NOTICE

Notice is hereby given that the share certificate(s) for the under mentioned equity shares of DEEPAK FERTILISERS & PETROCHEMICALS CORPORATION LIMITED has been lost / misplaced / stolen and I am applying to the Company for issue duplicate share certificate(s).

Any person who has/have a claim in respect of the said Equity shares should lodge the same with the Company at its Corporate Office of DEEPAK FERTILISERS & PETROCHEMICALS CORPORATION LIMITED, Sai Hira, Survey No. 93, Mundhwa, Pune, 411036 within 15 days from this date, else the Company will proceed to issue duplicate certificate(s) to the aforesaid holder/claimant without any further intimation and no further claim would be entertained from any person(s).

Name of Company	Folio No.	Name of the Shareholder(s)	No. of Shares	Certificate No.	Distinctive No. From	Distinctive No. To
DEEPAK FERTILISERS & PETROCHEMICALS CORPORATION LIMITED	077066	Arti Agrawal	50	8295	414661	414710
			50	8320	415911	415960
			50	535436	36292026	36292075
			50	535439	36292176	36292225
			50	540677	36554401	36554450
			50	535437	36292076	36292125
			50	540675	36554301	36554350
			50	540678	36554451	36554500
			50	540681	36554601	36554650

Place : **Pune,** Date : **12.12.2025** Name of the Shareholder, **Arti Devi Agrawal**

यूनियन बैंक ऑफ इंडिया Union Bank of India

भारत सरकार का उपक्रम A Government of India Undertaking

Aundh Branch
Pinac Raj House, Sr No. 155/1A/1A/1/1, Plot no. 06 & A+7B+8, Aundh, Pune-411007

Appendix IV POSSESSION NOTICE [Rule-8 (1)] (For Immovable Property)

Whereas The undersigned being the authorised officer of Union Bank of India, Aundh 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(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **09.10.2025** calling upon the borrowers **Mr. Raghu Bhagirath Mugutmal and Mrs. Meera Raghu Mugatmal** to repay the amount mentioned in the notice being **Rs. 11,84,811.68/-(Rupees Eleven Lakhs Eighty Four Thousand Eight Hundred Eleven and Sixty Eight Paise only)** i.e. outstanding as on 09.10.2025 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 symbolic/physical 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 **08th day of December 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 for an amount **Rs. 11,84,811.68/-(Rupees Eleven Lakhs Eighty Four Thousand Eight Hundred Eleven and Sixty Eight Paise only)** 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 the property bearing Flat No 07, stilt +01 floor, Sneh Vihar S No 4/1/63, 4/1/65, CTS No 3030, 3031, Sanghvi Taluka Haveli Dist Pune Maharastra-411020 within the local limits of Pimpri Chinchwad Municipal Corporation and Sub Registrar Haveli admeasuring area about 665 sq fts.

Date: 09.12.2025 **Authorised Officer**
Place: Pune **UNION BANK OF INDIA**

IDBI BANK — POSSESSION NOTICE

IDBI Bank Ltd., Retail Recovery, IDBI House, 1st Floor, Dnyaneshwar Paduka Chowk, F.C. Road, Shivaji Nagar, Pune-411004.

The Authorised Officer of IDBI Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) & in exercise of the powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 Published Demand Notice dated mentioned below, under Section 13(2) of the said Act, calling upon the concerned Borrowers, as per details given below, to repay the amount mentioned in the respective Notice within 60 days from the date of the Said Notice. The concerned Borrowers having failed to repay the said due amount, notice is hereby given to the concerned Borrower/Co-Borrower in particular and the public in general that the undersigned has taken Physical Possession of the immovable 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 the date mentioned below. The concerned Borrowers in particular and the public in general are hereby cautioned not to deal with the concerned property and any dealings with the said property will be subject to the charge of IDBI BANK LTD. for an amount mentioned below. The borrower's attention is invited to sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Name of the Borrowers/Property Holders and Loan Account No:	Date of Demand Notice	Date of Possession	Description of Immovable property	Outstanding Amount (Rs.) as on date
Mrs. Mary Sandip Pamdit & Mr. Sandip Kisan Pandit Loan Account Number: 1784675100000754	16-06-2025	11-12-2025 Physical Possession)	Flat No 504, 5th Floor, Building C, Tara Athena, Sr. No 262(P), Gawade Vasti Road, Kesnand, Pune – 412207 admeasuring about Saleable area 680 Sq ft. i.e. 63.20 Sq. Mtr.	Rs.10,89,160/- (Rupees Ten Lakh Eighty Nine Thousand One Hundred And Sixty Only) as on 16-06-2025 plus further interest and charges thereon.

Place : Pune **Authorised Officer**
Date: 12-12-2025 **IDBI Bank Ltd.**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

एक परिवार एक बैंक

Pune City Zone : Yashomangal, 4th Floor, F.C. Road, Shivaji Nagar, Pune-411005. Ph.: 020-25573419/3420

Wanted Premises on Lease Basis

Bank of Maharashtra requires suitable premises preferably on ground floor with appropriate frontage and sufficient parking space on lease basis for new / existing branch. The premises requirement is as below

No.	Branch	Dist.	Carpet Area required (approx)
1.	Navi Peth	Pune	1400 to 1700 sq.ft.
2.	Karve Nagar	Pune	1400 to 1700 sq.ft.
3.	Warje	Pune	1400 to 1700 sq.ft.
4.	Khadki	Pune	1400 to 1700 sq.ft.
5.	Deccan Gymkhana	Pune	1500 to 2000 sq.ft.

The premises should be in an approved building confirming to the conditions stipulated by the Govt. Authorities for commercial use. The owner will obtain NOC, if required from the concerned authority/ies for commercial use. Interested owners having clear title to the premises may submit their sealed offers in the prescribed format in Two Bid system i.e. 1) Technical Bid 2) Commercial Bid in two separate sealed envelopes and the format of bid can be downloaded from our website **www.bankofmaharashtra.bank.in.**

Interested owners having clear title over the property may submit their sealed offers in Two Bid system latest by **26/12/2025.** Offers with incomplete details / information and received after last date are liable for rejection.

Bank reserves the right to accept or reject any or all offers without assigning any reason what so ever. Offers received from other than owners will not be considered. Offers from Brokers will not be considered.

Offers to be submitted to : **Zonal Manager, Bank of Maharashtra, 'Yashomangal', 4th Floor, 1183/A, F.C. Road, Shivajinagar, Pune**

Date : 12/12/2025 **Zonal Manager, Pune City Zone, Bank of Maharashtra**

---

kotak — KOTAK MAHINDRA BANK LIMITED

Registered Office: 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai- 400051, (MH). **Branch Office:** 2nd Floor, Adamas Plaza, 166/16, Kolivery Village, Kunchi Kurve Nagar, Behind Hare Krishna Hotel, CST Road, Kalina, Santacruz-East, Mumbai – 400098.

POSSESSION NOTICE (For immovable property)
(As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

WHEREAS, The undersigned being the Authorised Officer of the Kotak Mahindra Bank Ltd. a banking company within the meaning of the Banking Regulation Act, 1949 having office at 2nd Floor, Adamas Plaza, 166/16, CST Road, Kolivery Village Kunchi Kurve Nagar, Kalina Santacruz (E) Mumbai-400098 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13 (12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **17th-September-2025** to **1.) Mr. Devashish Gupta (Borrower/ Mortgagor), 2.) Mrs. Jaishri Gupta (Co-Borrower/ Mortgagor), 3.) M/s. Advantek Fuel Systems Pvt Ltd (Co-Borrower). All having address at :- Flat No.502, 5th Floor, building know as Sky Max, situated at Sr.No. 17/1A, Tushar Park, Dhanori, Dist- Pune, Maharashtra- 411015. No. 1 and No. 2 Having Address At :- Shri. Hans Garden, Flat No.B-426, Lohegaon Road, Dhanori, Pune, Maharashtra – 411015 And No. 3 also having address at : A-101, Vinayak Arcade, 1st Floor, Behind HP Pump Old Pune, Maharashtra- 411035** to repay total outstanding amount aggregating to of **Rs. 52,26,802.68/- (Rupees Fifty-Two Lakh Twenty-Six Thousand Eight Hundred and Two and Paise Sixty Eight Only) as on 15-September-2025 towards the outstanding amount for Loan Account No. HF38245127 & HF38261973, CRN No. 407127504** together with further interest and other charges thereon at the contractual rates upon the footing of compound interest from **16.09.2025** till its actual realization ("outstanding amount") within 60 days from the date of publication of the said Demand Notice. The aforementioned Borrower/Co Borrower/ Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrower/Mortgagor 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 / her under Section 13(4) of the SARFAESI Act read with Rule 8 of the above said Rules on this **08th Day of December of the year 2025.**

The Borrower/Co- Borrower/ Mortgagor mentioned hereinabove 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 **KOTAK MAHINDRA BANK LIMITED**, having branch address at 2nd Floor, Adamas Plaza, 166/16, CST Road, Kolivery Village Kunchi Kurve Nagar, Kalina Santacruz(E) Mumbai-400098; for an amount **Rs. 52,26,802.68/- (Rupees Fifty-Two Lakh Twenty-Six Thousand Eight Hundred and Two and Paise Sixty Eight Only) as on 15-September-2025 towards the outstanding amount for Loan Account No. HF38245127 & HF38261973, CRN No. 407127504** together with further interest and other charges thereon at the contractual rates upon the footing of compound interest and substitute interest, incidental, costs and charges etc. due from **16.09.2025** till the date of full repayment and / or realization.

The Borrowers Attention is invited to the Provisions of Sub Section (8) of Sec 13 of the Act, in respect of time available, to redeem the secured asset;

Description of the Immovable Property

All that piece and parcel of property being Flat No.502, , admeasuring having carpet area 73.67 sq.mtrs, enclosed Balcony carpet area 15.26 sq.mtrs & Terrace carpet area 6.20 sq.mtrs on 5th floor in building known as" SKY MAX" and together with One covered car parking space situated at Lower basement, situated at bearing survey no.17/1A of Village Dhanorie, Taluka Haveli, Dist. Pune, within the local limits of Pune Municipal Corporation and also within the jurisdiction of sub-registrar Haveli No.8, Pune.

Date: 08 / 12 / 2025 **Authorized Officer**
Place: Pune **Kotak Mahindra Bank Ltd.**

U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR MOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of **UGRO Capital Limited,** having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070 ,under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt 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 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 said rules of the Security Interest (Enforcement) Rules 2002. **on this 10th day of December of the year 2025.**

The borrowers 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 **UGRO Capital Limited** for the amount mentioned in the notice together with 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.

Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Possession Date
1.	**1) PANYA TECHNOLOGY INDIA PRIVATE LIMITED 2) RITESH M S 3) SANDHYA SACHIN KATURE 4) NAOMI MANUFACTURING INDIA PRIVATE LIMITED 5) MANGAL DATTATRAY DHAPTE Loan Account Number: UGPUNMC0000073184**	**Demand Notice dated 06-Oct-2025 for an amount of Rs. 62,39,390/-** (Rupees Sixty-Two Lakh Thirty-Nine Thousand Three Hundred Ninety Only) As on 06/10/2025	**Model:-** ADH" BRAND CNC HYD PRESS BRAKE MACHINE MODEL WADE 220T4000 4+1 AXIS (Y1,Y2,X, R & V) WITH SPECIAL GOOSE NECK PUNCH LENGTH 4000MM, SPECIAL FORM PUNCH AS PER REQUIREMENT, HEMMING PUNCH WITH DIE, REVERSIBLE CLAMPINGING SET Make:- STANDARD MACHINE TOOLS TRADEX PVT. LTD **Invoice No: - SMTTPL /24-25/052**	**10.12.2025**

Place: PUNE **Sd/-(Authorised Officer)**
Date: 12.12.2025 **For UGRO Capital Limited**

कृषी उत्पन्न बाजार समिती पुणे

श्री छत्रपती शिवाजी मार्केटयार्ड, गुलटेकडी, पुणे – ३७

जाहीर सूचना

श्री छत्रपती शिवाजी मार्केटयार्ड गुलटेकडी पुणे येथील फळे भाजीपाला विभागातील गाळा क्रमांक ६९३ हा १) श्री.मोहम्मद हांजी उमरअली साचे २)श्री.फैय्याज मोहम्मद हांजी साचे यांना नियमित शेतीमालाच्या ठोक व्यवसायासाठी भाडेपट्ट्याने देण्यात आलेला आहे. श्री.मोहम्मद हांजी उमरअली साचे यांनी नोंदणीकृत हक्कसोडपत्रान्वये गाळा क्रमांक ६९३ मधील त्यांचा ५० टक्के अविभक्त मालकी व लिजहोल्ड हक्क व हिस्सा श्री. फैय्याज मोहम्मद हांजी साचे यांचे लाभात सोडलेला आहे. त्यामुळे नोंदणीकृत हक्कसोडपत्रान्वये श्री.मोहम्मद हांजी उमरअली साचे यांचे सदर गाळ्यावरील नाव व मालकी हक्क कमी करून गाळा क्रमांक ६९३ वर श्री. फैय्याज मोहम्मद हांजी साचे यांचे एकट्याचे नावाची नोंद कायम ठेवणेकरिता या कार्यालयाकडे संबंधितांनी अर्ज सादर केलेला आहे.

तरी, या नोंदीबाबत कोणाची काही तक्रार/ हरकत असल्यास, ही जाहीर सूचना प्रसिध्द झालेपासून पंधरा दिवसांत कृषि उत्पन्न बाजार समिती पुणे यांचे कार्यालयामध्ये लेखी स्वरुपात कळवावे. त्यानंतर कोणतीही तक्रार/हरकत विचारात घेतली जाणार नाही.

सचिव, सभापती,
कृषी उत्पन्न बाजार समिती पुणे

The Latur Urban Co-op. Bank Ltd., Latur

Late Ramgopalji Rathi Business Centre, Shivajinagar, Latur - 413531
Ph.No. - (02382) 259503, Fax - 02382-255235,
Email : info@laturbank.co.in Website : www.laturbank.co.in

Ref No.: LUCB/012-LTL-32/2025-26/109 **PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES** Date : 10/12/2025

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 19th January, 2026 up to 5 PM

Sale of immovable property/ies mortgaged to The Latur Urban Co-Operative Bank Ltd, Latur under **Maharashtra state Cooperative Act 1960 Section 156 Rule 107** (Hereinafter referred to as the Act) Whereas, the Recovery Officer of The Latur Urban Co-Operative Bank Ltd, Latur has taken physical possession of the following property/ies pursuant to the notice issued under **Maharashtra State cooperative act-1960 Rule 107 (11) (D) (1)** in the following loan account with right to sell the same on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS" & "WHATEVER THERE IS"** for realization of The Latur Urban Co-Operative Bank Ltd, Latur dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under **Maharashtra state Cooperative Act 1960 Section 156 Rule 107** of the said Act proposes to realize the Bank's dues by sale of the said property/ies.

The sale will be done by the undersigned through e-auction platform provided at the Web Portal **(https://sarfaesi.auctiontiger.net)**

DESCRIPTION OF IMMOVABLE PROPERTIES

	Name of the Branch & Account	Name of the Borrower Name of the Owner of the property	Details of Property	Outstanding Amount as on 30/11/2025	Reserve Price (INR) EMD Bid Increase Amount	Date/Time of e-Auction
1	The Latur Urban Co. Operative Bank Ltd.,Latur Branch : **Solapur** A/c No. **LTL-32**	Borrower : **M/s.Sarthak Earth Movers, Prop.Jadhav Swati Jagannath** Property owner : **Jadhav Swati Jagannath**	**All that piece and parcel of Agriculture Land bearing Gat No.261/1, area admeasuring 00 H 86 R, situated at Village Masale Chaudhari, Tq.Mohol, Dist.Solapur.**	Principal : Rs. 36,40,026/- Interest : Rs. 30,86,410/- COP : Rs. 1,00,897/- TOTAL : **Rs. 68,27,333/-** (Further Interest + Charges)	Reserve Price : **Rs.15,50,000/-** EMD : **Rs. 1,50,000/-** Bid Increase Amount : **Rs. 25,000/-**	**20th January, 2026; Time - 11.00 am to 1.00 pm**
		Borrower : **M/s.Sarthak Earth Movers, Prop.Jadhav Swati Jagannath** Property owner : **Babasaheb Shahaji Patil**	**All that piece and parcel of Agriculture Land bearing Gat No.261/1, area admeasuring 00 H 86 R, situated at Village Masale Chaudhari, Tq.Mohol, Dist.Solapur.**		Reserve Price : **Rs.15,50,000/-** EMD : **Rs. 1,50,000/-** Bid Increase Amount : **Rs. 25,000/-**	**20th January, 2026; Time - 11.00 am to 1.00 pm**

The interested bidders who require assistance in creating Login ID & Password, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact **M/s. E-Procurement Technologies Limited,** Regd. B-704-705/-, Wall Street -2, Opp. Orient Club, Nr Gujarat College, Ahmedabad – 380006, Gujarat and Help Line No. **+91-079-68136837 / 868 / 880, rikin@auctiontiger.net** and for any property related query may contact Recovery Officer, **Mob. No. + 8888889764**; - E-mail Id: **auction@laturbank.co.in Website: - www.laturbank.co.in** during the working hours from Monday to Saturday.

STATUTORY 30 DAYS SALE NOTICE UNDER THE
Maharashtra State Co-Operative Act 1960 Section 156 Sub Rule 107

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date : 10/12/2025 sd/-
Place : Solapur **Authorised Officer**
The Latur Urban Co-Op.Bank Ltd., Latur

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

ACRE MAKING ASSETS WORK

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel : 91-11-43115600 Fax : 91-11-43115618
Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101
E-mail : acre.arc@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769

APPENDIX IV-A - 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) & 9(1) of The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below-described immovable properties, which were mortgaged/charged to the IDFC Bank Ltd.(Original lender/Assignor Bank), and in respect of which physical possession had already been taken by the Authorised Officer of the Assignor Bank prior to assignment, have since been assigned to Assets Care & Reconstruction Enterprise Ltd. [CIN: U65993DL2002PLC115769] ("Secured Creditor").

Accordingly, the Secured Creditor shall now conduct the sale of the said properties on an "as is where is", "as is what is" and "whatever there is" basis for the recovery of the amounts due to the Secured Creditor from the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s), together with the Reserve Price and Earnest Money Deposit mentioned below for each property:

DETAILS OF SECURED ASSET

Sr. No.	Loan Account No. & ACRE TRUST Name	Name of Borrower(s) / Co-Borrower(s)/ Mortgagor(s)/ Guarantors	Total Outstanding Dues as on 30 November 2025 (In Rs.)	Reserve Price (in Rs.)	Earnest Money Deposit (In Rs.)	Bank Account Details for EMD payment
1	MOR000800409760 / MOR000800428117 / MOR000800657513 ACRE 166 TRUST	**Apyayan (Borrower) Sanjay Gopal Dey/ Chaitali Sanjay Dey (Co-Borrower)**	Rs.1,55,48,321/-(Rupees One Crore Fifty Five Lakhs Forty Eight Thousand Three Hundred Twenty One Only) as on 30.11.2025	82,00,000	8,20,000	Account Name : ACRE-166-TRUST Account Number : 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901

Description Of The Secured Asset: Flat No. 3, Situated On First Floor, Admeasuring Area About 760 Sq. Ft. I.e. 70.60 Sq. Mtrs + 125 Sq. Ft. Terrace Built Up, (Which Is Inclusive Of The Area Of Balconies), Building Known As Samarth House Situated At S. No. 33, Hissa No. 1/1+1/2, Plot No. 13, Dhanori , Pune – 411015 & Flat No. 4, Situated On First Floor, Admeasuring Area About 750 Sq. Ft. I.e. 69.70 Sq. Mtrs Built Up, (Which Is Inclusive Of The Area Of Balconies), Building Known As Samarth House Situated At S. No. 33, Hissa No. 1/1+1/2, Plot No. 13, Dhanori , Pune – 411015 .

The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Properties, mentioned hereinabove had been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a trustee of various trust mentioned clearly in column provided above.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS

1	EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above	
2	Date & time of Auction	30.12.2025 from 02:30 PM to 03:30 PM
3	Last date of submission of EMD	29.12.2025
4	Web Site for Auction	www.bankeauctions.com
5	Contact Details	Rohan Sawant : 9833143013 , Hari Nair : 98460 98098
6	Inspection of the Property on prior appointment basis only	
7	For detailed terms and condition of the sale, please visit the website www.acreindia.in .in / www.bankeauctions.com	

Date: 12.12.2025 / Place: Maharashtra **Sd/- Authorized Officer, Assets Care & Reconstruction Enterprise Ltd.**

---

pnb Housing Finance Limited — APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O. PIMPRI : Office No. 302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra - 411019, B.O. KHARDI : Third Floor, Ganlaxmi Complex, Survey no.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra - 411014, B.O. KONDHWA : 560, Fifth Floor, Marvel Vista, S.no 599A=598+593A, Sahney Sujan Park, Lulla Nagar, Pune, Maharashtra - 411040, B.O. PUNE : No. 601, 602, 603, 604, 605, 606, 6th Floor, Conclave, Behind Pride Hotel, Shivaji Nagar, Pune, Maharashtra- 411005

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of posses-sion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incre-mental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encum-brances/Court Case if any (K)
HOU/PM/0316/274514 Sangita Pramod Deshmukh / Chitra Pramod Deshmukh, B.O. : PIMPRI CHINCHWAD	Rs. 2387512.41 & 13-03-2025	Physical Posses-sion	Building A,13,1304,Melange Residences,S. No. 11(P), Bhoirwadi, Hinjewadi Phase – III, Tal – Mulashi, Pune, MAHARASHTRA - 411057, India.	Rs. 5206000	Rs. 520600	26-12-25	Rs. 20,000	17-12-2025 12:00pm to 04:00pm	27-12-2025 2PM to 03:00PM	NOT KNOWN
HOU/KRDI/0617/397153 Jyotasna Janardhan Khillare / Anusaya Janardhan Khillare, B.O. : KHARADI	Rs. 2456884.97 & 14-08-2024	Physical Posses-sion	Flat No. 802 Eighth Floor,building No."D", "NEO CITY PHASE I",Near JSPM College, Bakori Road,Wagholi,Gat No.735 (Old Gat No.736),S.No.133, Hissa No.5,Pune,MAHARASHTRA-412207,Pune,India.	Rs. 2363000	Rs. 236300	26-12-25	Rs. 10,000	20-12-2025 12:00pm to 04:00pm	27-12-2025 2PM to 03:00PM	NOT KNOWN
HOU/PM/1021/924983 Omkar Prakash Bamane / Archana Omkar Bamane, B.O. : KONDHWA	R2021730 & 10-10-2023	Physical Posses-sion	Wing C ,3rd floor,Flat no. 317,Happy City-Varale,Survey No 47P 48P Opposite Hindustan Petroleum,Varale Phata Village Varale Tal Maval,Pune,MAHARASHTRA-410507,India.	Rs. 1566000	Rs. 156600	26-12-25	Rs. 10,000	17-12-2025 12:00pm to 04:00pm	27-12-2025 2PM to 03:00PM	NOT KNOWN
HOU/PUN/0422/980632 Devendra Rampratap Singh / Kusum Rampratap Singh, B.O. : PUNE	Rs. 5037688.42 & 08-09-2023	Physical Posses-sion	Flat No 203, 02nd Floor, Royal Residensy, Sr No 457, Ashiyana Phase 3, Plot No 77, Kasar Amboli, Pune, Maharashtra - 412108, Pune, India.	Rs. 1759000	175900	26-12-25	Rs. 10,000	19-12-2025 12:00pm to 04:00pm	27-12-2025 2PM to 03:00PM	NOT KNOWN
			Flat No 403, 04th Floor, Royal Residensy, Sr No 457, Ashiyana Phase 3, Plot No 77 ,kasar Amboli, Pune, Maharashtra - 412108, Pune, India.	Rs. 1759000	Rs. 175900	26-12-25	Rs. 10,000			
HOU/KRDI/0917/432329 Raghunath Sharavan Khude / Ratnamala Suryaji Jagtap / Dasharath Rama Khude, B.O. : KHARADI	Rs. 3275087.52 & 17-01-2023	Physical Posses-sion	Building C, Second Floor, 206, Shri Sai Hills, S.No.79, Kesnand, Wagholi road, Near Radha Swami Math, Pune 412207, MAHARASHTRA-412207, India.	Rs. 2333000	Rs. 233300	26-12-25	Rs. 10,000	17-12-2025 12:00pm to 04:00pm	27-12-2025 2PM to 03:00PM	NOT KNOWN
HOU/PUN/1220/839518 Prashant Gopal Nanaware / Kamal Gopal Nanaware, B.O. : PUNE	Rs. 9228887.62 & 25-08-2022	Physical Posses-sion	FLAT NO 3,3 RD FLOOR, CTS NO 163/2, OPP ALANKAR BUNGLOWS, PARVATI, Pune, MAHARASHTRA-411009, Pune, India.	Rs. 4023000	Rs. 402300	26-12-25	Rs. 10,000	18-12-2025 12:00pm to 04:00pm	27-12-2025 2PM to 03:00PM	NOT KNOWN

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the's sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Ganesh Ankush/ Nilakshi Patil Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE : PUNE DATE :- 12.12.2025 **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

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 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)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **AU Small Finance Bank Limited (A Scheduled Commercial Bank)**,the same shall be referred herein after as **AUSFB**. The Secured Assets will be sold on **"As is where is", "As is what is"**, and **"Whatever there is"** basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to **AUSFB** viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website **https://sarfaesi.auctiontiger.net**

Loan A/c No./ Name of Borrowers/Co Borrowers/ Mortgagors/Guarantor	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money for Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/C No.) L9001060717405438, Pramod Ramdas Adhav S/O Ramdas Bhagwat Adhav (Borrower), Smt. Shubhangi Pramod Adhav W/O Pramod Ramdas Adhav (Co-Borrower)	10-Aug-24 Rs. 35,47,323/- Rs. Thirty-Five Lac Forty-Seven Thousand Three Hundred Twenty-Three Only As On 09-Aug-24	26-May-25	Property Situated At Sr No. 41/7/67, Plot No. 67, Keshar Mangal Karyalay, Near To Rahuri To Malharwadi Road, Tal.- Rahuri, Dist.- Ahmed Nagar, Maharashtra **Admeasuring 192.50 Sq. Mtr.**	Rs. 25,00,000/- Rs. Twenty Five Lakh Only.	Rs. 2,50,000/- Rs. Two Lakh Fifty Thousand Only.	**15-Jan-26** 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before **13-Jan-26**	**AU Small Finance Bank Ltd., Branch Address :** Plot no. 101/83, Final plot no. 101,in TP scheme No.4, Ground floor, Saideep Executive, Near SG Kaigaonkar Jwellers, Savedi, Ahmednagar, MH- 414003.	Mayur Thakur 8422802364 9773358234 auctions@ aubank.in **08-Jan-26**
(Loan A/C No.) L9001060121597911, L9001060825670531 & L9001060830952545, Laxmi Fabrication (Borrower) , Akshay Vijay Kolse S/O Vijay (Co-Borrower) , Smt.Sulochana Vijay Kolse W/O Ramesh Borudhe (Co-Borrower)	16-Nov-23 Rs. 6,59,907/- Rs. Six Lac Fifty-Nine Thousand Nine Hundred Seven Only As On 15-Nov-23 and 17-Nov-23 Rs. 5,19,717/- Rs. Five Lac Nineteen Thousand Seven Hundred Seventeen Only & Rs. 6,69,897/- Rs. Six Lac Sixty-Nine Thousand Eight Hundred Ninety-Seven Only As On 15-Nov-23	09-Oct-25	Property Situated At-Gat No 1618/2/A/10, Nagar Palika Malmatta No P3006837,Devali Pravara , Tehsil Rahuri, Dist-Ahemdnagar, Maharastra **Admeasuring 1614 Sq.Ft**	Rs. 20,00,000/- Rs. Twenty Lakh Only.	Rs. 2,00,000/- Rs. Two Lakh Only.	**21-Jan-26** 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before **19-Jan-26**	**AU Small Finance Bank Ltd., Branch Address :** Plot no. 101/83, Final plot no. 101,in TP scheme No.4, Ground floor, Saideep Executive, Near SG Kaigaonkar Jwellers, Savedi, Ahmednagar, MH- 414003.	Mayur Thakur 8422802364 9773358234 auctions@ aubank.in **13-Jan-26**
(Loan A/C No.) L9001060823590211 & L9001060118774685, Ganesh Tailors (Borrower), Deepak Prabhakar Shete S/O Prabhakar (Co-Borrower), Smt Savita Dipak Shete W/O Dipak (Co-Borrower)	12-Apr-24 7,62,593/- Rs. Seven Lac Sixty-Two Thousand Five Hundred Ninety-Three Only and Rs. 1,50,205/- Rs. One Lac Fifty Thousand Two Hundred Five Only As On 12-Apr-24	10-Oct-25	Property Situated At-Cts No 47/1 Flat No 1 Floor P+1, Build Saikrupa, Vill-Gunawadi Th-Baramati, Dist-Pune, Maharashtra **Admeasuring 869 Sqft**	Rs. 15,25,000/- Rs. Fifteen Lakh Twenty Five Thousand Only.	Rs. 1,52,500/- Rs. One Lakh Fifty Two Thousand Five Hundred Only.	**21-Jan-26** 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before **19-Jan-26**	**AU Small Finance Bank Ltd., Branch Address :** Nucleus Mall, 3rd FloorSadhu Vaswani Road, Agarkar Nagar, Dist-Pune, Maharashtra - 411001	Ravindra Devare 7039052930 9773358234 auctions@ aubank.in **13-Jan-26**
(Loan A/C No.) L9001060118721252, Ayush Net Cafe & Xerox (Borrower), Vinod Tukaram Nale S/O Tukaram (Co-Borrower), Smt.Shobha Tukaram Nale W/O Gajanan (Co-Borrower) Tukaram Kisan Nale S/O Kisan (Co-Borrower)	14-Sep-23 Rs. 8,70,219/- Rs. Eight Lac Seventy Thousand Two Hundred Nineteen Only As On 12-Sep-23	31-May-24	Property Situated At Shop No.05, Ground Floor,"Prestige Heights" Sr. No.72, Hissa No.01, Tal. Haveli Dist. Pune, Maharashtra **Admeasuring 160 Sqft**	Rs. 5,60,000/- Rs. Five Lakh Sixty Thousand Only.	Rs. 56,000/- Rs. Fifty Six Thousand Only.	**07-Jan-26** 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before **05-Jan-26**	**AU Small Finance Bank Ltd., Branch Address :** Atharwa Plaza, 3rd Floor, Pune Satara Road, Dhanakwadi Dist,Pune, Maharashtra -411043	Ravindra Devare 7039052930 9773358234 auctions@ aubank.in **31-Dec-25**
(Loan A/C No.) L9001060120279935, M/S Traffic Jam Fast Food Through Its Prop. Promad Balu Balkawade (Borrower), Pramod Balu Balkawade S/O Balu Balkawade (Co-Borrower), Swati Pramod Balkawade W/O Promad Balu Balkawade (Co-Borrower)	13-Jul-21 Rs.11,54,777/- Rs. Eleven Lac Fifty-Four Thousand Seven Hundred Seventy-Seven Only As On 07-Jul-21	24-Jul-25	Flat No-201, Changbhale Hights, Sr No./ Hissa No.- 91/2/3/3, Pimpale Gurav, Pune, Maharashtra. **Admeasuring 605 Sq.Feet**	Rs. 16,00,000/- Rs. Sixteen Lakh Only.	Rs. 1,60,000/- Rs. One Lakh Sixty Thousand Only.	**07-Jan-26** 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before **05-Jan-26**	**AU Small Finance Bank Ltd., Branch Address :** Nucleus Mall, 3rd FloorSadhu Vaswani Road, Agarkar Nagar, Dist-Pune, Maharashtra - 411001	Ravindra Devare 7039052930 9773358234 auctions@ aubank.in **31-Dec-25**

The terms and conditions of e-auction sale:-

(1). The E-Auction sale of Secured Asset is on "as is where is" , "as is what is" , "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property.

(2). For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.1921201121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Khasra No. 64 to 67, Gram Sukhaipura New Atish Market Jaipur 302020, IFSC Code: AUBL0002011, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no./DD no. of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. **auctions@aubank.in**

(3). All Interested participants / bidders are requested to visit the website **https://sarfaesi.auctiontiger.net & https://www.aubank.in/bank-auction** for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of **auctions@aubank.in**

Please Note: This is also a 15 days & 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Date : 11/12/2025 **Authorised Officer**
Place : Pune / Ahmednagar **AU Small Finance Bank Limited**