

PUBLIC NOTICE

All concerned are hereby informed that Sunanda Subhash Pawar, the owner of the property-specifically Flat No. 401, Pratibha Niketan Society, Plot Nos. 63 & 64, Survey No. 2, Hissa Nos. 1/63 & 1/64, Balewadi, Pune 411045 (Area: 1088 sq. ft.)-passed away on 08/08/2025. Subsequently, the names of her legal heirs, Sujay Subhash Pawar (son) and Subhash Lakhash Pawar (husband), have been recorded as owners in the revenue records. There is a proposal to obtain a loan from Truhome Finance Ltd by mortgaging the said property in their names. If anyone has any right, encumbrance, lien, claim of inheritance, or objection regarding the said property, they should inform the undersigned in writing, along with necessary documents, within **7 days** of the publication of this notice; otherwise, it will be presumed that there are no claims, and further transactions will be proceeded with. Place: Pune Date: 29/07/2026

Adv. R. T. Sikilkar (Shaikh)
Office: 335, Shaniwar Peth, Khadak Mohalla, Talegaon Dabhade, Pune 410506 Mobile No. 9850095672

EXPRESS

Careers

Every Monday & Thursday in Financial Express, The Indian EXPRESS & LOKSATTA For Advtg. details contact: 67241000

POSSESSION NOTICE

Godrej Housing Finance Limited

Registered Office- Godrej One, Piroshanagar, Eastern Express Highway, Vikhroli (East) Mumbai- 400079 Maharashtra

Branch Office: Godrej Capital, 208 & 208 A, 2nd Floor, ABW Tower, Sector 25, Gurugram- 122002

Possession Notice (For Immovable Property) (Rule 8(1) of The Security Interest Enforcement Rules, 2002)

Loan/Facility Account No.- GHF1003HL0011066 and GHF1003FL0011876- Home Loan & Flexible Loan facilities- Loan granted to (1) Mr. Swapnil Surwase, (2) Mrs. Prerna Waghmare

Whereas, the authorized officer of the Godrej Housing Finance Limited, a Company incorporated under the Companies Act, 2013 having registration as a housing company from the Reserve Bank of India & having registered office at Godrej One, Piroshanagar, Eastern Express Highway, Vikhroli (East) Mumbai- 400079 Maharashtra & One of the office at Godrej Capital, 208 & 208 A, 2nd Floor, ABW Tower, Sector 25, Gurugram, 122002 under The Securitization 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 Notice Dated **09.02.2026** calling upon Applicant/Borrower/Co-Applicant/Co-Borrower/Guarantors/ Mortgageors (1) **Mr. Swapnil Surwase, (2) Mrs. Prerna Waghmare** to repay the amount mentioned in the notice being **Rs. 53,94,282.26/- (Rupees Fifty-Three Lakhs Ninety Four Thousand Two Hundred Eighty Two Only)** due as on **09.02.2026** with subsequent interest, penal interest, charges, costs etc. as per the agreement(s) within 60 days from the date of receipt of the said notice.

The Applicant/ Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgageors, having failed to repay the amount, notice is hereby given to the Applicant/Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgageors in particular and the public in general that the undersigned authorized officer of company has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said act read with Rule 8 of the said rules on this 22nd day of July 2026.

The Applicant/ Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgageors attention is invited to provisions of Sub-Section (8) of Section 13 of the said act, in respect of time available, to redeem the secured assets. The Applicant / Borrower/ Co-Applicant/Co-Borrower/Guarantors/ Mortgageors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Godrej Housing Finance Limited for the amount of **Rs. 53,94,282.26/- (Rupees Fifty-Three Lakhs Ninety Four Thousand Two Hundred Eighty Two Only)** due as on **09.02.2026** and interest thereon from **10.02.2026**.

Description of Secured Asset/s

Flat/Apartment/Unit No. T4 502 Having Carpet Area of 58.00 Square Meters, Type 2 BHK Optima And Exclusive Terrace Area 0.00 Sq.mtrs And Balconies Area Admeasuring 9.48 Square Meters, Sit Out Area 0.00 Sq.mtrs on 5 Floor of The Building No. 'Tower-4' Project Styled As 'Park Titian' Along With With Single Basement Cover Car Park (T4-115) Car Parking Situated In Pune, Maharashtra

Date: 29.07.2026
Place: Pune

Authorized Officer
Godrej Housing Finance Limited

Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahmulla Sayani Road Opp. Patel ST, Dept. 188998, Mumbai - 400 025, Co. 829188998
Website: www.motilaloswal.com, Email: hfquery@motilaloswal.com

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website www.motilaloswal.com for the details given below.

Date and time of E-Auction Date: 20-08-2026 11:00 Pm to 02:00 Pm (with unlimited extensions of 15 minute each)

Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXPUN00316-170029400 Branch: Pune2 Borrower: Aftab Shafik Ansari Co-Borrower: Danish Aftab Ansari Guarantor:Ismail Ibrahim Shaikh	09-01-2026 For Rs: 1592686/- (Rupees Fifteen Lakh Ninety Two Thousand Six Hundred & Eighty Six Only)	Flat No 503 5Th Floor Adm 820 Sq Ft I.E 76.17 Sq Mtrs At Soniya Shreemai Classic S.No 54 Hissa No 2B Village Kondhawa Khurd Tal Haveli Pune Near Dagdusheth Ashram 411048 Pune Maharashtra	Reserve Price: Rs.1260000/- (Rupees Twelve Lakh Sixty Thousand Only) EMD: Rs. 126000/- (Rupees One Lakh Twenty Six Thousand Only) Last date of EMD Deposit:19-08-2026

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.credauction.com> of our e-Auction Service Provider, M/s. CREDRESOLUTION INDIA PVT LTD for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form, which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Sachin Garde 7045766297 & Deepak Keswad 9767233535 details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 9137100020, E-mail ID: balram@credresolv.com.
Sd/-, Authorised Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)

Place : Maharashtra/ Date : 29.07.2026

YES BANK YES BANK LIMITED

Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai 400055
Branch: YES Bank Ltd., Plot No. 69/4, Mutha Samphony, Law College Road, Erandwane, Pune 411004

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 properties are mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Yes Bank Ltd. i.e. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on below mentioned respective dates, for recovery of amount mentioned below in respective case due as per Sec. 13(2) notice subject to further interest and charges at contracted rate, due to the Secured Creditor from below mentioned borrowers, co-borrowers, mortgagors, guarantors in respective case. The reserve price, earnest money deposit & other details are as under.

Account No.	Name of Borrower/ Co Borrower/ Mortgageor (s)/ Security providers	Description of Property	Date of Possession	Date of Demand Notice Amount Due as per 13(2) notice	Last Date for submission of BID	Date & Time of E-Auction	Reserve Price (Rs)	Earnest Money Deposit (Rs.)	Date of Inspection
HLN000 8013047 28	Praful Haridas Makeshwar	FLAT No. 504, 5th Floor, Building/Wing No. A, Project known as "Vana-Vasundhara" S. No. 108, Hissa No. 1, Situated at Chowisawadi (Old Charoli BK), Tal.- Haveli, Dist.- Pune	18-03-2026	22-08-2025 Rs. 33,62,769.09/-	29-08-2026	01-09-2026 10.00 am to 11.00 am with extension of 5 minutes each	Rs. 32,22,000/-	Rs. 3,22,200.00 /-	12-08-2026
AFH000 8006260 91	Prashant Jagannath Kshirsagar & Shantabai Jagannath Kshirsagar	Flat No. 405, Fourth Floor, Dreams 24, C.I.c No. 4122 To 4128, Village- Talegaon Dabhade, Taluka- Maval, Pune- 410506	17-03-2026	23-06-2025 Rs. 10,69,913.00/-	29-08-2026	01-09-2026 10.00 am to 11.00 am with extension of 5 minutes each	Rs. 10,35,000/-	Rs. 1,03,500.00 /-	12-08-2026
AFH000 8009263 28	Nitin Hiranam More & Indubai Hiranam More	Flat No.B-106, 1st Floor, "Snehal Co-Operative Housing Society Ltd." C.T.S No.3241 Situated at Village- Talegaon Dabhade, Tal.- Maval, Dis.-Pune-410506	16-03-2026	13-10-2023 Rs. 19,67,239.47/-	29-08-2026	01-09-2026 10.00 am to 11.00 am with extension of 5 minutes each	Rs. 14,49,000/-	Rs. 1,44,900.00 /-	12-08-2026
MOR000 8002957 57	Jarande Construction, Nitin Mhasuku Jarande & Nirmala Nitin Jarande	Shop No. 5 admeasuring total area 35.93 Sq. Mtrs., Still Floor, Ganaraj Terrace, CTS No. 59, Hissa No. 1A/4, Mohammadwadi, Tal.- Haveli, Dist.- Pune 28	16-03-2026	10-02-2025 Rs. 20,37,627.72/-	29-08-2026	01-09-2026 10.00 am to 11.00 am with extension of 5 minutes each	Rs. 34,51,000/-	Rs. 3,45,100.00 /-	12-08-2026
AFH000 8009605 23	Sneha Sajan Kamble & Sajan Sambhaji Kamble	Flat No. 102, 1st Floor, Building B-5, "Unnat", Survey No.42, Hissa No.2, Situated at Village- Nare, Tal.- Mulshi, Dist.-Pune- 411057	18-02-2026	16-04-2024 Rs. 14,59,894.80/-	29-08-2026	01-09-2026 10.00 am to 11.00 am with extension of 5 minutes each	Rs. 16,02,000/-	Rs. 1,60,200.00/-	13-08-2026
HLN000 8010325 53	Somanath Mahadev Jamdade & Rani Somanath Jamdade	Flat No. 204 on 2nd Floor, Ashirwad Homes, Survey No. 275/1B, Plot No.05, situated at Vadgaon, Tal.- Maval, Dist.- Pune-412106	17-02-2026	11-12-2023 Rs. 25,79,947.58/-	29-08-2026	01-09-2026 10.00 am to 11.00 am with extension of 5 minutes each	Rs. 18,72,000/-	Rs. 1,87,200.00/-	13-08-2026
AFH000 8007382 46	Balkrishna M Kamble & Meera Maruti Kamble	Flat No.602, 6th Floor, Building No-A, "Nisarga Sparsh" S. No. 181, Hissa No.3/1 & 3/2, Situated at Village- Vadgaon, Tal.- Maval, Dist.-Pune-412106	17-02-2026	15-01-2024 Rs. 19,58,922.28/-	29-08-2026	01-09-2026 10.00 am to 11.00 am with extension of 5 minutes each	Rs. 13,68,000/-	Rs. 1,36,800.00 /-	13-08-2026
AFH000 8006273 22	Akash Vilas Warade & Sandhya Akash Warade	Flat No. 411, 4th Floor, Wing-E, "Aarambh", Gat No.3516, Situated at Village- Talegaon Dhamdhare, Tal.-Shirur, Dist.- Pune-412208	12-02-2026	23-08-2024 Rs. 12,95,456.41/-	29-08-2026	01-09-2026 11.15 am to 12.15 pm with extension of 5 minutes each	Rs. 12,96,000/-	Rs. 1,29,600.00/-	13-08-2026
AFH000 8009496 41	Sagar Chandrakant Galande & Hira Chandrakant Galande	Flat No. 301, 3 rd Floor, Wing 'F', Building named as "Aarambha", Gat No.3516, Situated at Talegaon Dhamdhare, Taluka- Shirur, District-Pune- 412208.	11-02-2026	08-02-2023 Rs. 16,89,841.55/-	29-08-2026	01-09-2026 11.15 am to 12.15 pm with extension of 5 minutes each	Rs. 12,69,000/-	Rs. 1,26,900.00 /-	13-08-2026
AFH000 8005466 60	Atul Ramchandra Bhujbal & Rekha Atul Bhujbal	Flat No.03, Ground Floor, Building-B, "Unicon Nivasa Part-1", Gat No. 734, Situated at Village- Perne, Tal.-Haveli, Dist.- Pune- 412216	11-02-2026	16-05-2024 Rs. 10,53,168.78/-	29-08-2026	01-09-2026 11.15 am to 12.15 pm with extension of 5 minutes each	Rs. 8,37,000/-	Rs. 83,700.00 /-	13-08-2026
AFH000 8003192 70	Smita Shankar Das & Taposi Shankar Das	Flat No. 305, 3rd Floor, Building No. B, "Unicon Nivasa Part-1", Gat No.734, Situated at Village - Perne Tal.-Haveli, Dist.- Pune- 412216	11-02-2026	26-06-2024 Rs. 9,14,437.91/-	29-08-2026	01-09-2026 11.15 am to 12.15 pm with extension of 5 minutes each	Rs. 7,92,000/-	Rs. 79,200.00/-	13-08-2026
2975661 1	Ditring Trading Private Limited (Through its directors - Yadagiri Gawrayya, Narayan Gourayya Rajker, Aditya Ashok Pawar), Yadagiri Gawrayya, Narayan Gourayya Rajker, Aditya Ashok Pawar	Property 1: Commercial Unit No. 1 Hotel, Non-Agricultural Properties of Gate No.22 Commercial Hotel Unit No. 1 Hotel to the carpet area of 223.42 Sqr. Mtr. (built up area of 162.55 Sqr. Mtr.) at First Floor, G. K. Dada Pawar Tower Wing-A Co. Op. Housing Society Ltd., Wing-A, situated at Sangliwadi, Tal. Miraj, Dist. Sangli which is bounded as under: East :- Conference, duct & passage, West :- Side Margin, North:- Side Margin, South:- Hotel Area. Property 2: Commercial Unit No. 2 Office, Non-Agricultural Properties of Gat No. 2/2 Commercial Office Unit No. 2 Office to the carpet area of 68.90 Sqr. Mtr. (built up area of 58.69 Sqr. Mtr.) at First Floor, G. K. Dada Pawar Tower Wing-A Co. Op. Housing Society Ltd., Wing A, situated at Sangliwadi, Tal. Miraj, Dist. Sangli which is Bounded by under: East :- Side Margin, West :- Open Terrace, North:- office, Passage, South:- Side Margin. Property 3: Commercial Unit No. 3 Conference Non-Agricultural Properties of Gat No. 2/2 Commercial Office Unit No. 3 Conference to the carpet area of 49.97 Sqr. Mtr. (built up area of 42.17 Sqr. Mtr.) at First Floor, G. K. Dada Pawar Tower Wing-A Co. Op. Housing Society Ltd., Wing A, situated at Sangliwadi, Tal. Miraj, Dist. Sangli which is bounded as under: East :- institute unit, West :- office unit, North:- Side Margin, South:- Lift Passage. Property 4:- Commercial Unit No. 4 institute Non-Agricultural Properties of Gat No. 2/2 Commercial Unit No. 4 Institute to the carpet area of 32.19 Sqr. Mtr. & built up area of 22.44 Sqr. Mtr. at First Floor, G. K. Dada Pawar Tower Wing-A Co. Op. Housing Society Ltd., Wing A, situated at Sangliwadi, Tal. Miraj, Dist. Sangli which is bounded as under: East :- Side Margin, West :- Conference, North:- Side Margin, Passage, South:- lift passage	11-02-2026	10-05-2024 Rs. 2,35,36,416/-	29-08-2026	01-09-2026 11.15 am to 12.15 pm with extension of 5 minutes each	Rs. 2,31,93,000/-	Rs. 23,19,300.00/-	13-08-2026

For detailed terms and conditions of the sale, please refer to the link provided in <https://sarfaesi.auctiontiger.net>, Secured Creditor's website i.e., www.yesbank.in. In case of any difficulty in obtaining Tender Documents/ e-bidding catalogue or inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of YES BANK LTD., Mr. Abhijeet Aute on 9923155455/Ashok Gopale on 9763155455/Om Shinde on 7350724142 and Officials of M/s. e-Procurement Technologies Limited - Auction Tiger, Ahmedabad, Bidder Support Name & Numbers : Ram Sharma -9879591888, 9265562821/18, 079-68136880/68136837. Email : support@auctiontiger.net and ramprasad@auctiontiger.net. This is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

SALE NOTICE TO BORROWER/GUARANTORS

The above shall be treated as Notice Utr. 9(1) read with 8(6) of Security Interest (Enforcement) Rules, 2002, to the Obligants to pay the same within 15 days from the date of publication.

Date : 28.07.2026
Place : Pune

Authorized Officer
For YES Bank Limited

TJSB SAHAKARI BANK LTD. MULTI-STATE SCHEDULED BANK

Registered Office : TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604.
Ph. 022-6936 8500
Pune Regional Recovery Office : 692/693, Chaphalkar Centre, Chaphalkar Colony, Market Yard, Pune 411037.
Ph. 7208932034 / 7208931332

POSSESSION NOTICE (For Immovable Property) UNDER RULE 8 (2) OF SECURITY INTEREST ENFORCEMENT RULES 2002 R/W PROVISIONS OF SARFAESI ACT, 2002

WHEREAS, the undersigned being the Authorized Officer of TJSB Sahakari Bank Ltd under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (In short "SARFAESI Act, 2002") and in exercise of powers conferred u/s. 13 (12) r/w Rule 3 of Security Interest (Enforcement) Rules 2002, issued Demand Notice to repay the amount mentioned in the notice within 60 Days from the date of receipt of the said notice having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that, the undersigned has taken Physical Possession of the property as mentioned below, in exercise of powers conferred on him u/s 13(4) and Section 14 of SARFAESI Act, 2002 r/w Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrower(s) in particular and public in general are hereby cautioned not to deal with properties and any dealings with the properties will be subject to the charge of TJSB Sahakari Bank Ltd. The borrower's attention is invited to the provision of sub section (8) of Section 13 of the said Act, in respect of time available, to redeem the secured assets.

Name of the Borrower(s) / Guarantor(s) / Mortgageor(s)	Date of Demand Notice & Outstanding Amount	Date & Place of Possession	Description of Property
To, 1. M/s. Synergy Hitech Agro (A partnership firm through its partners Smt. Anuradha Ashok Inamdar, Mrs. Shailaja Sanjay Mohite & Mrs. Rohini Sandeep Mane) (Borrower and Mortgageor) 2. Smt. Anuradha Ashok Inamdar (Partner/Guarantor/Mortgageor) 3. Mrs. Shailaja Sanjay Mohite (Partner/Guarantor/Mortgageor) 4. Mrs. Rohini Sandeep Mane (Partner/Guarantor/Mortgageor) 5. Mr. Abhijeet Ashok Inamdar (Guarantor/Mortgageor) 6. Mr. Sanjay Raghunath Mohite (Guarantor) 7. Mr. Sandeep Sadashiv Mane (Guarantor) 8. Mr. Raghunath Dagadu Mohite (Guarantor) 9. Mrs. Rupali Sandeep Mohite (Guarantor/Mortgageor) 10. Mrs. Sarita Satish Mohite (Guarantor/Mortgageor) 11. Mr. Sunil Sadashiv Mane (Guarantor/Mortgageor) 12. Mrs. Ashwini Ajay Deshmukh (Guarantor/Mortgageor) 13. Mr. Amol Ashok Inamdar (Guarantor/Mortgageor)	Demand Notice Date : 24/07/2025 Outstanding Amount as on 30.06.2025 Rs. 3,16,98,000.75 (Rupees Three Crore Sixteen Lakhs Ninety-Eight Thousand and seventy-five paise Only) (Plus further interest and cost thereon from 01.07.2025)	Date:- 28/07/2026 Place:- Ujjaiwadi, Kolhapur having Total Plot area is 279.90 sq. mtrs having Boundaries - East :- Plot No. 155 Property, West :- Plot No. 153 Property, South :- Plot No. 161 Property, North :- Colony Road. (Physical Possession)	All that piece and parcel of Property situated at -Plot No. 154, R.S. No. 50/2, Ujjaiwadi Tal - Karveer, Dist - Kolhapur having

PRO Recovery, Pune
Loan Account Nos. :
ODSR/1531403000000006, ECLGSTL1R/1533078000000001,
PRLNR/1533029000000001 & ADVHYPR/1533007000000001.

Sd/-
Authorized Officer,
Under SARFAESI Act, 2002
For & on behalf of TJSB Sahakari Bank Ltd.

Date : 28/07/2026
Place : Pune

Punjab & Sind Bank

Office: - Chinchwad Regional Office: Mumbai, Fort

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES.

E- Auction Statutory Sale Notice for sale of Immovable Assets under Rule 6(2) and 8(9) read with Rule 6 & 9 of Security Interest (Enforcement) Rules 2002 of SARFAESI Act Public Notice for E-Auction for Sale of Immovable property 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 Authorized Officer of the Punjab & Sind Bank, Secured Creditor, will be sold on "As is Where is", "As is what is", "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues 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/ Assets. 1. The sale will be done by the undersigned through e-auction platform provided at the website: <https://baanknet.com>. 2. EMD & KYC will be done through portal <https://baanknet.com>.

S No	Name of the Borrower/Guarantor & Description of the mortgaged property along with status of Possession (Symbolic/Physical)	Demand Notice Date	Reserve Price	Property inspection Date & Time	Date/Time of E-Auction	QR Code for Service Provider
1.	Borrower(s): Mrs. Pooja Dilip Kandhare & Mr. Dilip Kisan Kandhare. Description of Property: Flat No.4 on 1st Floor "Pale Building" S.No. 79 Hissa No. 1/1 Near Ganesh Temple Mokate Nagar Left Bhusari Colony Mouje Kothrud Tal. Haveli Dist- Pune- 411038. (Symbolic Possession)	Notice Date: 24.07.2026 Rs.30,27,202.93 as on 24.07.2026 + further interest and cost thereon from 24.07.2026. Balance O/s Rs.33,11,476.93 as on 28.02.2025 plus further interest and cost thereon.	Rs. 53,000,000/- Rs. 5,30,000/- on or before 28.08.2026 by 5:00 PM. Rs. 530000/-	27.08.2026 12:00 PM to 5:00 PM	29.08.2026	
2.	Borrower(s): Mrs. Rupali Sachin More & Mr. Sachin Ramershr More Description of Property: Flat No 03, 1st Floor Building Name Savali Residency Apartment S. No. 386/1 (Old 639), CTS No 7537 Opposite Hotel ThandaMamla on old Pune Mumbai Highway Mascernanhs Colony Talegaon (Dabhade) Tal Maval District Pune 410506. (Symbolic Possession)	Notice Date: 14-07-2023 Rs.1473,591.26 as on 14.07.2023 + further interest and cost thereon from 14.07.2023. Balance O/s Rs.20,01,398 as on 24.07.2026 plus further interest and cost thereon.	Rs. 31,15,000/- Rs. 3,11,500/- on or before 28.08.2026 by 5:00 PM. Rs. 31150/-	27-08-2026 12:00 PM to 5:00 PM	29.08.2026	

Name and contact details of Authorised Officer: Gunveen Kaur Wadhwa Mobile: +91- 9872492551 AND Mr. Bhagwat Barsale Mo. No 9922202522
E-mail: p1031@psb.bank.in.

TERMS & CONDITIONS:

1. The e-auction is being held on, "AS IS WHERE IS" AND "AS IS WHAT IS" AND "WHATEVER THERE IS" basis. In case the property/ies is sold after taking Symbolic Possession of the properties, successful Bidder/s shall have to get Physical possession of the property/ies at his or her own cost, risk and responsibility. Though bank will facilitate in taking possession by obtaining order from competent authorities.

2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance known to the Authorized officer that is persisting. However, the intending bidders should make their own independent inquiries and due diligences regarding the encumbrances, title of property/ies and claim/rights/dues affecting the property & to inspect & satisfy themselves from the respective department/offices, before submitting the bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property/ies is being sold with all existing and future encumbrances whether known or unknown to the bank. The Authorised officer/Secured creditor shall not be responsible in any way for any third party claims/rights/dues.

3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.

4. The interested bidders shall submit the EMD through web portal <https://baanknet.com> (the user id and password can be obtained free of cost by registering name with <https://baanknet.com> through login id and password. After registration by the bidder in the web portal, the intending bidder/purchaser is required to get the copies of following documents uploaded in the web portal before the last date of submission of bid, viz (i) copy of PAN card (ii) Proof of identification (KYC) viz self-attested copy of voter id/driving license/passport etc.

5. The interested bidder who require assistance in creating user id and password, uploading data, submitting bid, training on e-bidding process etc. shall contact M/s PSB Alliance Pvt. Ltd. having its registered office at Unit No.1, third floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala east, Mumbai 400037, (Helppdesk No. +91829120220. E-Mail Id-support.BAANKNET@psballiance.com.

6. The interested bidders, who have submitted their EMD not below 10% of Reserve Price through online mode before time and date mentioned above, shall be eligible for participation in e-bidding process. The auction of the above property/ies would be conducted exactly on the scheduled date and scheduled time as mentioned above by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned in the column "Bid increase amount" against each property. In case the bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extension of 5 minutes each). The bidder who submits the highest bid amount (not below reserve price) on closure of e-auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by Authorised officer/Secured creditor.

7. Neither the authorized officer/Bank 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.

8. The purchasers shall bear the stamp duties/additional stamp duties/transfer charges, fees etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. Owed to anybody prior and future. Successful bidders shall have to comply with the provision of Income Tax regarding purchase of property and pay the tax to authorities as per applicable rates.

9. 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 any reason thereof.

10. 25% of sale price is to be paid immediately i.e., on the same day or not later than next working day including earnest money already deposited from the acceptance of bid price by the Authorised officer. In case of default, property shall be sold again.

11. Balance 75%of the sale price is to be paid on or before 15th day of the confirmation of sale of immovable property. In default of payment within the period mentioned above, the deposit shall be forfeited and property shall be resold and defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.

THIS NOTICE IS ALSO TO BE TREATED AS 15 DAYS STATUTORY SALE NOTICE TO BORROWER AND GUARANTORS (L/Rs) UNDER RULE 8(6) SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Date: 27.07.2026
Place: Pune

Sd/-
Authorised Officer
Punjab and Sind Bank