

SATARA [06772] BRANCH :

Jeevan Tara Building (LIC), 513, Sadar Bazar,
G D Path, Satara, 415001
Email: ubin0906778@unionbankofindia.bank

[Rule - 8 (1)]

POSSESSION NOTICE
(For immovable property)

Whereas,

The undersigned being the authorised officer of **Union Bank of India**, 513, LIC Building, G. D. Marg, Sadar Bazar, Satara - 415001 under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 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 31.12.2024 calling upon the borrower **Mr. Santosh Narayan Sabale & Smt. Usha Santosh Sabale** to repay the amount mentioned in the notice being **Rs. 3,48,322/- (Rupees Three Lakhs Forty Eight Thousand Three Hundred Twenty Two 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 Section 13(4) of the said Act read with rule 8 of the said rules on this **26th day of August of the year 2025.**

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 the **Union Bank of India LIC Building Branch** for an amount **Rs. 3,48,322/-** and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13of the Act, in respect of time available to the borrower to redeem the secured assets.

Description of Immovable Property

All the part and parcel of the house property bearing City Survey no 647 (Half Part) admeasuring 114.85 Sq Mtrs along with the entire construction thereon, situated at Village Shivthar, Tal. Satara Dist. Satara, which is bounded as under;

On or towards East - By Property of Jaywant Tukaram Sabale

On or towards South - By Road

On or towards West - By Property of Maruti Dinkar Sabale

On or towards North - By Property of CTS No 640 Shri Shashikant Piraji Sabale & others

CTS No 646 Balkrishna Sadashiv Sabale & others

CTS 645 Vasant Ravba Sabale & others

Date : 26.08.2025

Authorised Officer

Place : Satara

UNION BANK OF INDIA

SBI STATE BANK OF INDIA

Authorised Officer's Details:- Mobile No. 9560205656
Landline No. (Office):-022-41611423

Branch - Stressed Assets Management Branch - II,
Rahija Chambers, Ground Floor, Wing - B, Free Press
Journal Marg, Nariman Point, Mumbai - 400021
Tel No: 022-41611423, E-mail Id: team2.15859@sbi.co.in

Appendix - IV - A - [See Proviso to Rule 8(6)]

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) of Security Interest (Enforcement) Rules, 2002
The undersigned as Authorized Officer on behalf of State Bank of India and consortium of Banks led by State Bank of India comprising of Dhanalaxmi Bank Ltd, ICICI Bank Ltd. and C F Flowers ARC hereinafter referred to as "Consortium Banks" has taken over possession of the following properties viz 13(4) of the SARFAESI Act. 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 Consortium Banks as secured creditor, the Physical Possession of which has been taken by the Authorized Officer of State Bank of India, will be sold on **"AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND "WHATEVER THERE IS"** on **23.09.2025**. The e-auction of the charged property/ies (under SARFAESI Act, 2002) for realisation of Bank's dues will be held on and on the terms and conditions specified here under.

Name of Borrower(s)	Name of Guarantor(s)	Outstanding Dues for Recovery of which Property/ies is/are Being Sold
M/s. Duplex Industries Ltd.	Personal Guarantors 1) Mr. Anand Vishnu Satpute 2) Mr. Anil Anand Satpute 3) Smt. Kanchan Anil Satpute	Rs. 255,32,04,971.00 as on 08.02.2013 plus further interest expenses and other charges etc. Demand Notice Date: 08.02.2013
Names of Title Deed Holders	Description of property/ ies	Date & Time of e-Auction:
M/s Duplex Industries Ltd.	Property ID: SBIN00000DIL1 Lease hold rights of property (lease period of 95 years starting from 01.12.1992) 1.e Factory Land and Building, admeasuring 4050 sqmts, situated at Plot no A/3, MIDC Industrial area, Kurumbh, Taluka Dand, Dist Pune in the name of Duplex Industries Ltd.	23.09.2025 11.00 a.m to 16.00 p.m
Reserve Price and EMD Details	Reserve Price:	Date & Time of Inspection property
	Rs. 3,43,00,000.00/- EMD: Rs.34,30,000.00/- Bid Increment Amount: Rs. 5,00,000/-	15.09.2025 11 a.m to 4 p.m

"CARE: It may be noted that, this e-auction is being held on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND "WHATEVER THERE IS". Intending Bidders / purchasers has to transfer the EMD amount through registration in our service provider **BAANKNET**. e-auction web portal <https://baanknet.com/eauction-psb/eauction/> through online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, Verification of KYC documents and transfer of EMD in Wallet must be completed well in advance, before auction. Interested bidder may deposit Pre-Bid EMD with EKBKRAY before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in EKBKRAY's Bank account and updation of such submit the pre-bid EMD amount well in advance to avoid any last minute problem. There is no encumbrance known to authorised officer. However, the intending bidder should make their own enquiry and due diligences regarding the encumbrance upon the property from respective officers / department. The payment of all statutory / non-statutory dues; taxes, rates, assessments, charges, fees etc., owing to any authority or to anybody shall be the sole responsibility of successful bidder only. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's websites: www.sbi.co.in and <https://baanknet.com/eauction-psb/eauction/>

Bank website www.sbi.co.in			e-auction website- https://baanknet.com/eauction-psb/eauction/	
				
Property id No	Lot No	Property Location	Photos of Property/Video	
SBIN00000DIL1	1			

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT

The Borrowers / Guarantors have been given notice as required under proviso of rule 8 (6) of Security Interest (Enforcement) Rules, 2002.

Date: 01.09.2025

Sd/-

Place: Mumbai

Authorized Officer, State Bank of India

PUBLIC NOTICE

NOTICE is :- hereby given that one Mr. Chintaman Nathu Kamble (hereinafter referred to as the said Mortgagees/Purchasers) have agreed to create mortgage in respect of the Grampanchayat Property more particularly described in the Schedule hereunder written in favor of my/our clients, Piramal Capital and Housing Finance Ltd. (Branch "Address), in respect of the property described hereunder. The said property came in the name of said Mr. Chintaman Nathu Kamble and Sonabai Nathu Kamble after the death of his. Mother Sonabai Nathu Kamble. Rankar as per the record produced by said mortgagee to me so I have given this notice to all persons having any claim against or in respect of the said Grampanchayat Property more particularly described in the schedule hereunder or any part thereof by way of sale, exchange, mortgage (equitable registered or otherwise), Gift, trust, inheritance, family arrangement, maintenance, bequest, partnership, possession, lease, sublease, tenancy, license, rent, charge, pledge, easement or otherwise howsoever are hereby requested to notify the same in writing to me/ us with supporting documentary evidence at the address as mentioned herein below within 7 days from the date hereof, failing which the claim or claims, if any, of such person or persons will be considered to have been waived and/or abandoned and my client shall proceed with the disbursement of loan and creation of mortgage in respect thereof.

DESCRIPTION OF THE PROPERTY
Sr. No. 9/13 Area 00 be. 19 Aar Asset 00 Rs.33
Pass Out of mortgagors Area 00 be. 09-50 Aar
within the Limit of Baleswadi, Tal. - Haveli,
Dist. Pune. Bounded as per four boundaries
Boundaries Of Property No. 128
East - Property of Mr. Shashikant Kamble
South - Property of Shashine Society
West - Property of Mr. Mahesh Kamble
North - Road

Adv. Anand Ashok Patil
B. Court 13 B
Office: New to New Tishkar Kharad
Ghatkoti Rd. Lalgaon Kharad
Tat. Pune-411004
Tel: 9822011198
Mob: 9822011198
Email: anandpatil98@gmail.com

pnB Housing

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES
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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
The undersigned as Authorized Officer on behalf of PNB Housing Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Rules, 2002 (Act No. 54 of 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 31.12.2024 calling upon the borrower **Mr. Santosh Narayan Sabale & Smt. Usha Santosh Sabale** to repay the amount mentioned in the notice being **Rs. 3,48,322/- (Rupees Three Lakhs Forty Eight Thousand Three Hundred Twenty Two 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 under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that 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 Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sr No	Loan Agreement No./ Name Of The Borrower/ Co Borrower/Guarantor	Date of Demand & Notice Outstanding	Date Of Possession Taken	Description Of The Immovable Property : All That Part And Parcel Of Property Consisting Of Property Address
1	LXPAN00516-170045742/ LXMHOPI120-210546876, LXMOHOF921-220609044/ Borrower: Shankar Ashok Pawar Co-Borrower: Shrawan Shankar Pawar	15-12-2020 For Rs.1604827/-	29-08-2025	Flat No 103, 1st Floor, S.no 100/5, 100/12a/13/14, 100/17a/18, 100/19/1r, Aryan Green Park, Sinhgad Road, Mauje Dhayari, Haveli, Pune, Maharashtra - 411041
2	LXPUN00115-160018282/ Borrower: Ramdas Bhagui Barge Co-Borrower: Dhondiba Bhagui Barge	06-01-2025 For Rs.1673486/-	29-08-2025	Flat No.103 1st Floor B Wing Shri Ghureshwar Apt Survey No 102 Hiss No.3 Uttam Nagar Shivane 0 0 Nr Dangat Vihir 411023 Pune Maharashtra

The borrower 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 Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon. 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

Sd/-Authorized Officer

(Motilal Oswal Home Finance Limited)

Date :03.09.2025

HOU/PUN/0416/278994	Rs. 13967 65.89	Physical Possession	Building A-3 2.206 Playtor Paud A. Gat No Gat No 222 to 226 230 Near Tahsiladhi Office, Paud Gaon Mulshi, Pune, Maharashtra-412108, India.	Rs. 962.000	Rs. 96200	18-09-25	Rs. 10000	10-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KNOV/0621/894100	Rs. 136933 52.86	Physical Possession	Building B2 1st Floor Flat No. 101, Playtor Paud B Gat No. A - 218 219 220 221 Near Tahsiladhi Office, Paud Gaon Mulshi, Pune, Maharashtra-412108, India.	Rs. 1175.000	Rs. 117500	18-09-25	Rs. 10000	11-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KOP/0817/422206	Rs. 1356472.79	Physical Possession	UNIT 6, 6TH FLOOR, S NO 22 HOMES - 2, FL NO 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 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1000	Rs. 1933000	18-09-25	Rs. 10000	12-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN	
HOU/KHAPUR/0222/952219	Rs. 24700	Physical Possession	Single Building 1st Floor Flat No. 106 Avenue Serenity S No. 32/A/8(P) Varde Tal. - Maval Dist. - Pune MAHARASHTRA-410507 India.	Rs. 1543.000	Rs. 154300	09-04-2024	Rs. 10000	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
Rishikesh R Agale / Dhanashree Vasant Chavan. B.O. : PUNE	Rs. 72133	Physical Possession	Building A1, 4.412 Playtor Paud A. Gat No Gat No 222 to 226 230 Near Tahsiladhi Office, Paud Gaon Mulshi, Pune, Maharashtra-412108, India.	Rs. 830.000	Rs. 83000	09-04-2024	Rs. 10000	13-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/PUN/1215/257857 Amit Vivas Phapale, Suresh Amil Phapale. B.O. : PUNE	Rs. 1149257.13	Physical Possession	Wing- A, 1st Floor Flat No 116 Shree Siddhivinayak Park Gat No. 31(2P) & 49 (P) Wadga Gaon Paud-12308	Rs. 763.000	Rs. 76300	09-04-2024	Rs. 10000	10-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KNOV/0222/954746 Sami Sushant Shinde, Manasa Sunny Khatrisgar. B.O. : KONDHWA	Rs. 13475	Physical Possession	FLAT NO 209, SR NO 1120 2 2ND FLOOR PANCHNATHA GULMOHAR Shikrapur, Pune MAHARASHTRA - 412206, India.	Rs. 1494.000	Rs. 149400	18-09-25	Rs. 10000	11-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KNOV/0322/67304 Varsh Sandasa Kharat, Kashinath Tukaram Kharat Tal. Desai B.O. : KONDHWA	Rs. 139632 55.89	Physical Possession	B.1st Floor,103, Aagamant, S No 62 (Part), Nr. Jambhulwad lake, Pune, Ambegon Khurd, Pune, MAHARASHTRA - 411046, India.	Rs. 35750.000	Rs. 357500	18-09-25	Rs. 10000	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/PUN/118/600084 Nilesh Suryavanshi, Sunila Ravindra Suryavanshi, B.O. : PUNE	Rs. 40195 32.88	Physical Possession	Building C2, Sixth Floor, C2-606, Manas Residency, Durg, Vajlona Park Chakan, MIDC Phase III, Niguhle Pune MAHARASHTRA-410501, India.	Rs. 1319.000	Rs. 131900	18-09-25	Rs. 10000	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/PUN/0119/635958 Vishal Dadas Bhambhani, B.O. : PIMPRI CHINCHWAD	Rs. 15678	Physical Possession	Building B 1st Floor, DURG, SHUBHANKAR KIRKATWAD, Pune, MAHARASHTRA-411024, India.	Rs. 22800.000	Rs. 228000	18-09-25	Rs. 10000	10-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KHAPUR/0519/689413 Raju Laxman Bhambhani, B.O. : PUNE	Rs. 39900 01-07-2024	Physical Possession								