VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra.
CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in therespective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said rules on the date mentioned below.
The borrower and guarantor 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 the Vastu Housing Finance Corporation Limited Branch for an amount metioned as below and interest thereon, costs etc.

S N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Navnath Anandrao Wable (Borrower), Mr/Mrs. Nita Navnath Vabale (Co Borrower) HL0000000271763	17-Jun-26 Rs.1350326/- as on 16-Jun-26	All that part and parcel of the Immovable property situated at, All that piece and parcel of land property bearing Apartment No.C1 604 on 6 th Floor Carpet area admeasuring 22.82 Sq. Mtrs Enclosed Balcony admeasuring 2.45 Sq. Mtrs and Dry balcony admeasuring 1.66 Sq. Mtrs including total carpet area 26.93 Sq.mtr in Scheme known as C1, in Building known as "SARA SWAPNAVIHAR" which is constructed on land admeasuring 21337.21 Sq. Mtrs, plot No.C, bearing Gat No. 137/2/138/2/139/140/141/2/142/143/144/145/2/150/2/152/2/153/2/154/2/155/2/156/2/157/2/1., situated at Village - Kharabwadi, Tal -Khed, Dist - Pune., Maharashtra, 410501 Boundaries as follows: North - By Marginal Open Space South - By Passage East - By Flat no : 605 West - By Flat no: 603	Symbolic Possession Taken on 04-Sep-26
2	Ajinkya Sukhdev Thombare (Borrower), Mr/Mrs. Ajinkya Sukhdev Thombare (Co-Applicant), Mr/Mrs. Jayshree Ajinkya Thombre (Co Applicant) & Mr/Mrs. Santosh Ashok Wani (Co Applicant) & Mr/Mrs. Tulsabai Sukhadev Thombare (Co Applicant) LP0000000097191	19-May-26 Rs.879344/- as on 16-May-26	All that part and parcel of the Immovable property situated at, Gat No 2 Milkat No 284, At Kalamboli, Malshiras,Solapur,Maharashtra, 413109 Boundaries as follows: North - Common Rod And Walchandnagar Natepute Road South - Part Of Gat No. 2 Property Of Mr. Sukhadev Thombare East - Part Of Gat No.2 Property Of Mr.Sukhadev Thombare West - Part Of Gat No. 2 Property Of Mr. Ashok Kale	Symbolic Possession Taken on 03-Sep-26

Date : 09.09.2026
Place : Pune, Solapur

Authorised officer
Vastu Housing Finance Corporation Ltd

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

Pune West Zonal office: "Janamangal" 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra, Pimpri Branch, Pimpri, Pune-411 018
Ph. : 020-2733 5341.

Possession Notice (Appendix IV under the Act-Rule-8(1))

Whereas the undersigned being the Authorized Officer of the **Bank of Maharashtra** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued **Demand Notices** on the dates as mentioned below calling upon the following Borrowers to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said Notice.
The Borrower/Co-borrower/Mortgagor mentioned hereinabelow having failed to repay the amount, Notice is hereby given to the Borrowers and Guarantors mentioned hereinbelow in particular and the Public in general that the undersigned has **taken Symbolic Possession** of the properties described herein below in terms of the powers vested under the provision of section13(4) of the said Act read with Rule 8 on the dates mentioned below.
The Borrower/Mortgagor in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Bank of Maharashtra** for an amounts mentioned hereinbelow. The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the act, in respect of time available, to redeem the secured assets.
This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Sr. No.	Borrower & Guarantors	Dues In Rs.	Date of Demand Notice / Date of Possession
1	**Branch : Ghodegaon** **Borrower : Mr. Pravin Maruti Bhaskar and Co-borrower Mrs. Manisha Pravin Bhaskar, Both R/o** Flat No. 304, 3rd Floor, Wing B, Siddhivinayak Complex, Sr. No. 205/10/A/1, Shetewasti, Ghodegaon, Tal. Ambegaon, Dist. Pune-412408 and **Guarantor : Mr. Prasad Nilkanth Honrao**, R/o At post Ghodegaon, Tal. Ambegaon, Dist. Pune-412408.	**Rs. 13,64,486.36 (Rupees Thirteen Lakhs Sixty Four Thousand Four Hundred Eighty Six and Thirty Six Paisa Only)** plus unapplied interest @ 09.05% p.a. w.e.f. 20/06/2026 and other cost and expenses thereon	20/06/2026 07/09/2026
	The details of the property mortgaged to the Bank and taken possession by the Bank are as follows: Register mortgage of Flat No. 304, 3rd Floor, Wing B, 'Siddhivinayak Complex', constructed on land bearing Sr. No. 205/10/A/1, situated at Shetewasti, Ghodegaon, Tal. Ambegaon, Dist. Pune, area of Flat 621.8 sq. ft. i.e. 57.77 sq. mtr.s. **CERSAI Asset ID: 200016282166**		
2	**Branch : Narayangaon** **Borrower : Mr. Ramchandra Narayan Shegar, R/At** post Narayangaon, Tal. Junnar, Dist. Pune-410504 and **Guarantors Mrs. Sangita Ramchandra Shegar, R/At** post Narayangaon, Tal. Junnar, Dist. Pune-410504 and **Mr. Shivaji Laxman Shegar, R/At** post Chas, Tal. Ambegaon, Dist. Pune-410515.	**Rs. 1,02,11,221.69 (Rupees One Crore Two Lakhs Eleven Thousand Two Hundred Twenty One and Sixty Nine Paisa Only)** plus further unapplied interest thereon @ 12.10% p.a. w.e.f. 25/06/2026 and other cost and expenses thereon	25/06/2026 07/09/2026
	The details of the property mortgaged to the Bank and taken possession by the Bank are as follows: Residential property being an apartment constructed on Grampanchayat Property No./CTS/Sr. No. 1332. Old no. 1287, Plot No. 6, on Ground Floor 23*26.6 RCC construction bearing 3 rooms with toilet bathroom, area 611.08 sq. ft. and 1st Floor 30* 26.5 RCC construction bearing Kitchen, Hall, Bedroom with toilet bathroom, area 780 sq. ft., situated at Village Warulwadi, Tal. Junnar, Dist. Pune, owned by Ramchandra Narayan Shegar and Sangita Narayan Shegar. **CERSAI Asset Id: 200108787762**		

Date : 07/09/2026
Place : Pune

Chief Manager & Authorised Officer,
Bank of Maharashtra, Pune West Zone

Phoenix ARC Limited

(Formerly Known As Phoenix ARC Private Limited)
Regd. Office:3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313
CIN: U67190MH2007PLC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

E-Auction Sale Notice 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 Phoenix Arc Limited pursuant to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"**, 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.phoenixarc.co.in**/ as per the details given below

Date and time of E-Auction:- Date: 14-10-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)

Sl. No.	Borrower(s) / Co-Borrower (s)/Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
1	**LAN: LXPUN00315-160005241 Branch: Pune Borrower: Sanjay Nathuram Mistri Co-Borrower: Anjana Sanjay Mistry Guarantor :**	**20-11-2018 For Rs: 1056409/-** (Rupees Ten Lac Fifty Six Thousand Four Hundred Nine Only)	Flat No. 503, 5Th Floor, Sai Prerna Aprtment, Near Sunanda Appt , Old Survey No. 165/1A/1, New Survey No. 204 Hissa No. 9, Village Phursungi, Taluka Haveli, District Pune-411308Maharashtra	**Reserve Price: Rs.9,50,000/-** (Nine Lakh Fifty Thousand Only) **EMD: Rs.95,000/-** (Ninety Five Thousand Only) **Last date of EMD Deposit:13-10-2026**
2	**LAN: LXDAU00416-170034277 Branch: Baramati Borrower: Vicky Avinash Burade Co-Borrower: Avinash Shamrao Burade Guarantor :**	**21-12-2018 For Rs: 783719/-** (Rupees Seven Lac Eighty Three Thousand Seven Hundred Nineteen Only)	Milkat No 393 At Lasurne Baramati Indapur Road Opp Lasurne Bus Stop Tal Indapur Dist Pune Opp Lasurne Bus Stop 413117 Maharashtra	**Reserve Price: Rs.6,50,000/-** (Six Lakh Fifty Thousand Only) **EMD: Rs.65,000/-** (Sixty Five Thousand Only) **Last date of EMD Deposit:13-10-2026**
3	**LAN: LXPUN00114-150002761 Branch: Pune Borrower: Toufik Mubarak Dange Co-Borrower: Munna Toufik Dange Guarantor :**	**09-02-2018 For Rs: 1041559/-** (Rupees Ten Lac Forty One Thousand Five Hundred Fifty Nine Only)	Survey No. 44/2B, Old Survey No. 17/2B, Flat No.403, 4Th Floor, Sai Swapnashrushti Old Chandoli Road, Pune Manchar Pune 421311	**Reserve Price: Rs.3,50,000/-** (Three Lakh Fifty Thousand Only) **EMD: Rs.35,000/-** (Thirty Five Thousand Only) **Last date of EMD Deposit:13-10-2026**
4	**LAN: LXPUN00314-150002797 Branch: Pune Borrower: Abhijeet Dnyandeo Chavare Co-Borrower: Anjali Abhijeet Chavare Guarantor :**	**24-03-2018 For Rs: 1077306/-** (Rupees Ten Lac Seventy Seven Thousand Three Hundred Six Only)	Flat No.401,4Th Floor, S2 Wing, Sai Swapnasrushti S. No.44/2B, Old S.No.17/2B, Old Chandoli Road, Village-Manchar, Tal.Ambegaon, Dist.Pune Manchar 410503 Ambegaon Pune Maharashtra	**Reserve Price: Rs.3,50,000/-** (Three Lakh Fifty Thousand Only) **EMD: Rs.35,000/-** (Thirty Five Thousand Only) **Last date of EMD Deposit:13-10-2026**
5	**LAN: LXPUN00314-150002762 Branch: Pune Borrower: Hanumant Topa Pawar Co-Borrower: Aasha Hanumant Pawar Guarantor :**	**28-05-2018 For Rs: 1551201/-** (Rupees Fifteen Lac Fifty One Thousand Two Hundred One Only)	Flat No.404,4Th Floor,S2 Wing,Sai Swapnasrushti,` S.No.44/2B,Old S.No.17/2B,Old Chandoli Road, Village-Manchar, Tal. Ambegaon, Dist.Pune Manchar 410503 Pune Maharashtra	**Reserve Price: Rs.3,50,000/-** (Three Lakh Fifty Thousand Only) **EMD: Rs.35,000/-** (Thirty Five Thousand Only) **Last date of EMD Deposit:13-10-2026**
6	**LAN: LXPIM00315-160022037 Branch: Pimpri Borrower: Vishal Vijay Chintalwar Co-Borrower: Vijaya Vijay Chintalwar Guarantor :**	**24-03-2018 For Rs: 1503897/-** (Rupees Fifteen Lac Three Thousand Eight Hundred Ninety Seven Only)	Plot No 13 Ranka Phase 1, Midc Road, Katavi, Maval Gat No.109, Maval Nr D.Y. Patil Collage 411001 Pune Maharashtra	**Reserve Price: Rs.20,00,000/-** (Twenty Lakh Only) **EMD: Rs.2,00,000/-** (Two Lakh Only) **Last date of EMD Deposit:13-10-2026**

Terms and Conditions of E- Auction: 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.auctionbazaar.com**/ of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** 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 **Ashish Sharad Dhapte 8421520525 & Bhushan Dattatray Abhang9881232150, Sailesh Iyengar9833801159, Tushar Chandrakant Sutar8888866035 & Navnath Dattatray Kumbhar9323924935, Ajit Dattatray Gaikwad9321972466,** details available in the above mentioned Web Portal and may contact their **Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com**. **2.** All the intending purchasers/ bidders are required to register their name in the portal mentioned above as **https://www.auctionbazaar.com**/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. **3.** For participating in the 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 asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. **4.** At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. **5.** The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. **6.** The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. **7.** The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place: MAHARASHTRA
Date : 09-09-2026

Sd/-Authorized Officer
Phoenix ARC Limited (Formerly Known As Phoenix ARC Private Limited)

BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum It Park B2 Building, 5th Floor, Kalyani Nagar,Pune,Maharashtra-411014
Branch Add. : C/4 Plot No. 12 Kohinoor Estate Housing Society Mula Road, Near Kamal Nayan Bajaj Garden, Wakdewadi Pune – 411003, Maharashtra Authorized Officer's Details: Name Rahul Singh / Email Id: rahul.singh4@bajajhousing.co.in MOB NO. 9096259348 & 9978336633

APPENDIX IV -A [Rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of the 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 physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" and applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

DETAILS OF BORROWER/CO BORROWERS/ GUARANTOR(S) AND LOAN DETAILS	DESCRIPTION OF THE IMMOVABLE PROPERTY	DETAILS OF E AUCTION
LAN:- H4P8HHL0678026 & H4P8HLT0690453 **1. NITIN JAGANNATH MAHAJAN (Borrower)** **2. DEEPIKA NITIN MAHAJAN (Co-Borrower)** Both At Flat No 301 Real Peral S No 862, Yashwant Nagar Wagholi, Pune, Maharashtra-412207 **Outstanding amount - Rs. 32,10,914/-** (Rupees Thirty Two Lakhs Ten Thousand Nine Hundred Fourteen Only) as on 02/09/2026 along with future interest and charges accrued w.e.f. 02/09/2026	All That Piece And Parcel Of The Immovable Property Being Flat No.301 On 3rd Floor Admeasuring Area About 660 Sq. Ft. I.e. 61.73 Sq. Mtrs. Carpet Area Including Terrace Attached To Hall Therewith Area About 79 Sq. Ft I.e. 7.34 Sq. Mtrs & Terrace Attached To Bathroom Therewith Area About 57 Sq. Ft. I.e. 5.29 Sq. Mtrs Total Saleable Area 858 Sq. Ft. I.e. 79. 73 Sq. Mtrs Situated In Building Known As Real Pearl A & Location Known As Vrundavan, Garden At Plot No.37 Gat No.861 & 861 Old Gat, No.863 Wagholi Avhalwadi -412207	**E-AUCTION DATE :-25/09/2026 BETWEEN 11:00 AM TO 12:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES LAST DATE OF SUBMISSION OF EARNEST MONEY DEPOSIT (EMD) WITH KYC IS :- 24/09/2026 UP TO 5:00P.M. (IST.)** **DATE OF INSPECTION:- 09/09/2026 to 24/09/2026 BETWEEN 11:00 AM TO 4:00 PM (IST).** **RESERVE PRICE: For Immovable property Rs. 28,80,000/- (Rupees Twenty Eight Lakhs Eighty Thousand Only)** **THE EARNEST MONEY DEPOSIT WILL BE Rs. 2,88,000/- (Rupees Two Lakh Eighty Eight Thousand Only)10% of Reserve Price.** **BID INCREMENT –RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.**

Terms and Conditions of the Public Auction are as under: 1. The Secured asset will not be sold below the Reserve price. **2.** The Auction Sale will be online through e-auction portal. **3.**The e-Auction will take place through portal **https://bankauctions.in, on 25/09/2026 from 11:00 AM to 12:00 PM** with unlimited auto extension of 5 minutes each. **4.**For detailed terms and conditions please refer company website URL https://www.bajajhousingfinance.in/auction-notices or for any clarification please connect with Authorized officer.

Notice Date: 7TH SEPTEMBER, 2026
Place: PUNE

Authorized Officer (Rahul Singh)
Bajaj Housing Finance Limited

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For Advtg. details contact: 67241000

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

Tilak Road Branch Pune :
2034, Karan Prestige, Tilak Road, Pune - 411030
Ph : (020) 24321445, 24336590, 24336635
e-mail : brmgr41@bankofmaharashtra.bank.in

DEMAND NOTICE

[(Under Section 13(2) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 (SARFAESI ACT) read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002)]

The accounts of the following Borrowers with **Bank of Maharashtra** having been classified as NPA, the Bank has issued notices under S.13(2) of the SARFAESI Act on the dates mentioned below. In view of the non-service of the notices on the last known address of below mentioned Borrowers, this public notice is being published for information of all concerned.
The below mentioned Borrowers are called upon to pay to **Bank of Maharashtra** within 60 days from the date of publication of this Notice, the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to **Bank of Maharashtra.**

Sr. No.	Branch, Name & Address of Borrower(s)	Outstanding Amount as on the date of issue of demand notice
1	**Branch : Tilak Road, Pune** **1) Shri. Avinash Ashok Jadhav (Applicant in facility at Sr. No. 1), 2) Shri. Sameer Ashok Jadhav (Co-Applicant in facility at Sr. No. 1). 3) Shri. Ashok Laxman Jadhav (Co-Applicant in facility at Sr. No. 1), All Resi at :** Flat No. 403, G Building, Alok Nagari Apartments, CTS No. 1305, Kasba Peth, Pune 411011	**Rs. 31,89,568.00 plus interest thereon @ 10.70% for 60138754841 (HSG LOAN) w.e.f. 29/07/2026**
	• Date of NPA : 23/05/2026	**• Date of Demand Notice : 29/07/2026**
	Description of property : Flat No. 403, 4th Floor, G Building, Alok Nagari Apartments, CTS No. 1305, Kasba Peth, Pune 411011	

If the concerned Borrowers / Guarantors shall fail to make payment to **Bank of Maharashtra** as aforesaid, then the **Bank of Maharashtra** shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/Guarantors as to the costs and consequences.
In terms of provisions of SARFAESI ACT, the concerned Borrowers/Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease or otherwise without the prior written consent of **Bank of Maharashtra.** Any contravention of the said provisions will render the concerned persons liable for punishment and /or penalty in accordance with the SARFAESI Act.
The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. For more details, notices may be collected from the concerned branches.This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises. For more details, notices may be collected from the concerned branches.

Date : 09/09/2026,
Place : Pune

Chief Manager & Authorised Officer,
Bank of Maharashtra, Pune City Zone

बैंक ऑफ महाराष्ट्र Bank of Maharashtra एक परिवार एक बैंक

Pune East Zonal Office : 7A/2, 'Janmangal', Hadapsar Industrial Estate, Pune-411013
Ph : 020-24459184/24514007
e-mail : cmmarc_per@bankofmaharashtra.bank.in

Possession Notice (Appendix IV under the Act-Rule-8(1))

WHEREAS, the undersigned being the Authorized Officer of Bank of Maharashtra, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Sub Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a **Demand Notice dated 10/06/2026** calling upon the borrower/s **Smt. Sheela Maruti Tayde and Shri. Mahesh Maruti Tayde** to repay the amount mentioned in the said notice being of **Rs. 26,05,829/- (Rs. Twenty-Six Lakh Five Thousand Eight Hundred Twenty-Nine Only) @7.50 % p.a. w.e.f. 11/06/2026 plus further interest and cost and expenses thereon,** within 60 days from the date of receipt of the said notice.
The Borrower/s as well as guarantor/s having failed to repay the outstanding amount, Notice is hereby given to the Borrower/s as well Guarantor/s and the Public in general that the undersigned has **taken Physical Possession** of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with rule 8 of the said Rules on this **05th day of September of the year 2026.**
The Borrower/s as well as Guarantor/s in particular and the Public in general is hereby cautioned not to deal with the property and any dealings with the aforesaid property will be subject to the charge of **Bank of Maharashtra, Viman Nagar Branch** for an amount hereinabove mentioned.
The Borrower as well as Guarantors' attention is invited to provisions of Sub-Section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets,
This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Description of the Immovable Property

All those piece and parcel of Flat No. 108 admeasuring 35.71 sq. mtr. [carpet] adjacent open/enclosed balcony area about 5.79 sq. mtrs for exclusive use of the said flat and adjacent terrace area about 3.75 sq. mtrs. for exclusive use of the flat in the Building C- Wing in the Sai Sahwas Co-op Housing Society Ltd. Constructed on land bearing Gat No. 53 at Vadebholhai, Tal. Haveli, Dist. Pune
CERSAI ID: 200071273044

Date : 05/09/2026
Place : Pune

Chief Manager & Authorised Officer,
Bank of Maharashtra, Pune East Zone

Corrigendum : Please Note that The auctions scheduled for M/s Airavat Industries Through Partners Mr. Santosh Balu Jawale & Mrs. Pooja Subhash Patil on 15.09.2026 which was published in the newspapers Financial Express and Loksatta on 15.08.2026 AND auction scheduled for M/s. Arya Construction (Proprietor: Mrs.Sarika Sunil Patil) on 16.09.2026 which was published in the newspapers Financial Express and Loksatta on 30.07.2026, stand cancelled.

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

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: - **M/s. Arya Construction (Proprietor: Mrs.Sarika Sunil Patil)** Guarantors: **NA**	**Rs. 4,43,06,179/- (Rupees Four Crore Forty Three Lakhs Six Thousand One Hundred and Seventy Nine Only)** plus unapplied interest @ contractual rate with effect from 10.10.2023 apart from penal interest, other cost and expenses thereon minus recovery if any	**Property Lot No. 1 :** All that piece and parcel and Parcels of Property admeasuring area 0.00 H 2.5 Ares NA land, situated at Survey no. 50, Hissa no. 2/19, Taluka Haveli Village Katraj District- Pune. **Owned by Mrs. Sarika Sunil Patil** and **bounded as: On or towards East:** Old s. no. 82, **On or towards West:** Plot no. 17 of Mr. Panchal, **On or towards South:** Road and plot no. 32 of Mr. Jadhav, **On or towards North:** Plot no. 34. All that piece and parcel and Parcels of Property admeasuring area 0.00 H 2.5 Ares NA land, situated at Survey no. 50, Hissa no. 2/19, Taluka Haveli Village Katraj District- Pune. **Owned by Mrs. Sarika Sunil Patil** and **bounded as: On or towards East:** Old s. no. 82, **On or towards West:** Plot no. 17 of Mr. Panchal, **On or towards South:** Road and property of Mr. Yakub Shaikh, **On or towards North:** Plot no. 32. Together admeasuring 0.00 H 05 Ares. **• Encumbrance: Not Known • Possession Type: Physical**	**Reserve Price:** Rs. 1,50,00,000.00 **EMD:** Rs. 15,00,000.00 **Bid Increment amount:** Rs. 50,000.00/-
2	Borrower: - **Mr. Pravin Dhirubhai Sondigala** Co-Borrower: - **Mrs. Ranjan Pravin Sondigala** Guarantor: - **NA**	**Rs. 53,03,522/- (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.2** 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. 78,16,000.00 **EMD:** Rs. 7,81,600.00 **Bid Increment amount:** Rs. 25,000.00
3	Borrower: - **Mr. Yogendra Ramdas Khedekar** Co-Borrower: - **1.Mr. Ramdas Baburao Khedekar 2.Mrs. Nitu Sharad Bhapkar** Guarantor: - **1.Mr. Baburao Tukaram Kalbhor 2.Mr. Laxman Ramchandra Kalbhor**	**Rs. 2,66,76,787/- (Rupees Two Crore Sixty Six Lakhs Seventy Six Thousand Seven Hundred and Eighty Seven Only)** plus unapplied interest @ contractual rate with effect from 14.05.2021 apart from penal interest, other cost and expenses thereon minus recovery if any	**Property Lot No.3** All those Pieces & Parcels of Flat No 102 on 1st Floor in Building B3 Rakshak Nagar Gold Co Operative Housing Society Constructed on S No 4 Hissa No 1 located at Village Kharadi Taluka Haveli District Pune and within the limits of Pune Municipal Corporation admeasuring area 69.53 Sq Mrs – Builtup and Terrace area of 8.77 Sq Mtrs owned by Mr. Yogendra Ramdas Khedekar, Mr Ramdas Baburao Khedekar & Mrs Nitu Sharad Bhapkar. **• Encumbrance: Not Known • Possession Type: Physical**	**Reserve Price:** Rs. 76,71,000.00 **EMD:** Rs.7,67,100.00 **Bid Increment amount:** Rs. 25,000.00
4	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/- (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.4** 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. 72,13,000 **EMD:** Rs.7,21,300/- **Bid Increment amount:** Rs. 25,000.00

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 4	15.10.2026 between 11.00 a.m. and 3.00 p.m.
2.	Last Date of Submission of Bid with EMD	For Lot No. 1 to 4	15.10.2026 up to 2 p.m.
3.	Inspection Date & Time	For Lot No. 1 to 4	30.09.2026 to 05.10.2026 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: 07/09/2026
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