमतेचा या नोटीशीन्वये प्रतिकात्मक ताबा घेतला आहे आणि नोटीशीच्या ताखेनंतर सदर स्थावर मालमतेचा तबदील केल्यावर, कोणतेही खासगी हस्तांतरण, स्वीकृत करणेश किंवा बोजा निर्माण करण्यास अगर तारण देण्यास या नोटीशीन्वये मनाई करण्यात येत आहे.

अ. क्र.	कर्जदाराचे नाव वसुली दाखला क्र. व दिनांक	मालमतेचे वर्णन व क्षेत्रफळ व घत्तु सीमा	दाबा रक्कम रुपये	प्रतिकात्मक ताबा दिनांक
१	कर्जदार – सोमनाथ दादू साबळे मु.पो. वडकीनाला, ता. हवेली, जि. पुणे जामीनदार – १) सोहेल मुलाब मुलाणी २) संजय रामोदर आंबेकर दाखला क्र. १०१ / १८२ / ५०७ / २०२५ दि. २९ / ०९ / २०२५	मौजे वडकी (साबळे मळा) ता. हवेली, जि. पुणे येथील मिळकत नं. २२२३ मधील विट सिमेंटचे उत्तरमुखी बांधकाम मु.प. १५.५ बाय द.उ. २५ एकूण क्षेत्र ३८७.५ चौ.फुट ही मिळकत.	९,८९४७/- यावर बासून १५% प्रमाणे होणारे व्याज व खर्च	१८/०७/२६

दिनांक : १८/०७/२०२६
ठिकाण : ता. हवेली, जि. पुणे.



(बाब. व्ही. बोराटे)
वसुली व विक्री अधिकारी
पुणे जिल्हा नागरी सहकारी पतसंस्थांचे सहकारी फेडरेशन लि, पुणे
द्वारा-गणराज ग्रामीण बिगरशेती सह. पतसंस्था मर्या, वडकी, दत्तनगर, (पालखी रोड), ता. हवेली, जि. पुणे.

गणराज ग्रामीण बिगर शेती नागरी सहकारी पतसंस्था मर्या.
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१	कर्जदार – दत्तात्रय बाजीराव मोडक मु.पो. वडकी, बाजार मळा, ता. हवेली, जि. पुणे जामीनदार – १) बबन मारुली शेवाळे २) अशोक मारुली आबनावे दाखला क्र. १०१ / १८१ / ५०६ / २०२५ दि. २९ / ०९ / २०२५	मौजे वडकी (बाजार मळा) ता. हवेली, जि. पुणे येथील मिळकत नं. १४६७ मधील विट सिमेंटचे पूर्वमुखी बांधकाम मु.प. २५ बाय द.उ. १७ एकूण क्षेत्र ४७६ चौ.फुट ही मिळकत.	९,९१,४०१/- यावर दि. १६/५/२५ बासून १५% प्रमाणे होणारे व्याज व खर्च	१८/०७/२६

दिनांक : १८/०७/२०२६
ठिकाण : ता. हवेली, जि. पुणे.



(बाब. व्ही. बोराटे)
वसुली व विक्री अधिकारी
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FEDBANK
FINANCIAL SERVICES LIMITED

FEDBANK FINANCIAL SERVICES LTD.
Unit No.: 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Paspoli, Mumbai - 400087

DEMAND NOTICE

The below mentioned Borrower and Co – Borrower(s) collectively referred as "Borrowers" mortgaged their immovable property (securities) to Fedbank Financial Services Limited (hereinafter referred to as "Fedfina") and avail the Loan. The said Loan is classified as Non – performing Asset because the Borrowers have failed to repay the Loan amount. In this connection Fedfina had issued a Demand Notice respectively as mentioned below under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 to the addressee. The details are published here as an alternative service under Section 13(2) and Rule 3(1) of the Security Interest (Enforcement) Rules, 2002. You are requested to repay the amount mentioned in the Demand Notice and the accompanying interest within 60 days of the publication of this notice. In case of failure to do so, the signatory shall take such appropriate action under Section 13(4) and 14 of the Act on the said property to save guard the interest of the Fedfina. Details of Loan Number, Borrowers, Demand Notice sent under Section 13(2), amount requested and details of immovable property are given below.

Sr. No.	Name of the Borrower / Co-Borrowers Property Holders as the case may be	Description of Secured Assets / Mortgage Property	Dt. of Demand Notice U/s 13(2) & Total O/s.
1	Loan Account No. FEDSAT0HL0536586 & FEDSATSTL0536586 1. DEEPAK BHAI CHANDRA PHALKE (Borrower) 2. SHITAL DEEPAK PHALKE (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING RS NO 78/1, PLOT NO 13 CP MILKAT NO 2101 MORVA HEIGHTS 1ST FL FLAT NO F 4 RCC CONSTRUCTION TOILET ADMG 490 SQ FT BUILT UP AREA I.E. 37.17 SQ MTRS, TERRACE 400 SQ FT I.E. 37.17 SQ MTRS. SAMBHAJINAGAR, KHINDWADI, SATARA-415004, MAHARASHTRA. Bounded by: East – PLOT NO 12 IN THE APPROVED LAYOUT PLAN West – OPEN SPACEA, North – MILKAT OF JADHAV, South – ROAD	NPA Date: 6/3/2026 Demand Notice Date: 23/6/2026 Rs. 2019798/- (Rupees Twenty Lac Nineteen Thousand Seven Hundred Ninety Eight Only) as on 23/6/2026 i.e. Rs. 1420771/- (Rupees Fourteen Lac Twenty Thousand Seven Hundred Seventy One Only) in Loan Account No. FEDSAT0HL0536586 and Rs. 599027/- (Rupees Five Lac Ninety Nine Thousand Twenty Seven Only) in Loan Account No. FEDSATSTL0536588
2	Loan Account No. FEDSATSTL0539675 1. PRASHANT BALKRISHNA SHIRKE (Borrower) 2. VAISHALI PRASHANT SHIRKE (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING MILKAT NO 637 A NO 640 ADMG 213.93 SQ MTR. EAST RCC BUILDING 39 X25 TOTAL AREA 1950 SQ FT MHANJE 181.22 SQ MTRS. WEST PATRA SHED 32X11 TOTAL 352 SQ FT MHANJE 32.71 SQ MTRS. BORKHAL SATARA, TAL DIST SATARA-415011, MAHARASHTRA Bounded By: East: ROAD, West: PURUSHOTTAM DATTARAY SHIRKE MILKAT, North: MAHENDRA VISHNU SHIRKE MILKAT, South: NAMEDEV EAKNATH NALWADE MILKAT	NPA Date: 4/6/2026 Demand Notice Date: 23/6/2026 Rs. 2026799/- (Rupees Twenty Lac Twenty Thousand Seven Hundred Ninety Nine Only) as on 23/6/2026

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and herein within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that Fedfina is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, Fedfina shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. Fedfina is also empowered to ATTACH AND / OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), Fedfina also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Fedfina. This remedy is in addition and independent of all the other remedies available to Fedfina under any other law.
The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of Fedfina and noncompliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Date :- 23-07-2026 Place :- Satara/Khindwadi

sdl- (Authorized Officer) - Fedbank Financial Services Ltd

PUBLIC NOTICE

This public notice is to inform all the public that the land bearing **Plot No. 12 admeasuring 2250 Sq. Ft. i.e. 209.10 Sq. Mt.** situated in **Hill Point Cooperative Housing Society Ltd. S. No. 23/8, Dhankawadi, Pune**, belongs to **Mr. Dattaraj Nanasaheb Kad and Mrs. Swapnali Dattaraj Kad** having addressed at: G-91, Sawant Vihar Phase 2, Near Katraj Dairy, S. No. 82/2, Katraj, Pune – 411046, being lessee thereto as their leasehold property. The said property has been put up for sale by the said lessees/owners. Our client has negotiated the sale transaction of the said property. The said lessees/owners of the said property have given assurance and guarantee that the said property is free, riskfree and free from encumbrance to our client. Our Client **Mr. Ravindra Ashok Hole** and others will soon complete the purchase transaction of the said property. However, if anyone has any complaint regarding the said property or if there is any mortgage, donation, alimony, lease, stock deed, purchase deed, lease, agreement, mortgage, encumbrance or any other similar transaction regarding the said property, they should inform our client. **Mr. Ravindra Ashok Hole** in writing at the address mentioned below **within 7 (Seven) days** from today. If no complaint or objection is received from anyone regarding the said property within the above-mentioned period, our client will complete the purchase transaction of the said property. However, it is hereby notified that no complaint will be entertained by anyone after this period. This public notice is issued for the information of the public so that no one is deceived.

Date : 22/07/2026

Adv. Gopal P. Nagre
Office: Gunjal Complex, Off. JM Road, Pulachi Wadi Deccan, Pune – 411004. Mob: 9822031501

M/s. RAJVI REALTY.
PUBLIC NOTICE

This is to inform the General Public that the Government of India, Department of Ministry of Environment, Forest and Climate Change, State Level Environment Impact Assessment Authority (SEIAA)- Maharashtra has granted Environmental Clearance vide EC Identification No. EC26C3801 MH5959298N dated 16/07/2026 for Proposed Residential cum Commercial project at S.No. 90/2(P), 91/3(P) at Village Chovisawadi, Tal Haveli, District Pune by Rajvi Realty. The copy of the clearance letter is available with-

- Chairman, SEIAA, Mumbai.
- Secretary, MoEF & CC IA- Division MOEF & CC
- Member Secretary, Maharashtra Pollution Control Board, Mumbai
- Regional Office MoEF & CC, Nagpur
- District Collector, Pune.
- Commissioner, Pimpri Chinchwad Municipal Corporation.
- Regional Officer, Maharashtra Pollution Control Board, Pune.

May also be seen at official website of Ministry of Environment, Forest and Climate Changes at <https://parivesh.nic.in/>



ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel: 91-11-43115600 Fax: 91-11-43115618
Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.:022 68643101. E-mail : acre.ara@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769

APPENDIX IV-A
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.

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-Borrower(s) and Guarantor(s) that the below-described immovable properties, which were mortgaged/charged to the **Original lender/Assignor Bank**, and in respect of which **physical possession had already been taken by the Authorised Officer of the Assignor Bank prior to assignment**, have since been assigned to **Assets Care & Reconstruction Enterprise Ltd.** [CIN: U65993DL2002PLC115769] ("Secured Creditor"). Accordingly, the Secured Creditor shall now conduct the sale of the said properties on an "as is where is", "as is what is" and "whatever there is" basis for the recovery of the amounts due to the Secured Creditor from the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s), together with the Reserve Price and Earnest Money Deposit mentioned below for each property:

DETAILS OF SECURED ASSET									
Sr. No.	Loan Account No. & No ACRE TRUST Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/ Guarantors	Total Outstanding Dues as on 2-Jun-26 along with applicable interest, charges and expenses till the date of payment and realization	Reserve Price (in Rs.)	Earnest Money Deposit (In Rs.)	Bank account details for EMD payment through demand draft/ RTGS/NEFT	Auction Date & Time	EMD Date & Time	Barcode Scan to view PDF
1	AFH000800339345 ACRE 166 TRUST	Jyoti Mallesh Shahabade (Borrower), Sujata Shahabade	Rs. 16,96,439/- (Rupees Sixteen Lakh Ninety-Six Thousand Four Hundred Thirty-Nine Only)	Rs. 8,50,000 (Rupees Eight Lakh Fifty Thousand Only)	Rs. 85,000 (Rupees Eighty-Five Thousand Only)	Account Name : ACRE-166-TRUST Account Number : 090110200004212 Bank : IDBI Bank IFSC : IBKL0000901	11th Aug 2026 2:30 PM to 3:30 PM	10th Aug 2026 till 4:00 PM	
2	AFH000800400049 ACRE 166 TRUST	Nitin Jalindar Kolhe (Borrower), Jayashri Nitin Kolhe (Co-borrower)	Rs. 47,06,517/- (Rupees Forty-Seven Lakh Six Thousand Five Hundred Seventeen Only)	Rs. 18,50,000 (Rupees Eighteen Lakh Fifty Thousand Only)	Rs. 1,85,000 (Rupees One Lakh Eighty-Five Thousand Only)	Account Name : ACRE-166-TRUST Account Number : 090110200004212 Bank : IDBI Bank IFSC : IBKL0000901	11th Aug 2026 2:30 PM to 3:30 PM	10th Aug 2026 till 4:00 PM	

DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of the property being Flat No. G-2 (Former Gram Panchayat House No. 135/7), situated on the Ground Floor of the building known as "Anand Mangal Sahakari Griharachana Sanstha Limited" (Registered Society), having a built-up area of 380 Sq. Ft. (i.e., 35.31 Sq. Mtrs.), constructed on Plot No. 64, admeasuring 464.50 Sq. Mtrs., situated at Village Dhankawadi, Tukdi Pune, Taluka Haveli, District Pune, State of Maharashtra, within the jurisdiction of Sub-Registrar Haveli No. 9, Pune and also within the limits of the Pune Municipal Corporation, forming part of Survey No. 22, Part No. A-1/2/3/4/5, together with all rights, easements and appurtenances attached thereto, and bounded on the East by Chavan's Residence Wall leaving 20'-0" open space, South by Hill View Apartment Wall leaving 10'-0" open space, West by 20'-0" wide Road leaving 10'-0" open space and Ganesh Apartment, and North by Om Kar Apartment Wall leaving 10'-0" open space.

DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of the property being Flat No. 809, situated on the Eighth Floor, having a carpet area of 365.11 Sq. Ft. (i.e., 33.93 Sq. Mtrs.) together with an adjacent terrace/balcony admeasuring 60.28 Sq. Ft. (i.e., 5.60 Sq. Mtrs.), in the project known as "Sai Samrudhi Co-operative Housing Society Limited" (known as "Sanskar Samrudhi" as per Index II), situated near New Kachare Hospital, Tapkir Colony, Off. Alandi-Moshi Road, Village Chovisawadi, Taluka Haveli, District Pune, State of Maharashtra, constructed on land admeasuring 3400 Sq. Mtrs. (0 Hectare 11.34 Ares), being part of Survey No. 116/2, within the limits of Alandi Nagar Parishad and the jurisdiction of Sub-Registrar Haveli, Pune, together with proportionate undivided share in the land and all rights, easements and appurtenances attached thereto, the said land being bounded on the East by Property of Sakhare Mahajir, South by Survey Nos. 116/3, 116/4, 116/5 and 116/6, West by Dudulgaon-Chovisawadi Boundary, and North by the Property of Sunder Associates (Proprietor: Tanaji Raban Talekar), being part of Survey Nos. 116/1 and 116/2.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS	
1	EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above
2	Web Site for Auction www.bankeauctions.com
3	Contact Details 1800-209-2989 / auction.support@acreindia.in / rohan.sawant@acreindia.in
4	Inspection of the Property on prior appointment basis only
5	For detailed terms and condition of the sale, please visit the website www.acreindia.in / www.bankeauctions.com

Date : 23.07.2026
Place : Pune

Sd/-
Authorized Officer



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

PUBLIC AUCTION FOR SALE OF MORTGAGED PROPERTY

The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [54 OF 2002] and in exercise of powers conferred under the said Act is auctioning the following property on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS CONDITION"** by way of **"PUBLIC AUCTION"** for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Physical Possession taken	Earnest Money Deposit 10% or more of RS. (In ₹)	Secured Debt	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Onkar Anil Vanarase 2. Prajakta Vanarase	Schedule – I All The Piece And Parcel Of The Property Address: Flat No. 104 Having Area 58.99 Sq. Mtrs. Situated On First Floor Of The Apartment Building Project Known As "Sankalpa Siddhi, 'C' Building" Which Is Constructed On R. S. No. 298/3, Part 'B' Having Area 15285- 60 Sq. Mtrs. Out Of Which Plot No. B-99 To B-109 Situated At 'A' Ward, Kalambe Turf Thane, Tal. Karveer, Dist. Kolhapur: East Common Passage & Flat No. 103, West 'B' Wing & Garden. North Open Space. South Staircase & Flat No. 101.	H00984240 621121116 H00984240 621051821	24-03-2026	Rs. 2,59,875/-	As per Demand Notice dated 16/04/2025 Total outstanding dues is Rs. 25,76,273.21. Rs. As On Date 05-04-2025.	Rs. 25,98,750 /- (BID Incremental Value: 25,000/-)	On 03/08/2026 from 10:00 A.M to 5:30 P.M. with prior appointment.	FROM 11:00 A.M TO 12:00 P.M.

TERMS AND CONDITIONS OF PUBLIC AUCTION

- The E-auction Sale is being conducted online by the Authorised Officer through the website <https://sarfaesi.auctiontiger.net/EPROC/> under the provisions of SARFAESI Act with the aid and through public e-E-auction mode.
- The public E-auction will be conducted on the date and time mentioned herein above, when the secured assets mentioned above will be sold on **"AS IS WHERE IS" BASIS** & **"AS IS WHAT IS" CONDITION**.
- For participating in the public E-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10 % of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before **06/08/2026 Till 6:00 P.M.**
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25 % (inclusive of EMD) of his/its offer by way of by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on, **07/08/2026** i.e., day of e-auction or on the next working day i.e., **08/08/2026**, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed have been failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact the authorised officer i.e. **Name Mr. Vikas Singh, Contact No. 8669189048 & Mr. Dilip Mishra Contact No. 7575021496 L&T Finance Ltd, Brindavan, Plot no. 177, CST Road, Kalina, Santacruz (East), Mumbai - 400 098, Maharashtra, India.** At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
- The Borrower (s)/ Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called up on to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L & T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT, 2002.
- The Borrower (s) /Co-Borrower(s)/Guarantor(s)/Mortgagor(s) /public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

Date: 23.07.2026
Place: Kolhapur

Sd/-
Authorized Officer
For L&T Finance Limited

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Pune