

"IMPORTANT"

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	बैंक ऑफ बरौडा Bank of Baroda
Lohegaon Branch : Survey No. 279, Sathe Vasti, Dhanori Road, Near Gitai Lawns, Lohegaon, Pune, Maharashtra- 411047. Phone: 9969076417, E-mail: vjlohe@bankofbaroda.com	
POSSESSION NOTICE (For Immovable property only)	
Whereas The undersigned being the Authorised Officer of the Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) 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 09.06.2026 calling upon the Borrower Mr. Gaurav Yashwant Mahajan and Mrs. Renuka Gaurav Mahajan to repay the amount mentioned in the notice being Rs. 47,40,919.42 (Rupees Forty Seven Lacs Forty Thousand Nine Hundred Nineteen and Forty Two Paise Only) within 60 days from the date of receipt of the said notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub section (4) of Section 13 of the said Act with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this 7th day of September of the year 2026. The Borrower 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 Bank of Baroda for an amount of Rs.47,40,919.42 (Rupees Forty Seven Lacs Forty Thousand Nine Hundred Nineteen and Forty Two Paise Only) plus unapplied interest from 18.06.2026 along with other charges thereon less amount recovered after issuance of demand notice. The borrower's attention is invited to sub-section (8) of Section 13 in respect of time available to redeem the secured assets.	
Description of the Immovable Property:	
Equitable Mortgage of Plot No 2303, 23rd Floor, "Sargam", Building-G, S no 13, 14, 15, 16, 17, Hissa no 3A, A/1, A/3/1, B3+4A/2, 3+4B, 4, Sinhagad Road, Nr Lokmat Office, Mouje-Nanded, Tal Haveli, Dist Pune-411041 in the name of Mr. Gaurav Yashwant Mahajan and Mrs. Renuka Gaurav Mahajan and bounded as under : North: Flat no 2304, South: F Building, East: Lobby & Flat no 2302, West: Open Space & Garden Area	
Date : 07.09.2026 Place : Pune	Sd/- Authorised Officer Bank of Baroda



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
बँका महाराष्ट्र लि. लि.

एक परिवार एक बैंक

Zonal Office: Mahabank Bldg., Kavala Naka, Kolhapur-460019.
Ph. : 0231-2533412, 14
E-mail : legal_kol@bankofmaharashtra.bank.in

Possession Notice (Appendix IV, Rule-8(1))

Whereas the undersigned being the Authorized Officer of **Bank of Maharashtra** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Sub Section (12) section 13 read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices dated as mentioned below calling upon the following Borrowers to repay the amounts mentioned in the demand notices within 60 days from the date of receipt of the said Notice.

The Borrower/s having failed to repay the amount, Notice is hereby given to the Borrower/s and the Public in general that the undersigned has **taken possession** of the properties described herein below in exercise of powers conferred on him under Sub Section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on the dates mentioned below.

The Borrowers in particular and the Public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Bank of Maharashtra** for the amounts mentioned herein below 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.	Name & Branches of the Borrowers	Outstanding Amount In Rs.	Date of Demand Notice Date of Possession
1	Branch : Balinge Borrower : Mr. Shahaji Hindurao Patil and others	Rs. 11,21,574/- (Rupees Eleven Lakhs Twenty One Thousand Five Hundred and Seventy Four Only) plus interest and charges on monthly rests	11/06/2026 07/09/2026
Description of the Movable/Immovable Property: All piece and parcel of land bearing G P Mkalit No. 66 area admeasuring 239.77 Sq. Mtrs. (i.e. 2580 Sq. Ft.) and building standing thereon in the name of Mr. Shahaji Hindurao Patil & Mrs. Bharati Shahaji Patil situated at village Arale, Taluka Karvir, Dist. Kolhapur and Bounded On the North by Open space, On the East by property of Mr. Babu Babu Patil, On the South by Road & On the West by the property of Mr. Sanjay Mahadeo Shinde. CERSAI/ASSET:200359844578			
2	Branch : Warul Borrower : Mr. VikramSinh Prakashrao Jagdale and Guarantor: Mr. Subhashrao Vilasrao Inamdar	Rs. 12,95,124.00/- (Rupees.Twelve Lakh Ninety Five Thousand One Hundred Twenty Four Only) plus interest and charges	29/06/2026 08/09/2026
Description of the Movable/Immovable Property: All those pieces and parcels of land situate being and lying at Village Panchgaon in Registration Dist. Kolhapur, Sub-Dist. Karvir, admeasuring 1500 sq. ft. /sq. mtrs. and bearing survey No. 177/1-D and Bounded as follows: On or towards the North: Part of Plot 37, On or towards the East: Road, On or towards the South: Road, On or towards the West: Part of Plot 38, Together with buildings and structures constructed/to be constructed thereon and all fixtures, fittings annexed thereon, the Flat/ Apartment No. 38 at the Dist. Kolhapur. CERSAI/ASSET ID: 100003235834			

Date : 07/09/2026, 08/09/2026
Place : Kolhapur

Chief Manager & Authorized Officer,
Bank of Maharashtra, Kolhapur Zone

		State Bank of India – Regional Business office Satara (05229) Ground and First Floor, Plot No. 9 and 10, CTS 502, Opposite GST Bhavan, Police Parade Ground Road, Sadar Bazar Satara- 415001 (Maharashtra) Tel. No. 02162 – 228714/ 231094, Fax No. 02162 - 228712/ 231093. Email:-rm.rbosatara@sbi.co.in & sbi.04648@sbi.co.in							
E- AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 TO BORROWERS									
SALE OF IMMOVABLE ASSETS CHARGED TO THE STATE BANK OF INDIA, SATARA BRANCH UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT SECURITY INTEREST ACT, 2002. (SARFAESI ACT, 2002).									
The undersigned as Authorized Officer of State Bank of India has received physical possession of the property from Hon.Chief Judicial Magistrate, Satara and his authority u/s 14(1) of SARFAESI Act, 2002. Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged property in the below mentioned borrower/s for realization of Bank's dues will be held on "AS IS WHERE IS BASIS", "AS IS WHAT IS" AND "WHAT EVER THERE IS" BASIS.									
Name of Borrower(s)		Outstanding Dues for Recovery of which property is being sold.							
M/s. Jay Jay Raghuvare Samarth Enterprises Proprietor – Mrs. Archana Sanjay Gaikwad A/c. No. 41563917099 Karad Treasury branch		Rs.29,99,839.74 as on 09.09.2026 (plus Interest and other charges like penal interest o/a violation of sanctioned terms as applicable etc.) Demand Notice Date: 04/07/2024							
		Date of Possession : 06/01/2025							
Description of Immovable Mortgaged Property	Date & Time of E-Auction	Reserve Price (Rs.)	Earnest Money Deposit (EMD)	Bid Increment Amount (Rs.)	Date and Time for submission of request letter of participation/ KYC Documents/ Proof of EMD etc.				
Store Unit No.1 On Basement Floor, Unnati Apartment, C. T. S. No. 101, Burud Galli, Navhind Chowk, Shaniwar Peth, Karad, Tehsil - Karad, Dist – Satara. Pin – 415110. (Physical Possession)	Date :13/10/2026 11:00 a.m. to 04:00 p.m. with unlimited extensions of 10 minutes each.	Rs. 9.82 Lacs. Below which the property will not be sold	10% of the offer amount. Rs. 98200/-	RS. 10,000/-	Date and Time for submission of request letter of participation / KYC Documents/Proof of EMD etc. On or before 12/10/2026 Before 03:00 pm.				
Plumbing And Sanitary Material Stock At M/s Jay Jay Raghuvare Samarth Enterprises Address: Store Unit No.1 on Basement Floor, Unnati Apartment, C. T. S. No. 101, Burud Galli, Navhind Chowk, Shaniwar Peth, Karad,tehsil - Karad, dlt – Satara. pin–415110. (Physical Possession)	Date :13/10/2026 11:00 a.m. to 04:00 p.m. with unlimited extensions of 10 minutes each.	RS.1.35 Lacs. Below which the property will not be sold	10% of the offer amount. Rs. 13500/-	Rs. 5,000/-	Date and Time for submission of request letter of participation / KYC Documents/Proof of EMD etc. On or before 12/10/2026 Before 03:00 pm.				
Name of Borrower(s)		Outstanding Dues for Recovery of which property is being sold.							
M/s. Shree Swami Samarth Enterprises Proprietor – Mr. Sanjay Anandao Gaikwad A/c. No. 41563750413 Karad Treasury branch		Rs.39,99,912.47 as on 09.09.2026 (plus interest and other charges like penal interest o/a violation of sanctioned terms as applicable etc.) Demand Notice Date: 04/07/2024							
		Date of Possession : 06/01/2025							
Description of Immovable Mortgaged Property	Date & Time of E-Auction	Reserve Price (Rs.)	Earnest Money Deposit (EMD)	Bid Increment Amount (Rs.)	Date and Time for submission of request letter of participation/ KYC Documents/ Proof of EMD etc.				
Shop No. 1 @ Ground Floor, & Shop No. 2 @ First Floor, Unnati Apartment, C. T. S. No. 101, Navhind Chowk, Burud Galli, Shaniwar Peth, Karad, Tehsil - Karad, Dist – Satara. Pin – 415110..(Physical Possession)	Date :13/10/2026 11:00 a.m. to 04:00 p.m. with unlimited extensions of 10 minutes each.	RS. 28.54 Lacs. Below which the property will not be sold	10% of the offer amount. Rs. 285400/-	RS. 10,000/-	Date and Time for submission of request letter of participation / KYC Documents/Proof of EMD etc. On or before 12/10/2026 Before 03:00 pm.				
Plumbing & Sanitary Material Stock At M/s Shree Swami Samarth Enterprises Address: Shop No. 1 @ Ground Floor, & Shop No. 2 @ First Floor, Unnati Apartment, C. T. S. No. 101, Navhind Chowk, Burud Galli, Shaniwar Peth, Karad, Dist – Satara. Pin – 415110. (Physical Possession)	Date :13/10/2026 11:00 a.m. to 04:00 p.m. with unlimited extensions of 10 minutes each.	RS.2.70 Lacs. Below which the property will not be sold	10% of the offer amount. Rs. 27000/-	Rs. 5,000/-	Date and Time for submission of request letter of participation / KYC Documents/Proof of EMD etc. On or before 12/10/2026 Before 03:00 pm.				

Date & Time of Inspection of this property : 6TH Oct 2026 at 11.00 a.m. to 04.00 p.m.

Terms & Conditions of E-Auction are as under:

1. E-Auction is being held on **"ASIS WHERE IS BASIS AND AS IS WHAT IS BASIS"** and will be conducted "On Line".
2. The intending purchaser/bidder is required to submit amount of EMD and register their name at <https://baanknet.com>, on or before **12/10/2026**. The said EMD shall be adjusted in the case of highest bid, otherwise refunded on the same day of opening bid. The earnest money deposit will not carry any interest.
3. The Sale shall be confirmed in favor of the purchaser who has offered the highest sale price in his bid to the Authorized Officer and shall be subject to confirmation by the bank.
4. The purchaser shall deposit 25% of the amount of sale price after adjusting the Earnest Money Deposit within 48 hours of acceptance of highest bid by the Authorized Officer in respect of Sale, failing which the earnest money deposit shall be forfeited. The balance 75% of the sale price shall be paid by the purchaser on or before 15th day (during banking hours) of confirmation of sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer.
5. In default of payment of sale price or any part thereof within the period (s) mentioned here in above, the deposit(s) shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or any of the sum for which it may be subsequently sold.
6. On confirmation of the Sale by the Bank and or compliance of the terms of payment the Authorized Officer is all issue a Sale Certificate of Sale of the said property in favour of the purchaser in the form given in Appendix V to Enforcement of Security Interest Rules.
7. The Authorized Officer is not bound to accept the highest bid or any or all bids and reserve the right to accept or reject any or all the bids without assigning any reason thereof.
8. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee etc, as applicable as per law of Government of India and State of Maharashtra and other Authorities.
9. All person participating the E-Auction should upload and submit his/their sufficient and acceptable proof of his /their identity, residence, and authority and also PAN /TAN cards etc.
10. This publication is also 30 (Thirty) days notice required under section 13(8) (6) of SARFAESI Act, 2002 to the above borrowers.
11. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property put on the e-auction and claims/rights/dues/affecting the property, prior to submitting their 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 is being sold with all the existing and future encumbrances whether know or unknown to the Bank. The Authorized Officer / Secure Creditor shall not be responsible/answerable in any way for any third party claims/rights/dues/any error/mis-statement or omission in this public notice.
12. The Sale shall be subject to rules/condition prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest Act, 2002.
13. The other terms and conditions of the e-auction are published in the following **websites. <https://baanknet.com>**
14. **For more information Contact: Mr. Sagar Pawar- Mob.7020004353**

Date : 09.09.2026 Place: Satara	Sd/- Authorised Officer
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SL. No	NAME & ADDRESS OF BORROWER(S),MORTGAGOR(S) & GUARANTOR(S)	DESCRIPTION OF IMMOVABLE/MOVABLE PROPERTIES	TOTAL LIABILITIES	RESERVE PRICE	QR Code
				EMD DEPOSIT	
				POSSESSION TYPE	
5.	Purushottam Vinayakrao Kulkarni (Borrower), Padmanabha Vinayakrao Kulkarni (Borrower), Both at : Flat No.302, 3rd Floor, Shri Vishwa Residency, Near Govindshri Mangal Karyalaya, Jule, Solapur-413004.	All that part and parcel of Flat No. 302, on 3rd Floor, building named Shri Vishwa Residency, admeasuring 61.33 Sq.mtrs., Carpet Area, in a building out of Plot No. 12, in Old Survey No. 308, its new survey No. 152/2/F/1, admeasuring 245 Sq.Mtrs., situated at Majrewadi, Solapur, Taluka North Solapur, District Solapur. (As per sale deed). Boundaries: East: Side margin, Plot No.13, West: Flat No. 301, South: Road, North: Plot No. 11.	Rs. 31,87,507.43 as on 23/08/2026 plus further interest and charges	Rs. 36,04,000.00	
				Rs. 3,60,400.00 Symbolic Possession	
6.	S P Jadhav (Borrower/Mortgagor), Sachin Purushottam Jadhav (Borrower/Mortgagor), Both at : H No. 591, Alka Niwas, Suraj Nagar, Opp.Panchayat Samiti, Shirur, Pune-412210.	All that part and parcel of shop No. 104, 105, 106, 122, on first floor, G-102, & G-113, on upper ground floor, 'J P Business Plaza' Gat No. 395, A/P Navhara, Taluka Shirur, Dist. Pune 412210. Boundaries: 1st Floor: 104, Area: 190.40 Sq.Ft. : East: Office No. 105, South: Gat No. 395, West: Office No. 103, North: Passage. 1st Floor: 105 : Area: 176.40 Sq.Ft. : East: Navhara Kadgdon Road, South: Gat No. 395 part, West: Office No. 104, North: Passage. 1st Floor: 106, Area: 137.20 Sq.Ft. : East: Office No. 107, South: Passage & Shop No. 102, West: Passage, North: Office No. 122. 1st Floor: 122, Area: 128.80 Sq.Ft.: East: Office No.108, South: Office No. 106, West: Passage & Thereafter Staircase, North: Lobby & Thereafter Staircase, Ground Floor: G-102, Area: 197.40 Sq.Ft. : East: Shop No. G-103, South: Passage, West: Passage & Shop No. G-102, North: Shop No. G-108. Ground Floor: G-113, Area: 191.80 Sq.Ft. : East: Passage, South: Shop No. G-112, West: Shop No. G-111, G-115, North: Shop No. G-114.	Rs. 53,98,901.31 as on 23/08/2026 plus further interest and charges	Rs. 60,70,000.00	
				Rs. 6,07,000.00 Symbolic Possession	

E-auction detailed terms and conditions available at www.canarabank.com, or Please visit the auction service provider's website <https://BAANKNET.com/> or contact the Branch.

Date: 09/09/2026,
Place: Pune

Authorized Officer,
Canara Bank