

PUBLIC NOTICE

NOTICE is hereby given on behalf of my client that, my client intends to purchase All that piece & parcel of **Plot No. 26**, admeasuring 6142.50 Sq.Mtr. alongwith **Factory Building Shed** admeasuring **1047.07** out of **Gat No. 358, 361, 362 & 365**, Village at **Kharabwadi Chakan**, Tal.-Khed, Dist. Pune within the limits of Panchayat Samitee Rajgurunagar (Khed) & Grampanchayat Kharabwadi. The said property is free from charge and encumbrances. That prior original Lease Deed Dt. 18/03/1985 (Reg. No. 385/1985 Khed) alongwith Original Registration Receipt & Index-II have been misplaced and it is likely that, anybody may misuse the same.
Thus public at large is cautioned not to entertain any deal or transaction on the basis of the said original documents, If anybody has any prior rights or claim or concern they may communicate the same in writing **within 7 days**, failing which we shall presume that nobody has any claim as regards to the same & for the cost & consequences my client shall not be held responsible, who, intends to create mortgage of the said property, which please note.
Given at Pune on 05/08/2025.

Vaishali Sawant, Advocate
60, Patil Arcade,19, Erandawana, Pune-4.

**Bank of India**
Relationship beyond banking

Pune Zonal Office :
1162/6, Shivajinagar, University Road,
Pune - 05. Ph.: 020-25535421 / 25535414
Email : Pune.Csd@bankofindia.co.in

**Requirement of Premises at
Undri, Balewadi, Dhayari and Ranjangaon**

Bank of India invites offers for premises on lease basis. Detailed notification is available on our website www.bankofindia.co.in. Last date of submission of application is **12/08/2025**. Any corrigendum/ addendum / notification will be published in the same website only.
Date : 05/08/2025
Place : Pune
Sd/-
Zonal Manager, Pune Zone

PUBLIC NOTICE
DOCUMENT MISSING

Notice is here by given that the property being flat bearing Maaje Karkawadi, Gat No 61, Land Area 400 sq mtr, Tarjam Apartment, Second Floor Flat No 7 Area 570 sq ft's i.e. 52.97 sq mts. Situated at Village Karkawadi Tal Haveli, Dist. Pune 411028 or there about Belong To Mr. VINAY VIJAYSINGH MATE age 41 yrs Residing at, A/P. Khadkawasala Tal Haveli Dist. Pune 411028 and the said Vinay Vijaysingh Mate purchased under Agreement to sale Dated 25/06/2008, registered as a Document No 5218/2008 at the office of Sub Registrar, Haveli No 16 Pune. on 10/07/2025 at about 4 pm my client was traveling Near Donje pune by his vehicle unfortunately the above said document have fell down from the vehicle and the same are not traceable if any body is in possession of the original document relating to the said property they are requested to hand over same to the below address
ADV. M S WALSEPATIL
43/2, Harshwardhan
Nivas Dattanagar,
Ambegaon bk
Pune- 411046
Date- 05.08.2025 **PH. 9503608372**

CFM ASSET RECONSTRUCTION PRIVATE LIMITED
Registered Office: Block No. A/1003, West Gate, Near YMCA Club, S.G. Highway, Makarba, Ahmedabad-380015, India
CIN: U67100GJ2015PTC083994

POSSESSION NOTICE UNDER RULE 8(1) OF THE SARFAESI ACT, 2002

The undersigned, Authorized Officer of **CFM ASSET RECONSTRUCTION PRIVATE LIMITED (CFMARC) (CIN:U67100GJ2015PTC083994)**, an asset reconstruction company duly registered under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under Section 13(12) read with relevant Rules of the Security Interest (Enforcement) Rules, 2002 (Rules) issues the following notice. The authorized Officer of **CFM Asset Reconstruction Private Limited** under the SARFAESI 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 to the Borrower/s as detailed hereunder calling upon the Legal Heirs of Deceased Amarjitsingh Sadhusingh Parhar as Borrower and Legal Heirs of Deceased Gurmest Amarjitsingh Parhar as Co-borrowers to repay the amount mentioned in the notice with all costs, charges and expenses till actual date of payment within 60 days from the receipt of the same. Edelweiss Housing Finance Limited (Now known as Nido Home Finance Limited) has, under the provisions of SARFAESI Act, assigned the loan of the above-mentioned Borrower(s) to **CFMARC** acting in its capacity as **Trustee of CFMARC Trust-112**, vide Assignment Agreement dated 09.01.2023 pursuant to which **CFMARC** has stepped in as a secured creditor with respect to the above Loan Account. 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 symbolic possession of the property described hereunder in exercise of powers conferred on him/her under Section 13(4) of the said Act r/w Rule 8 of the said Rules in the dates mentioned hereunder. The Legal Heirs of Deceased Amarjitsingh Sadhusingh Parhar as Borrower and Legal Heirs of Deceased Gurmest Amarjitsingh Parhar as Co-borrowers in particular and 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 CFM Asset Reconstruction Pvt Ltd. for the amount specified therein with future interest, penal interest till the date of payment of the said amount in full together with all cost, charges, expenses, etc., thereon. Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed thereunder and Date of Possession is given as under:
1. Name and Address of the Borrower, Co Borrower Guarantor Loan Account No. And Loan Amount:-
LEGAL HEIRS OF DECEASED AMARJITSINGH SADHUSINGH PARHAR AS (BORROWER) LEGAL HEIRS OF DECEASED GURMEET AMARJITSINGH PARHAR AS (CO-BORROWER) Both Resident @ Flat No-4A, 3rd Floor, Samridhi Building, CTS No-243, Ganesh Peth, Pune 411002.
Property Address: Flat No. 4A On 3rd Floor In Samruddhi Building Cts No. 243 Ganesh Peth Tq. Haveli Dist. Pune 411 002
LAN No:- LPUNSTL0000047480 **Loan agreement date-26-05-2018**
Loan Amount:- Rs.13,65,000/- (Rupees Thirteen Lakhs Sixty Five Thousand Only)
NPA DATE: 04-08-2022 **Demand Notice Date:-** 31-07-2024
Amount Due in Rs.18,72,181.21/- (Rupees Eighteen Lakhs Seventy Two Thousand One Hundred Eighty One and Twenty One Paise Only) With further interest from the date of Demand Notice 30-07-2024
Possession Date: 30/07/2025
SCHEDULE OF THE PROPERTY:- All That Piece and Parcel of the Immovable Property Situated At Flat No. 4a Area Acre 326 Sq. Ft. I.E. 30.29 Sq. Mtr. Built Up On 3rd Floor In Samruddhi Building Cts No. 243 Ganesh Peth Tq. Haveli Dist. Pune 411 002
Place: Pune
Date: 05.08.2025
Sd/- Authorized Officer
For CFM Asset Reconstruction Pvt Ltd
(acting in its capacity as Trustee of CFMARC Trust 112)

**बँक ऑफ महाराष्ट्र**
Bank of Maharashtra
बँक ऑफ महाराष्ट्र

Vadgaon Budruk Branch :
Chamanlal Complex, 17/1 Mahalaxmi Soc.,
Opp. Santosh Hall, Vadgaon Budruk,
Pune - 411046. **Tel :** 020-24346143
Email: brmgr1159@mahabank.co.in, borm1159@mahabank.co.in

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

Whereas, the undersigned being the Authorised 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 the 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 17/02/2025** calling upon Borrower **Mr. Suresh Baburao Borude and Mr. Appasaheb Jagannath Mandlik (Guarantor)** to repay the amount mentioned in the Notice being full the amount In Respect of **Rs. 4,58,509.00 (Rs. Four Lakhs Fifty Eight Thousand Five Hundred & Nine Only) Plus Unapplied Interest W.E.F. 17/02/2025 apart from further Interest, Cost, Charges and Expenses** within 60 days of receipt of the said notice.
The borrowers **Mr. Suresh Baburao Borude and Mr. Appasaheb Jagannath Mandlik (Guarantor)** having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic 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 **02/08/2025**.
The borrower 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 **Bank of Maharashtra, Vadgaon Budruk, Branch**, for an amount hereinabove mentioned.
The borrowers' 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.
The details of Immovable properties hypothecated to the Bank and taken possession by the Bank are as follows:

Sr. No.	Nature & Amt. of Credit Facility	Type of Securities	Securities
1.	Housing Loan 20014712628 Rs. 05.00 Lakh	Primary	Equitable Mortgage of Plot No. 62, Pushpa Hill View, S.No.72, Hissa No. 1/2/62, at Village Jambhulwadi, Tal. Haveli, Dist. Pune

Date: 02/08/2025
Place: Pune
Chief Manager & Authorized Officer,
Bank of Maharashtra, Vadgaon Budruk Branch, Pune

**यूनियन बैंक ऑफ इंडिया**
Union Bank
यूनियन बैंक ऑफ इंडिया

NAVI PETH BRANCH
Plot No 2 Laxmi Park, Lbs Road,
Navi Peth, Pune 411030
Tel. 020-24539120

[Rule - 8 (1)]
POSSESSION NOTICE
(For immovable property)

Whereas,
The undersigned being the authorised officer of **Union Bank of India, Navipeth Branch**, 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 17/04/2025 calling upon the borrower **Mr. Vinayak Vasant Dhavale** to repay the amount mentioned in the notice being **Rs.1,00,80,228.86/-** (Rupees One Crore Eighty Thousand Two Hundred Twenty Eight and Eighty Six Paise) 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 **2nd day of the August, 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** for an amount **Rs. 1,00,80,228.86 (Rupees One Crore Eighty Thousand Two Hundred Twenty-Eight and Eighty-Six Paise)** 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 the borrower to redeem the secured assets.
Description of Immovable Property
All that piece and Parcel of S. No. 22/3/23/1A/2, Flat No.A -304, 3rd Floor, A-Wing Building, My Nest, Nearby IVAA Multispeciality Hospital, Yaswin Jeevan & Orchid Road, Village Sus, Taluka – Mulshi, Pune Maharashtra – 411021. Area – 822.15 Sq Fts. (Carpet) and bounded as:
North by : Flat No. 303
East by : Open to Sky
South by : Lift
West by : Flat No. 305
Date : 02.08.2025
Place : Pune
Authorised Officer
UNION BANK OF INDIA

**Bank of India**
Relationship beyond banking

Pune Recovery Branch :1162/B Ganesh Khind-University Road Next to Hardikar Hospital, Shivajinagar Pune -411005
Ph. No. 020-25536090
Email : Recovery.pune@bankofindia.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction sale notice for sale of immovable/ movable assets under the Securitization 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 Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the Symbolic/ Physical Possession of which has been taken by the Authorised Officer of the Bank of India (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 borrowers(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties

Last date for submission of bid for all properties 26/08/2025.
E Auction of all properties on 26/08/2025 time from 11:00 AM to 5:00PM

S. N.	Name of Branch and Name Address of Borrowers / Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price	Date Of Possession & Type Of Possession Bid	QR Code of location of the Property	S. N.	Name of Branch and Name Address of Borrowers / Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price	Date Of Possession & Type Of Possession Bid	QR Code of location of the Property
			EMD (Rs. in lakhs)	Increase Amount					EMD (Rs. in lakhs)	Increase Amount	
			Date of Inspection						Date of Inspection		
1.	Branch: Pune Recovery Branch Name of the A/C- Prabha Intiyaz Qureshi (Amount Outstanding: 90.52 Lakhs + UCI + Other Charges w.e.f 29.09.2020)	Property situated at Shop no 13 building no B wing B1, first floor, carpet area about 453.16 sq fts, "Evolet Tiara", constructed on Land bearing CTS NO 423, tps II FINAL PLOT NO 28/a11 & 28/a2 Mangalwar Peth Pune 411011 Boundaries : East- staircase West- shop no 17 & 18 North- Passage South – Open space Cersai - 400039899548 Property ID - BKIDPUNERECPRABHA6	55.07 ----- 5.50 ----- 11.08.2025	29.07.2022 Physical possession ----- Rs. 10,000		7.	Branch: Pune Recovery Branch Name of the A/C- M/s Rajmangal Milk and Agro Foods Pvt Ltd (Amount Outstanding: 668.37 Lakhs + UCI + Other Charges w.e.f 30.06.2019)	Open land Situated at Gat no 949/2/A situated at Vill Mohol, Tal Mohol Dist Solapur, admeasuring 8100 sq mtrs in the name of Mr. Ashok Shankarao Ghogare Boundries : East-Road West- Adjoining Plot 950 North- Adjoining Plot 949 South- Adjoining Plot 943/2-2D CERSAI ID - 400017833810 Property ID - BKIDRAJMANGALMOHOL	206.55 ----- 20.65 ----- 12.08.2025	27.09.2019 (Symbolic possession) ----- Rs. 10,000	
2.		Property situated at Shop no 18 building no B wing B1, lower ground floor, carpet area about 62.00 sq fts, "Evolet Tiara", constructed on Land bearing CTS NO 423, tps II FINAL PLOT NO 28/a11 & 28/a2 Mangalwar Peth Pune 411011 Boundaries : East- Shop no 13 West- Open Space North- Passage South –Shop no 17 Cersai - 400039899548 Property ID - BKIDPUNERECPRABHA1	7.58 ----- 0.75 ----- 11.08.2025	29.07.2022 Physical possession ----- Rs. 10,000		8.	Branch: Pune Recovery Branch Name of the A/C-M/s Neurostar hospital Pvt Ltd. Formerly known as M/s. Dr. Amit Wagh Neurostar hospital Pvt Ltd. Directors - 1. Dr.Amit Anant Wagh 2. Rucha Amit Wagh (Amount Outstanding: 20.64 Crores + UCI + Other Charges w.e.f 29.05.2023)	All the piece and parcel of the Hospital building consisting of Yash Tower B wing, bearing CTS no 4437,4438,4438/1 to 4438/10 S no 50/5A/1A, old Mumbai pune Highway Akruadi, with Pimpri chinchwad Municipality Limit Dist Pune 411035 owned by Amit Wagh Neurostar hospital pvt Ltd, Now Neurostar Hospital Pvt Ltd. Admeasuring area- 728.40 Sq Mtrs Boundaries- East- by old Pune Mumbai Highway West-DP Road North-Old Pune Mumbai Highway South- CTS 4437 & 4438 All the piece and parcel of the Hospital building consisting of Yash Tower B wing, bearing CTS no 4437,4438,4438/1 to 4438/10 S no 50/A/1C old Mumbai Pune Highway Akruadi, with Pimpri chinchwad Municipality Limit Dist Pune 411035 owned by Dr Amit Wagh Neurostar hospital pvt Ltd, Now Neurostar Hospital Pvt Ltd. Admeasuring area- 1089.30 sq mtrs Boundaries: East- CTS no 4439,4441 West –Road North- CTS no 4438 South -CTS no 4436 Yash Towers B Wing Ground Floor area 433.04 Sq Mtrs,1st floor area 410.995 sq mtrs 2nd floor area 410.995 sq mtrs, 3rd floor area 410.995 sq mtrs, 4th floor 407.699 sq mtrs 5th floor area 407.699 sq mtrs along with basement parking area 654.24 sq mtrs and basement godown area 78.76 sq mtrs. Boundaries : East- Old Pune Mumbai Highway West –DP Road North-Road South- CTS no 4436 CERSAI ID - 400050568653	2486.51 ----- 248.65 ----- 13.08.2025	12.09.2023 (Symbolic possession) ----- Rs. 2,00,000	
3.		Property situated at Shop no A building no B wing B1, lower ground floor, carpet area about 153.00 sq fts, "Evolet Tiara", constructed on Land bearing CTS NO 423, tps II FINAL PLOT NO 28/a11 & 28/a2 Mangalwar Peth Pune 411011 Boundaries : East- Shop no 5 West- Shop no 15 North- Godown B South –Passage Lift Cersai - 400039899548 Property ID - BKIDPUNERECPRABHA2	13.20 ----- 1.32 ----- 11.08.2025	29.07.2022 Physical possession ----- Rs. 10,000		9.		All the Plant and Machinery installed at Hospital building consisting of Yash Tower B wing, bearing CTS no 4437,4438,4438/1 to 4438/10 S no 50/5A/1A & 50/A/1C old Mumbai pune Highway Akruadi, with Pimpri chinchwad Municipality Limit Dist Pune 411035 owned by Dr Amit Wagh Neurostar hospital pvt Ltd, Now Neurostar Hospital Pvt Ltd CERSAI -400075592721	250.72 ----- 25.08 ----- 13.08.2025	12.09.2023 (Symbolic possession) ----- Rs. 2,00,000	
4.		Property situated at office no 109 building no B wing B1 ,first floor, carpet area about 385.00 sq fts, "Evolet Tiara", constructed on Land bearing CTS NO 423, tps II FINAL PLOT NO 28/Av1 & 28/ aV2 Mangalwar Peth Pune 411011 Boundaries : East- Staircase West- Office110 North- Passage South –Open space Cersai - 400037366420 Property ID - BKIDPUNERECPRABHA3	34.34 ----- 3.43 ----- 11.08.2025	29.07.2022 Physical possession ----- Rs. 10,000		10.	Branch: Pune Recovery Branch Name of the A/c. :- M/s. Samruddhi Polychem Partner : Dr. Bhushan Khairnar, Mr. Sagar Khairnar, Row House No.65, Bhargavram Co Op Housing Society, located at S No 203/2/2, Near Trikon bungalow, Amrutdham, Ayodhya Nagar, Village Nashik, Tal Nashik Dist Nashik, Nashik 422003 O/s. Rs. 59.62 Lakhs + interest + expenses w.e.f. 28.06.2023	EQM of Row House No.65, Bhargavram Co Op Housing Society, located at S No 203/2/2, Near Trikon bungalow, Amrutdham, Ayodhya Nagar, Village Nashik, Tal Nashik Dist Nashik, Nashik 422003, Area : Built Up area :- 48.25 Sq Mt, Carpet Area : 38.67 Sq Mt. Boundaries:- East – By Open Space colony road, West – By Open Space Adjoining Land, North – By Open space, South – By Row House No. 64	22.30 ----- 2.23 ----- 16.08.2025	01/03/2024 (Symbolic) ----- Rs. 10,000	
6.		Office no 110 Building No B Wing no B1, First Floor, "Evolet Tiara", constructed on Land bearing CTS NO 423, tps 11 FINAL PLOT NO 28/a11 & 28/a2 Mangalwar Peth Pune 411011 Carpet Area 412.00 Sq ft East- By Entrance West- By Side Margin Area North- office no 111 South –office no 109	36.58 ----- 3.70 ----- 11.08.2025	29.07.2022 Physical possession ----- Rs 10,000							

Details of Encumbrance known to the secured creditors. No known Encumbrance

The auction sale will be online e-auction/bidding 'on' **"AS IS WHERE IS", "AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS"** through the **Website https://BAANKNET.com/eauction-psion** dated 26/08/2025 from 11:00 am to 05:00 pm for detailed terms and conditions of the sale, please refer to link provided in bank of India (secured creditor) website www.bankofindia.co.in/Dynamic/Tander or <https://BAANKNET.com/eauction-psbi/>

Date : 04.08.2025
Place : Pune

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT,2002
Sd/-
Authorised Officer, Bank of India