

**OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**  
Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai 400028. Tel: 022-69231111

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
[See proviso to rule 8 (6) read with rule 9(1)]

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) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower M/s. B. R Udhog through its Proprietor Mr. Anilkumar Babulal Runthala, Mr. Omprakash Babulal Runthala & Mrs. Harsha Anilkumar Runthala that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken dated **02.07.2021** and **30.08.2024** by the Authorized Officer of Omkara Assets Reconstruction Private Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on **17.12.2025** at 11.00 am (last date and time for submission of bids is 16.12.2025 by 6.00 PM), for recovery of **Rs.13,28,55,759.97/- (Rupees Thirteen Crores Twenty Eight Lacs Fifty-Five Thousand Seven Hundred Fifty -Nine and Paise Ninety Seven Only)** as on 31.05.2019 plus interest and Other Expenses.

The M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower and co-borrower. The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 17/2020-21 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 28.01.2021 along with underlying security from Thane Janta Sahakari Bank Ltd. (TJSB). The description of the Immovable Property, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

Sr No.	Description of immovable property	Reserve Price Rs.	EMD Rs.	BID INCREMENT
1.	Shop No. 1 Ground Floor, Shree Apartment "A", T.P. Scheme No. 1, New Paccha Peth Solapur. Built up area 22.57 Sq. mtrs.	<b>Rs. 27,54,000/-</b>	<b>Rs. 2,75,400/-</b>	<b>Rs. 15,000/-</b>
2.	Shop No. 2 Ground Floor, Shree Apartment "A", T.P. Scheme No. 1, New Paccha Peth Solapur. Built up area 21.08 Sq. mtrs.	<b>Rs. 25,92,000/-</b>	<b>Rs. 2,59,200/-</b>	<b>Rs. 15,000/-</b>
3.	Garage No. 1 Ground Floor, Shree Security ID Apartment "A", T.P. Scheme No. 1, New Paccha Peth Solapur. Built up area 21.42 Sq. mtrs.	<b>Rs. 18,00,000/-</b>	<b>Rs. 1,80,000/-</b>	<b>Rs. 10,000/-</b>
4.	Garage No. 2 Ground Floor, Shree Security ID Apartment "A", Scheme No. 1, New Paccha Peth, Solapur. Built up area 21.23 Sq. mtrs.	<b>Rs. 16,02,000/-</b>	<b>Rs. 1,60,200/-</b>	<b>Rs. 10,000/-</b>
5.	Open Industrial Plot Bearing Gat No. 563/1/9A/2/2 At Village - Kumbhari, Tal-South Solapur. 20000 Sq. Mtrs.	<b>Rs. 4,00,00,000/-</b>	<b>Rs. 40,00,000/-</b>	<b>Rs. 1,00,000/-</b>
6.	Open Na Potential Land Bearing Gat No. 385/1/A/B/2/C/2/2 At Village - Kumbhari, Tal-South Solapur. 2000 sq. Mtrs.	<b>Rs. 39,61,000/-</b>	<b>Rs. 3,96,100/-</b>	<b>Rs. 25,000/-</b>

Date of E-Auction: 17.12.2025 at 11.00 A.M to 2.00 P.M.  
Last date and time for submission of bid letter of participation/KYC Documents/Proof of EMD: 16.12.2025 by 6.00 pm  
Date of Inspection: 06.12.2025 between 01.00 pm to 04.00 pm

Known Liabilities/Encumbrances: To the best of our knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the properties put on Auction.

This Publication is also a Fifteen Days' notice to the borrowers/co-borrower under Rule 8(6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e., <http://omkaraarc.com/auction.php>, and the contact details of authorised officer Pratiksha Patel (Contact No. 9773406175 and Email- pratiksha.patel@omkaraarc.com Bidder may also visit the website <http://www.bankauction.com> or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankauctions.com, Mr. Bhavik Pandya, Mobile :8866682937 E mail Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Sd/-  
Authorized Officer,  
(Pratiksha Patel) Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS 17/2020-21 Trust)

Date : 27.11.2025  
Place : Solapur

**YES BANK LIMITED**  
Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055  
Branch Office: Plot No. 69/4, Mutha Samphony, Law College Road, Erandwane, Pune 411004

### Possession Notice for immovable property

Whereas, The undersigned being the authorised officer of YES Bank Limited ("Bank") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notice to respective borrowers calling upon them to repay the below mentioned amount mentioned in the notice within 60 days from the date of the said notice.

The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken symbolic possessions of the properties 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.

The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and any dealings with the said properties will be subject to the charge of the Bank for below mention amount, together with all the other amounts outstanding including the costs, charges, expenses and interest thereon.

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.

Details of the Demand Notice/ Borrowers/Mortgaged Property						
Sr. No.	Loan A/c No.	Name of Borrowers, Co-Borrowers & Guarantor	Description of the Mortgage Properties	Sec 13(2) Notice Date	Total Outstanding dues as per Sec 13(2) Notice.	Date of Symbolic Possession
1	AFH000 8005108 92	Shivshankar Kumar & Sangita Devi	Flat No.C-1204, Twelfth Floor, Wing-C, Mantra Magic, Gat No. 789, Village-Chimbli, Taluka-khed, Pune-410501	23-07-2025	Rs. 14,02,305.96	21-11-2025
2	AFH000 8016343 00	Deepali Amol Shah & Amol Bipinchandra Shah	Flat No.407, 4th Floor, F wing, Shree Siddhivinayak Park, Gat No. 31/2 & 49, Wadaki, Pune 412308	24-06-2025	Rs. 2,46,321.99	25-11-2025
3	AFH000 8012778 38	Mahesh Ramesh Nikum, Anjanabai Sonar & Ramesh Sonar	Flat No.809, Wing-B-1, Eight Floor, Vaishnavi Mahila Unnati Sanstha, Vaishnavi City Phase-2, S.No.23 Village- Urali Devachi, Taluka - Haveli, District-Pune - 412308	21-08-2025	Rs. 18,58,364.15	25-11-2025
4	6308890 0000444	Pune Polymers, Vijay Ramchandra Gupta, Shilpa Vijay Gupta & R C Gupta Wine Shop	Flat No. 32, 8th Floor, Building B, A Wing, Swapnashilp, S. No. 19/2, Opp. City Pride, Kothrud, Tal- Haveli, Dist.- Pune 411030	11-06-2025	Rs. 9,23,325.62	26-11-2025

Place : Pune  
Date : 26.11.2025

Sd/- (Authorized Officer)  
Yes Bank Limited

**बैंक ऑफ महाराष्ट्र Bank of Maharashtra**  
पुणे शाखा का कार्यालय  
एक परिवार एक बैंक

Satara Zone  
Zonal Office, "Jeevan Tara", LIC Building, Opp. Collector Office., Satara - 415 001  
Ph: 02162-299493, E-mail: cmmarc\_sat@mahabank.co.in

**POSSESSION NOTICE [Appendix IV under the Act – rule- 8(1)]**

Whereas the undersigned being Authorized Officer of the 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 Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated as mentioned below calling upon the following Borrowers to repay the amount mentioned in schedule along with further interest and charges within 60 days from the date of the said Notice. The Borrowers having failed to repay the amount, Notice is hereby given to the Borrowers 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 Section 13(4) of the said Act read with rule 8 of the said rules on the dates mentioned in the schedule hereunder. 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 the Bank of Maharashtra for outstanding amount and further interest and expenses thereon mentioned in the schedule 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.	Branch Name & Name & Address of Borrowers and Guarantors	Outstanding Amount in Rs.	Date of Demand Notice	Date & Type of Possession
1	Branch: Rahimatpur Borrowers : Mr. Subham Ashok Bhingare and Mrs. Jayshri Ashok Bhingare	Rs. 28,94,091.00 (Rupees Twenty Eight Lakh Ninety Four Thousand Ninety One Only) plus interest @ 9.85% p.a. with monthly rest w.e.f. 12/09/2025 plus costs, charges, and expenses, etc.	12/09/2025	21/11/2025 Symbolic
The details of the Immovable properties mortgaged to the Bank and taken possession by the Bank are as follows: Registered Mortgage of All the piece and parcel of land and property bearing and lying at Sr. No. 1221/2/1, Ghar No. 261/A, Vijay Nagar Colony, Vaduj Road, Rahimatpur, Tal. Koregaon, together with Building and RCC construction Plaster, Tiles and Flooring admeasuring Total area 150.00 sq. mtr. of Mrs. Jayshri Ashok Bhingare and Mr. Subham Ashok Bhingare. CERSAI Detail:- Asset ID: 200069204627				
2	Branch: Rahimatpur Borrowers : Mr. Mohsin Aslam Shaikh, Mrs. Sumyia Mohsin Shaikh	Rs.30,80,556.00 (Rupees Thirty Lakh Eighty Thousand Five Hundred Fifty Six Only) plus interest @ 8.60 % p.a. with monthly rest w.e.f. 08.09.2025 plus costs, charges, and expenses, etc.	08/09/2025	21/11/2025 Symbolic
The details of the Immovable properties mortgaged to the Bank and taken possession by the Bank are as follows: Primary: Registered Mortgage of All the piece and parcel of land and property bearing and lying at Gat No. 345/2/3, Row House No. 2, Galaxy Park, Ekveera Colony, at Mouje Kasbe Karad Gramin, Taluka Karad 415110, Carpet Total Admeasuring 63.04 sq.mtr. and inclusive of common compound wall of Mrs. Sumyia Mohsin Shaikh. CERSAI Detail:- Asset ID: 200069204627				

Date : 21/11/2025  
Place : Patan, Dist. Satara

Chief Manager & Authorised Officer,  
Bank of Maharashtra, Satara Zone

Out. No. 6086/25  
Public Trust Registration Office, Pune Region, Pune. Opp. Wadia College, 45/2, Late Balkrishna Sakharam Dhole Patil Road, Pune-I. Date : 18/11/2025

**PUBLIC NOTICE**

**BEFORE HON'BLE JOINT CHARITY COMMISSIONER PUNE REGION PUNE**

Application No. 15/2024  
(As per the section 47 under Maharashtra Public Trust Act, 1950)

Reappointment of trustees of Shree Mahadev, Bhairavnath & Maruti Pabal, Tal :- Shirur, Dist :- Pune P.T.R.No. A-295/Pune.

That, Shri. Sukhadeo Dnyanoba Thorve, Shri. Pandurang Vishnu Jadhav, Shri. Anun Tukaram Chaudhari, Shri. Balasabheb Hariharbhu Jadhav & Shri. Parmeshwar Mahadev Chaudhari had filed an application under sec.47 of Maharashtra Public Trust Act-1950. As Shree Mahadev, Bhairavnath & Maruti Pabal, a public trust had no trustees, praying appointment of trustees.

The public at large is informed that this public notice that if any are want to take as trustee of the trust or want to take any objection then within 30 days from the publication of this notice shall submit the representation or objection in writing on below mentioned address otherwise proper orders will be passed in this application, considering that no one has to say or take objection in this respect. If anybody want to apply for the post of trustee of this trust, follow the criteria as under the interested person and above the age of 18 years they shall submit objection by own or by post within 30 days from the date of publication their details the format as prescribed by circular no. 148 on the below mentioned address.

This notice is sent for publication today i.e. on 18/11/2025 vide order and under seal of Honourable Joint charity commissioner, Pune and under my signature.

Sd/-  
(R. H. Sawant)  
Inspector  
Jccc-1. B.C

Superintendent (Judicial)  
Public Trust Registration Office, 45/2, Late B. S. Dhole Patil Road, Pune - 411 001.

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



### POSSESSION NOTICE [Rule-8(1)]

Whereas the undersigned being the authorized officer of L&T Finance Limited (Erstwhile, L&T Finance Holdings Ltd), under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred by Section 13(12) of the said Act read with [rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a demand notices calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization. The Borrower/ Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower/ Co-Borrowers/ Guarantors and public in general that the undersigned has taken possession of the property described herein under in exercise of powers conferred on him/her under Section 13 of the said Act read with rule 8 of the said Rules on this notice.

Loan Account Number	Borrower/s/ Co-borrowers/ & Guarantors Name	Description of the Mortgaged Properties	Demand Notice		Date and Type of Possession Taken
			Date	Outstanding Amount (₹)	
H012351206 21044311	1) Nilima Mukund Joglekar As Borrower And 2) Mukund Arvind Joglekar	All That Piece And Parcel Of Residential Unit No. 301 On The Third Floor Having Salable Area Admeasuring 1250 Sq.ft. i.e. 116.13 Sq.mtrs Including Area Of Terrace & Balconies Togetherwith One Covered Car Parking Space Totally Admeasuring 11.15 Sq. Mtrs On The Ground Floor, In The Building Proposed To Be Named As "Aasmant" constructed On Final Plot No. 317-a/1 Total Area Admeasuring 505.85 Sq. Mtrs. On Western Side Off The City Survey No. 933a/1, Situated At Shivajinagar (bhamburda), Tal-haveli, Dist-pune.	08.09.2025	Rs. 1,81,28,916.21/- As on 03-09-2025	24.11.2025 Symbolic Possession

The Borrower/ Co-borrowers/ Guarantors in particular and public in general is hereby cautioned not to deal with the property and any dealing in the property would be subject to the charge of L&T Finance Limited for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

Date: 27.11.2025  
Place: Pune

Sd/-  
Authorized Officer  
For L&T FINANCE LIMITED

**GRIHUM HOUSING FINANCE LIMITED**  
Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014  
Branch Off Unit: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014

**E-AUCTION - SALE NOTICE**  
Sale of secured immovable asset under SARFAESI Act

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.

The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 29-12-2025 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.bankauctions.com>. For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. [www.grihumhousing.com](http://www.grihumhousing.com).

Sl. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances/ Court cases if any (K)
1	Loan No. HF0115H20100185 Sampada Abhishek Mahadik (Borrower) Abhishek Mahadik (Co Borrower) Sheetal Mahadik Mahadik (Co Borrower)	Notice date: 07-01-2025 Total Dues: Rs. 1493995/- (Rupees Fourteen Lakh Ninety Three Thousand Nine Hundred Ninety Five Only) payable as on 07-01-2025 along with interest @16% p.a. till the realization.	Physical	All That Piece And Parcel Of Land Admeasuring 61.89 Sq.Mtrs Out Of Bearing Survey No. 67 Hissa No. 1b/24/1 And 24/2/Plot No. 19 Along With Construction Of Residential Building Consisting Of Ground Floor + 2 Upper Floors Totally Admeasuring 792 Sq.Ft., Situated At Mouje Dhanori, Taluka Haveli, Dist Pune (Hereinafter Referred To As "Said Property").	Rs. 2706025/- (Rupees Twenty Seven Lacs Six Thousand Twenty Five Only)	Rs. 270602.5/- (Rupees Two Lacs Seventy Thousand Six Hundred Two and Fifty Paises Only)	27-12-2025 Before 5 PM	10,000/-	23-12-2025 (11AM - 4PM)	29-12-2025 (11AM- 2PM)	NIL
2	Loan No. HL00 64220000005026836 Arun Vishwambar Shinde (Borrower) Geeta Arun Shinde (Co Borrower)	Notice date: 06-02-2025 Total Dues: Rs. 2154459/- (Rupees TwentyOne Lakh Fifty Four Thousand Four Hundred FiftyNine Only) payable as on 06-02-2025 along with interest @12.85% p.a. till the realization.	Physical	All That Piece And Parcel Of Flat No. 003, Situated On 1st Floor, Admeasuring Area 515 Sq. Fts I.E. 47.86 Sq. Mtrs. Built Up, Situated in Building/Project Known As "Dharseshwar Krupa Co-Op Housing Society Ltd", Constructed On Land Bearing Survey No.147/2, 4-5,6,8 Out Of Plot No.27 Admeasuring Area About 934.02 Sq. Mtrs. At Village Dhayari, Taluka Haveli, District Pune, Within The Limits Of Pune Municipal Corporation And Within The Jurisdiction Of Sub Registrar Haveli, Pune, (Hereinafter Referred As To "Said Flat").	Rs. 2613625/- (Rupees Twenty Six Lacs Thirteen Thousand Six Hundred Twenty Five Only)	Rs. 261362.5/- (Rupees Two Lacs Sixty One Thousand Three Hundred Sixty Two and Fifty Paises Only)	27-12-2025 Before 5 PM	10,000/-	23-12-2025 (11AM - 4PM)	29-12-2025 (11AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain the login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider C1 India PVT LTD. Address: Plot No-88 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id - Support@bankauctions.com. Contact Person - Dharni P. Email id - dharanip@c1india.com Contact No- 9948182222. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS/DD in the account of GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C, Bank:ICICI BANK LTD. Account No-091551000028 and IFSC Code- ICICI0000915 , ICICI Bank Ltd, Panchshil Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar - 411014 drawn on any nationalized or scheduled Bank on or before 27-12-2025 and register their name at <https://www.bankauctions.com> and get user ID and password free of cost and get training on e-auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014 Mobile no. +91 9567626050 e-mail id [recovery.punedist@bankofbaroda.co.in](mailto:recovery.punedist@bankofbaroda.co.in) For further details on terms and conditions, please visit <https://www.bankofbaroda.in/e-auction.htm> and [www.baanknet.com](https://baanknet.com) to take part in e-auction. This notice should also be considered as 30 DAYS (Thirty) notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

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

Date: 27.11.2025 Place: PUNE

Sd/- Authorised Officer, Grihum Housing Finance Limited

**बैंक ऑफ बड़ोदा Bank of Baroda**  
पुणे शाखा का कार्यालय

Pune District Regional Office : 9th floor, B- Wing, Next gen Avenue, Baharatwadi, Nr. ICC Trade Tower, Pune 411016  
Tel: (20) 25653387 Mail ID recovery.punedist@bankofbaroda.co.in

**E-AUCTION SALE NOTICE**

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIESAPPENDIX –IV-A [See proviso to Rule 6(2) & 8(6)]**

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 6(2) & 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 mortgaged /charged to the secured creditor, possession of which has been taken by Authorised officer of Bank of Baroda, secured creditor, will be sold on "As is Where is" and "Whatever there is" basis for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price /e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below-

Sr. No.	Name & Address of Borrower(s) / Guarantor(s)	Short description of the immovable property with known encumbrances, if any	Total Dues	Date & Time of E-auction	Reserve Price, EMD, Bid Increase Amount	Status of Possession (Constructive / Physical)	Property Inspection Date & Time
1	Borrower:- Mrs. Sumitri Nilesh Yewale & Mr. Nilesh Shivaji Yewale	Flat no 202 2nd Floor, "Delta Rachana", Project Madhav Kunj Building, CTS no 230, Chikhali Tq Haveli, Pune 411062	RS. 34,24,112/- interest w.e.f. 30.03.2021+ other (expenses etc till date. (Less Recovery if any)	19.12.2025, 02.00 PM TO 6.00 P.M.	RP : Rs. 23,36,000/- EMD: Rs. 2,33,600/- BID increase Amount: Rs.10,000/-	Physical	15.12.2025 from 10 A.M. to 4 P.M

For detailed terms and condition of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://baanknet.com> portal, Prospective Bidders may contact the Authorized Officer on Tel No : 020-25653387.

Date : 24/11/2025, Place : Pune

Authorised Officer, Bank of Baroda

**पंजाब नैशनल बैंक Punjab National Bank**  
...प्रगते का प्रतीक ! ...the name you can BANK upon !

ARMB, Pune :  
Ground Floor, Aurora Towers, 9, Moledina Road, Pune- 411001, Ph No. : 020-26133926, E mail: cs8762@pnb.co.in

**Sale Notice for Sale of Immovable Properties**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

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

**SCHEDULE OF THE SECURED ASSETS**

Lot No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of property(ies)) & Details of the encumbrances known to the secured creditors	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction
1	Branch : Deccan Gmkhana, Pune Mrs. Jyoti Nitin Sawardekar 1) Mrs. Jyoti Nitin Sawardekar 2) Mr. Nitin Sawardekar Both at : Flat No.704, 7th Floor, Bldg-B, 1345 Sq.ft "GINI BELLISSIMO CHSL", Laxmi Nagar, Off Dhanori Road, Pune-411015 ALSO: Flat No.703, 7th Floor, Bldg-B, 1345 sq.ft "GINI BELLISSIMO CHSL", Laxmi Nagar, Off Dhanori Road, Pune -411015 ALSO: Flat No.402, 4th Floor, "SUNSHINE AVENUE" 735.93 Sq.Ft, Lohgaon, Haveli, Pune-411014, ALSO: Flat No.106, 1st Floor, Wing-A1, "MUCH MORE CO-OP HSCL", Tingare Nagar Lane No.14, Dhanori, Pune-411015 3) M/s. ACME Consultancy Flat No.703/704, 7th Floor, Bldg-B, 1345 Sq.ft "GINI BELLISSIMO CHSL", Laxmi Nagar, Off Dhanori Road, Pune-411015	Flat No.703, 7th Floor, Bldg-B, 1345 sq.ft "GINI BELLISSIMO CHSL", Laxmi Nagar, Off Dhanori Road, Pune-411015 Encumbrances : Not Known Flat No.704, 7th Floor, Bldg-B, 1345 sq.ft "GINI BELLISSIMO CHSL", Laxmi Nagar, Off Dhanori Road, Pune-411015 Encumbrances : Not Known Flat No. 402, 4th Floor, "SUNSHINE AVENUE" 735.93 SQ.FT, Lohgaon, Haveli, Pune-411014 Encumbrances : Not Known Flat No.106, 1st Floor, Wing-A1, "MUCH MORE CO-OP HSCL", Tingare Nagar Lane No.14, Dhanori, Pune-411015 Encumbrances : Not Known	A) Dt. 30/04/2021 B) 132.56 Lacs+ further interest w.e.f 01/11/2025 C) Dt. 14/10/2022 D) Symbolic Possession A) Dt. 30/04/2021 B) 132.56 Lacs+ further interest w.e.f 01/11/2025 C) Dt. 14/10/2022 D) Symbolic Possession A) Dt. 30/04/2021 B) 132.56 Lacs+ further interest w.e.f 01/11/2025 C) Dt. 14/10/2022 D) Symbolic Possession	Rs. 137.20 Lacs Rs. 13.72 Lacs Rs. 1,00,000 Rs. 137.20 Lacs Rs. 13.72 Lacs Rs. 1,00,000 Rs. 89.50 Lacs Rs. 8.95 Lacs Rs. 21000 Rs. 33.18 Lacs Rs. 3.32 Lacs Rs. 21000	17/12/2025 at 11.00 Hrs (with extension of 10 minutes if necessary)

**TERMS & CONDITIONS** : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions : 1) The property/ies are being sold on "AS IS WHERE IS", "AS IS WHAT IS BASIS" WHATEVER THERE IS BASIS" . 2) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 3) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 17.12.2025 at 11:00 AM, 4) For detailed term and conditions of the sale, please refer "https://baanknet.com" & [www.pnbindia.in](http://www.pnbindia.in).

Date : 21/11/2025  
Place: Pune

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

Authorised Officer,  
Punjab National Bank (Secured Creditor)