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

Asset Recovery Branch : 2nd Floor, Agarkar High School Bldg., Somwar Peth, Pune - 411011. Phone : 7030924078, E-mail: brmgr1453@bankofmaharashtra.bank.in

Sale Notice for Sale of Immovable Properties

Continued from previous page...

Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price / EMD Amt. / Bid Increment Amt.
15	**Borrower: M/s. Schematic Aircon and Automation Pvt. Ltd., Gurantor: Mr. Pradeep Shankar Awari Mr. Sandeep Sankar Awari Mrs. Vimal Shankar Awari**	**Rs. 438.10 lakh plus Interest thereon @Contractual Rate p.a WEF 09.02.2023 apart from cost, expenses and charges minus recovery if any**	**Lot No. 24 :** All the Piece & Parcels of Office No 303 & 304 2nd Floor Building wing J Mega Center on S No 153/A/1 to 4/1, 153A/1 to 4/2, 153A/a to 5 Nearby Noble Hospital, Solapur Road, Magarpatta, Hadapsar Taluka Haveli Pune 411028 **• Encumbrance: Not Known • Possession Type: Physical**	**RP:** 57.85 Lakh **EMD:** 5.78 Lakh **Bid:** 50,000
16	**Borrower: Mr. Manohar Dinkar Khirid Gurantor: Mr. Sunil Dinkar Khirid 2. Mrs. Vaishali Sunil Khirid**	**Rs.1,83,10,829 plus unapplied interest w.e.f. 12/10/2023 p.a. with monthly rest plus cost, charges and expenses till date of payment of the entire dues, minus recovery if any**	**Lot No. 25:** All Pieces & Parcels of Commercial shop No. 01, on Ground Floor, Maurya Residency Apartments, CTS 1388, Shukarwar Peth, behind Kelkar Museum, Tal: Haveli Dist Pune 411002 admeasuring 94.51 Sq.Mtrs i.e. 1017 Sq.ft plus Mezzanine floor area 11.61 Sq.Mtr i.e.125 Sq.Ft **• Encumbrance: Not Known • Possession Type: Physical**	**RP:** 218.70 Lakh **EMD:** 21.87 Lakh **Bid:** 50,000
17	**Borrower: M/S Aditya IndustriesMr. Satish Gavhane Gurantor: NA**	**176.00 lakh plus interest thereon @Contractual Rate p.a WEF 10.05.2018 apart from cost, expenses and charges minus recovery if any**	**Lot No. 26 :** Industrial Land & Building plus Industrial shed RCC construction admeasuring 00.02 1/2 hector land assessed , Gat No 577 Industrial Shed, Pune Ahmednagar, Koregaon Bhima, Tal: Shirur, Dist. Pune 412216 **• Encumbrance: Not Known • Possession Type: Symbolic**	**RP:** 48.00 Lakh **EMD:** 4.80 Lakh **Bid:** 50,000
18	**Borrower: M/s. Mayuri Stone Crusher Prop Karan Sunil Sarode Gurantor: Mr. Nitin Janardan Sarode**	**Rs.5,01,79,225/- Plus Unapplied Interest at Contractual rate w.e.f. 11.09.2023 apart from further Interest, Cost, Charges and Expenses minus recovery If any**	**Lot No. 27 :**All the Pieces & Parcels of NA Land at Gat no 597 (P), area 02 H 00 R Carved out of Total Land admeasuring 05 H 72 R near Jay Ganesh Stone Industries located at Village Supe Khurd within the limit of Sub registrar office Purandhar District Pune **• Encumbrance: Not Known • Possession Type: Physical**	**RP:** 502.20 Lakh **EMD:** 50.22 Lakh **Bid:** 50,000
19	**Borrower: M/s Samruddhi Meat & Chicken LLP Partner Mr.Mahesh Bhagwanrao Nalawade Partner Mrs.Mandakini Mahesh Gurantor: Mr.Mahesh Bhagwanrao Nalawade Mrs.Mandakini Mahesh Nalawade**	**Rs.3,84,44,000.00 Plus Unapplied Interest at contractual rate of interest apart From Further Interest ,Cost and expenses minus recovery if any.**	**Lot No. 28 :**All those Pieces and Parcels of Commercial Shop No.1 Stilt Floor, in Sumeru Developers Project "Vyomkesh", S.No.72, Hissa No. 30, situated At Village Vadgaon Bk., Tal-Haveli, Dist-Pune within the limits of Pune Municipal Corporation admeasuring Carpet area of 27.49 Sq Mtrs & Loft area of 13.84 Sq Mtrs **• Encumbrance: Not Known • Possession Type: Symbolic**	**RP:** 62.36 Lakh **EMD:** 6.23 Lakh **BId:** 50,000
			Lot No. 29 : All those Pieces and Parcels of Commercial Shop No. 2 Stilt Floor, in Sumeru Developers Project "Vyomkesh", S.No.72, Hissa No. 30, situated At Village Vadgaon Bk., Tal-Haveli, Dist-Pune within the limits of Pune Municipal Corporation admeasuring Carpet area of 34.65 Sq Mtrs & Loft Area of 17.27 Sq Mtrs for Shop No 2 **• Encumbrance: Not Known • Possession Type: Symbolic**	**RP:** 78.33 Lakh **EMD:** 7.83 Lakh **Bid:** 50,000
20	**Borrower: Mr. Tahir Sikandar Nadaf & Mrs. Bebijan Sikandar Nadaf Gurantor: NA**	**Rs.29,61,000 (Rs. Twenty nine lakh sixty one thousand) Plus Unapplied Interest at contractual rate of interest Apart from Further Interest ,Cost and expenses minus recovery if any.**	**Lot No. 30 :**All the Piece & Parcels of Residential Flat No. 302 on the third floor of the building in the "Sairam Apartment" out of Plot No. 2 & 3 of Gat No. 2045A/2 admeasuring area 624.72 sq.ft. Dist. Sangli jointly owned by Mr. Tahir Sikandar Nadaf & Mrs. Bebijan Sikandar Nadaf. **• Encumbrance: Not Known • Possession Type: Physical**	**RP:** 23.50 Lakh **EMD:** 2.35 Lakh **Bid:** 50,000
21	**Borrower: M/s Mahakali Milk Processors Pvt. Ltd Director: Sunil Ramchandra Patil Director: Sanjivani Sunil Patil Gurantor: Mr. Vishwas Raghoji Patil Mrs. Kusum Vishwas Patil Mr. Pravin Ramchandra Patil Mr. Rajkiran Jayram Patil Mr. Sunil Ramchandra Patil Mrs. Sanjivani Sunil Patil**	**Rs.4,40,75,218/- Plus Unapplied Interest at Contractual rate w.e.f. 15.11.2022 apart from further Interest, Cost, Charges and Expenses minus recovery if any.**	**Lot No. 31 :**All those piece and parcel of land situated at Vijaynagar, Karad Plot No. 56 and 57, Milkat No. 64, Vijaynagar, Karad and Plot No. 58 Milkat No. 66 at Vijaynagar, Karad, Tal. Karad, Dist. Satara-415114 admeasuring 12000 sq. ft. **• Encumbrance: Not Known • Possession Type: Symbolic**	**RP:** 185.00 Lakh **EMD:** 18.50 Lakh **Bid:** 50,000
			Lot No. 32 : All those piece and parcel of Plot No.17 admeasuring 4000 Sq.ft. in S No 4, Gaothan Vijaynagar, Grampanchayat Milkat no.2, Tal Karad, Dist- Satara **• Encumbrance: Not Known • Possession Type: Symbollc**	**RP:** 71.00 Lakh **EMD:** 7.00 Lakh **Bid:** 50,000
			Lot No. 33 : All those piece and parcel of Plot no.18 admeasuring 4000 sq. ft. in S no. 4 Gaothan Vijaynagar, Grampanchayat Milkat no.1, Tal- Karad, Dist- Satara **• Encumbrance: Not Known • Possession Type: Symbollc**	**RP:** 51.00 Lakh **EMD:** 5.10 Lakh **Bid:** 50,000
22	**Borrower: Mr. Ravindra Ramchandra Pote Gurantor: NA**	**Rs.88,73,016.00/- and interest, cost and expenses at contractual rate with monthly rest w.e.f 11.10.2018 apart from penal interest, cost and expenses thereon minus recovery if any.**	**Lot No. 34 :** All those pieces and parcels of MIDC sub leasehold Plot No 29A admeasuring 341 sq mt out of T-7 and T-7 (part) and Factory shade admeasuring 196 sq mt. situated in Kagal Hatkanangle Five Star MIDC Industrial Estate at Tal- Kagal District Kolhapur sub-leased to Mr. Ravindra Ramchandra Pote (Sub-Lessee) from Metro Hi-Tech Co-op Textile Park Limited (Sub-Lessor). **• Encumbrance: Not Known • Possession Type: Physical**	**RP:** 32.13 Lakh **EMD:** 3.21 Lakh **Bid:** 50,000
23	**Borrower: M/s. Healthy Layet Poultry Farm, Proprietor: Mr. Chaitanya Raghunath Kulkarni Gurantor : 1.Mr. Nitin Prabhakar Jawale 2.Mr. Mayuresh Arvind Kulkarni**	**Rs. 239.88 lakh and interest, cost and expenses at contractual rate with monthly rest apart from penal interest, cost and expenses thereon minus recovery if any as on today.**	**Lot No. 35 :** All that Pieces & Parcels of Non-Agriculture Land at Gat no. 164/2 admeasuring 0H 20R i.e 2000 Sq. mtrs. Located at village Katrad, within the jurisdiction of Sub-Registrar Rahuri in District Ahmednagar, 413704. **• Encumbrance: Not Known • Possession Type: Physical**	**RP:** 21.90 Lakh **EMD:** 2.19 Lakh **Bid:** 50,000
24	**Borrower: MMr. Sandip Maruti Sapkal Gurantor : Mr. Sagar Ashok Karnale**	**Rs. 17,53,358.00 plus unapplied interest (at present) 7.40% p.a. w.e.f. 26.03.2021 plus future Interest as per applicable rate apart from penal interest, cost and expenses minus recovery, if any**	**Lot No. 36 :** Flat No. S-7 on the 2nd Floor of the Building Shree Homes Apartment admeasuring 56.67 Sq. Mtr. (Built Up) consisting of 3 rooms and constructed on all those piece and parcel of land situate and being and lying at Village: Saidapur in the registration District: Satara, Sub District: Satara admeasuring 961.78 Sq. Mtr., bearing CTS/S. No. 88/2B, Plot No. 9 to 12 **• Encumbrance: Not Known • Possession Type: Physical**	**RP:** 13.60 Lakh **EMD:** 1.36 Lakh **Bid:** 25,000

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

Sr. No.	Particulars		Date & Time
1.	Date and time of E- Auction	For Lot No. 1 to 36	15.09.2026 between 11.00 a.m. and 3.00 p.m.
2.	Last Date of Submission of Bid with EMD		15.09.2026 up to 2 p.m.
3.	Inspection Date & Time	For Lot No. 1 to 36	17.08.2026 to 11.09.2026 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 any 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.

Date: 14/08/2026
Place: Pune

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

Asst. Gen. Manager & Authorised Officer,
Bank of Maharashtra

Intec Capital Limited

708, Manjusha Building, 57 Nehru Place, New Delhi-110019

E-AUCTION SALE NOTICE

[Under Rule 9(1) of the Security Interest Enforcement Rules 2002]

E-Auction sale notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002").

Notice is hereby given to the public in general and in particular to the borrower(s),co-borrowers and the guarantors in particular by the Authorized Officer, that the under mentioned property is mortgaged to Intec Capital Limited. The Authorized Officer of the Company has taken the Physical possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The property will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details:-

The property will be sold **"As is where is" ,"As is what is" and "Whatever there is"** for the recovery of **Rs. 49,18,195/- (Rupees Forty Nine Lakh Eighteen Thousand One Hundred Ninety Five Only) as on 30-06-2026** with future interest and other charges/cost thereon till payment/realization which please note.

S. No.	Name of the Borrowers, Co-Borrowers and Guarantors	Details of Mortgage Property	1. Reserve Price/ 2. Earnest Money Deposit (EMD)/ 3. Bid Increase Amount	Type of Possession
1.	Rekha Control Systems and Projects, Seedram Dhondiba Bhosale, Ashwini Seedram Dhondiba Bhosale	Flat No-303, 3rd Floor, "Krishna Residency", Sr. No. 32/1, Near Ram Mandir, Narhe Ambegaon Road, Narhe, Tal Haveli, Dist. Pune-411041.	1) 34,20,000/- 2) 3,42,000/- 3) 50,000/-	Physical

Inspection Date and Time: of all properties on 10-09-2026 between 11:00am to 04:00 pm contact to Mr. Dinesh Negi on 9643802772 between 11:00am to 6:00 pm.

Date and time of submission of EMD on or before 16-09-2026 upto 5:00pm, with request letter of participation KYC, PAN Card, Proof of EMD at dinesh.negi@inteccapital.com, nodalofficer.north@inteccapital.com, Contact No. 011-46522315.

Date and Time of E- Auction- 17-09-2026 between12:00 pm to 02:00 pm.

The intending purchasers/bidders are required to deposit EMD amount by way of Demand Draft/RTGS only favouring **Intec Capital Limited.**

TERMS AND CONDITIONS OF THE E-AUCTION

1. **Contact** Mithalesh Kumar- 7080804466, mithalesh.kumar@c1india.com and **delhi@c1india.com** at their web **https://www.bankeauctions.com,** support **Mobile no.** 917291981124 / 25 / 26 on the dates as mentioned in the table above. Bidders are advised to check detailed terms and conditions of auction sale before submitting their bids refer to the link **https://www.bankeauctions.com**
2. The interested bidders are required to register themselves with the portal and obtain login ID and password well in advance, which is mandatory for e-bidding, from auction service provider (C1 INDIA) prospective bidders may avail online training on e-auction from their registered mobile number only.
3. Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website.

Date : 13-08-2026
Place : Delhi

Sd/-
Authorized Officer
Intec Capital Limited

GRIHUM HOUSING FINANCE LIMITED

Registered Office: 6th Floor, B- Building, Ganga Trueno Business Park, Lohegaon, Pune -411014

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT,2002

You the below mentioned Borrowers/ Co-borrowers /Guarantors have availed Home loans/Loans against Property facility (ies) by mortgaging your Immovable property/ies from **Grihum Housing Finance Limited** herein after referred as Secured Creditor" . You defaulted in repayment and therefore, your loan/s was classified as Non-Performing Assets. A Demand Notice under Section 13(2) of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 for the recovery of the outstanding dues sent on last known addresses however the same have returned un-served. Hence the contents of which are being published herewith as per Section 13(2) of the Act read with Rule 3(1) of The Security Interest (Enforcement) Rules, 2002 as and by way of Alternate Service upon you.

Details of the Borrowers, Co-borrowers, Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under are given as under

Sr. No.	Name of the Borrower, Co-Borrower, Guarantor and Loan Amount	DETAILS OF THE SECURED ASSET	Demand Notice Date / Amount Due in Rs.
1.	**LAHU SHAMRAO KAMBLE, ANKUSH SHAMRAO KAMBLE, SHAMRAO PANDU KAMBLE LOAN AMOUNT: RS.757099/- LOAN NO: HF0124H20100077**	All That Piece And Parcel Of Property Being Grampanchayat Milkat No. 417/1, 417/2 Ambedkar Nagar, Near Rukmini Vitthal Temple, A/P. Karanjphen Tal-Radhanagari, Dist-Kolhapur 416212. (Total Land Area 648.00 Sq.Ft & Total Built Up Area 926.66 Sq.Ft) Together With All Movables & Receivables, All Existing Buildings And Structures Thereon And Buildings And Structures As May Be Erected/Constructed There Upon Any Time From/Afterdate Of Respective Mortgages And All Additions Thereto And All Fixtures And Furniture's Attached To The Earth Or Permanently Fastened To Anything Attached To The Earth, Both Present And Future And **Bounded As Under.** North By : Road, South By : Property Of Indubai Ishwara Kamble, East By : Property Of Ashok Bhimrao Patil, West By : Property Of Vikas Shamrao Kamble.	**10/08/2026** **Rs. 846740/-** (Rupees Eight Lacs Forty Six Thousand Seven Hundred Forty Only) together with further interest @ 16.2% p.a till repayment.
2.	**RANGNATH HANUMANT PHANDA, ASHA RANGNATH PHAND LOAN AMOUNT: RS.750000/- LOAN NO: LAP0578200000005046046**	All That Piece And Parcel Of The Property Bearing Grampanchayat Milkat No. 170 Having Serial No. 228 Admeasuring 1650 Sq.Ft. Situated At Grampanchayat Jalkotwadi (Sa) Tal. Tuljapur Dist. Osmanabad. Together With All Movables & Receivables, All Existing Buildings And Structures Thereon And Buildings And Structures As May Be Erected/Constructed There Upon Any Time From/After The Date Of Respective Mortgages And All Additions Thereto And All Fixtures And Furniture's Attached To The Earth Or Permanently Fastened To Anything Attached To The Earth, Both Present And Future And Bounded As Under. **Boundaries:** East - Open Plot Of Arjun Phand , West - 15 Ft Road,North - 15 Ft Road, South - House Of Baban Bobade.	**10/08/2026** **Rs. 378198/-** (Rupees Three Lacs Seventy Eight Thousand One Hundred Ninety Eight Only) together with further interest @ 15.2% p.a till repayment.
3.	**ANIKET AGHAW, ANJALI ASHOK AGHAW LOAN AMOUNT: RS.908882/- LOAN NO: HM0115H16100203**	All That Piece And Parcel Of Flat No. 001 On Ground Floor In Building No. C2 In A Registered Co-Op. Hsg. Society Known As Natasha Enclave Situated On A Land Bearing S. No. 21 Hissa No. 3 Admeasuring About 935 Sq. Ft At Village Kondhwe Khurd, Taluka Haveli, Dist. Pune, Within The Limits Of Pune Municipal Corporation	**10/08/2026** **Rs. 648049/-** (Rupees Six Lacs Forty Eight Thousand Forty Nine Only) together with further interest @ 16.5% p.a till repayment.
4.	**AMIR ABDULKHALIK KHAN, REHANA AMIR KHAN LOAN AMOUNT: RS.2890000/- LOAN NO: HL00124100000005048636**	All That Piece And Parcel Of The Row House Unit No. B Plot Admeasuring 49.00 Sq. Mtr & Construction Admeasuring 68.82 Sq. Mtrs Constructed On Plot No.46 Admeasuring 98.00 Sq. Mtrs Out Of R. S. No.160/7/A At Mouje Panchgaon, Tal-Karveer, Dist-Kolhapur **Bounded By Towards:-** East- Plot No.43, West- 5 Mtrs Road, South- Plot No.47 North- Unit No. A.	**10/08/2026** **Rs. 3035023/-** (Rupees Thirty Lacs Thirty Five Thousand Twenty Three Only) together with further interest @ 13.2% p.a till repayment.
5.	**SHRIKANT SUNIL INDAPURE, AMBIKA SUNIL INDAPURE LOAN AMOUNT: RS.1800000/- LOAN NO: HL00578100000005013779**	All The Part And Parcel Of Flat No. 12, Admeasuring Builtup Area 77.399 Sq. Mt., On Second Floor Of Sona-Chandi Complex, Constructed On Plot No. A/38 Out Of Survey No. 108/2, (Old Survey No. 110/2), Situated At Kasabe Solapur, Taluka–North Solapur, District- Solapur. (Herein After Referred As 'Subjected Property') And **Boundaries Of The Subjected Property -** On Or Towards East – Open, On Or Towards West – Staircase, And Flat No. 07, On Or Towards South – Open, On Or Towards North – Flat No.11.	**10/08/2026** **Rs. 1918437/-** (Rupees Nineteen Lacs Eighteen Thousand Four Hundred Thirty Seven Only) together with further interest @ 13.2% p.a till repayment.

You the Borrower/s and Co-Borrower/s/Guarantors are therefore called upon to make payment of the above-mentioned demanded amount with further interest as mentioned hereinabove in full within 60 Days of this Notice failing which the undersigned shall be constrained to take action under the act to enforce the above mentioned security/ies. Please Note that as per Section 13(13) of The Said Act, You are in the meanwhile, restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in Financial Express shall be prevail

Place: PUNE
Date: 15.08.2026

Sd/- Authorised Officer
Grihum Housing Finance Limited,

HERO FINCORP LIMITED

CIN: U74899DL1991PLC046774
Regd Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057
Tel: 011-49487150 | **Fax:** 011-49487150 | **Email:** litigation@herofincorp.com
Website: www.herofincorp.com

"APPENDIX-IV-A" [SEE PROVISO TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY E-AUCTION -CUM SALE NOTICE BY WAY OF PUBLIC AUCTION FOR SALE OF IMMOVABLE PROPERTY IN TERMS OF SECURITISATION 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 Borrowers that the below mentioned immovable property mortgaged / charged to the Secured Creditor (Hero Fincorp Limited), the physical possession of the below mentioned immovable property has been taken by the **Authorized Officer of Secured Creditor (Hero Fincorp Limited),** will be sold by way of public auction on **"As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis"** on below mentioned date, for recovery of amount as mentioned below, due to the Secured Creditor from the Borrower. The Reserve Price is mentioned below and the earnest money to be deposited is mentioned respectively.

Name of the Borrower(B)/Guarantors(G) /with Address	Address of the Security charged covered under Auction	Reserve Price (RP) / EMD Amount 10% of the Reserve Price / Incremental Amount
1. **M/s Just Imagine Optic Sales (Borrower/Addressee No.1) Through its Proprietor Vijay Ishwar Bhatia, Having its office at:** Shop No. UG-57, Mahalaxmi Metro Square Jogeshwari Lane, Budhawar Peth, Pune, Maharashtra-411002 2. **Mr. Vijay Ishwar Bhatia (Co-Borrower/Mortgagor/ Addressee No.2) Residing at:** Flat No.501 A Mahalaxmi Metro Square 41 Budhwar Peth Jogeshwari Lane, Pune-411002 3. **Ms. Hemalata Ishwar Bhatia (Co-Borrower/ Mortgagor/ Addressee No.3) Residing at:** D 32 Aaram Society Aaram Lane, Varula Church Santacruz East Mumbai,-400055 4. **Mr. Ishwar Tikamdas Bhatia (Co-Borrower/ Mortgagor/ Addressee No.4) Residing at:** D 32 Aaram Society Aaram Lane, Varula Church Santacruz East Mumbai,-400055	**Property - I** "All that piece or parcel of land at Flat No.501A, 5th Floor, admeasuring carpet area 37.73 Square Meters i.e 406 Square Foot, Mahalaxmi Metro Square Co-Op Hsg Soc. Ltd, C S No.35, 36 and 41, Budhwar Peth, Pune-411002, along with the structure standing thereon and bounded as under: East by: Municipal Road, West by: CTS No.35 & 36, North by: CTS No.40, South by: CTS NO.21, Budhwar Peth" **Property – II** "All that piece or parcel of land at Unit No.330, 18.21 square Meters i.e 196 Square Foot, along with terrace admeasuring 23.51 square meters , 3rd Floor, Mahalaxmi Metro Square Co-Op Hsg Soc. Ltd., CTS No.35, 36 & 41, Budhwar Peth, Tah:- Haveli, Dist:- Pune-411002, along with the structure standing thereon and bounded as under: East by: Municipal Road, West by: CTS No.35 & 36, North by: CTS No.40, South by: CTS NO.21, Budhwar Peth"	**Property No-I Rs. 49,05,000/- Property No-II Rs. 76,50,000/-** **EMD Amount 10% of the Reserve Price** **Property No-I Rs. 4,90,500/- Property No-II Rs. 7,65,000/-** **Incremental Amount** **Property No-I Rs. 25,000/- Property No-II Rs.25,000/-**

Outstanding Dues for recovery of which property is being sold	Date/Time of On-Site Inspection of Property with Name of Authorized Officer	Last Date for submission of EMD and Request letter of participation, KYC, Documents, Pan Card, Proof of EMD etc.	Date and Time of E-Auction with auto extension of 5 minutes each
Rs. 1,09,56,277.23/- as on 16-07-2026	**On or before 31.08.2026 10.00 AM to 5.00 PM Authorized Officer: Mr. Parvez Patel Mob: 9822002899 Email: Parvez.patel@herofincorp.com Mr. Kailash Choudhary, Mob. No. 9820730811 Email: kailash.choudhary@herofincorp.com**	**On or before 01.09.2026 upto 5.00 PM and EMD through RTGS/NEFT**	**02.09.2026 Time: 10.00 AM to 1.00 PM**

The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft / Pay order in the Account No.00030310016156, Name of the Beneficiary: "Hero Fincorp Limited", IFSC Code: HDFC0000003

TERMS AND CONDITIONS OF THE E-AUCTION:

1. E-Auction is being held on **"As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis"** and will be conducted **"online".**
2. The E-Auction will be conducted through **M/s E-Procurement Technologies Ltd. (Helpline No(s): 9173528727, 07961200576/544/594/596/531/583/569, 6351896643 and E-mail on support@auctiontiger.net/ maulik.shrimali@auctiontiger.net) at their web portal https://sarfaesi.auctiontiger.net.**
3. There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Hero Fincorp Limited.
4. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: **https://sarfaesi.auctiontiger.net.**

Date: 15.08.2026,
Place: Haveli, Pune

Sd/- Authorized Officer,
Hero Fincorp Limited