

TATA CAPITAL LIMITED

Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Panel, Mumbai, Maharashtra-400013.

Branch Address: Office No. 1 & 2, 1st Floor, FC Annex, Shirlo Road, Bhamburda, Opp. FC College, Shivajinagar, Pune-411005.

SALE NOTICE FOR SALE OF IMMovable PROPERTY
(Under Rule 8/6 R/W Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

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) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO. 8595421- Mr. SHRIKANT KHANDERAO KATKAR

This is to inform that **Tata Capital Ltd. (TCL)** is a non-banking financial company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Panel, Mumbai- 400013 and a branch office at the same place at **Pune, Maharashtra** ("Branch") vide vide order dated 11.11.2023, the National Company Law Tribunal ("NCLT"), Mumbai, has sanctioned the proposed Liquidation Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata CleanTech Capital Limited ("TCCCL") as transferees and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCCCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, debts, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra बंधन सहित धन प्रदाता बंधन सहित धन प्रदाता	Satara Zonal Office "Jeevantaar", LIC Building, Opp. Collector Office, Satara - 415091, Ph : 02162-299493 Email : cmmaro_sat@mahabank.co.in
POSSESSION NOTICE Appendix IV under the Act-Rule- 8(1)]	
Whereas the under signed being the 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 Sec. 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 01/04/2025 calling upon the Borrower Mr. Dilip Mahadeo Milawane and Smt. Bhavana Dilip Milawane and the Guarantor/s - Mr. Arvind Sahebrao Kadam & Mr. Girish Narayan Kulkarni to repay the amount mentioned in the Notice being Rs. 15,20,993/- (Rupees Fifteen lakh Twenty Thousand Nine Hundred Ninety-Three only) plus further interest at applicable rates, plus costs, charges, and expenses etc. within 60 days from the date of the said Notice. The Borrowers Mr. Dilip Mahadeo Milawane and Smt. Bhavana Dilip Milawane and the Guarantor/s - Mr. Arvind Sahebrao Kadam & Mr. Girish Narayan Kulkarni 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 herein below in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules on this 06/11/2025. The Borrowers 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 the Bank of Maharashtra, Powal Naka Branch, for an amount of hereinabove mentioned. 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. The details of the Immovable properties mortgaged to the Bank and taken possession by the Bank are as follows:	
All that pieces and parcel of the property consisting of Plot No. 15, Grampanchayat Milkat No. 4025 being plot are totally admeasuring 3421.68 sq. feet in and construction 3120.00 sq feet thereon City Survey No.385/1,3,4,6 situated at Moujate Karanje Tarf (Shahupuri Grampanchayat), Shreeram Colony, Near Ram Dhyani Mandir, Taluka & District Satara, within local limits of Satara and registered in the name of Mr. Dilip Mahadev Milawane & Smt. Bhavan Dilip Milawane in the Registration Sub – District Satara and Registration District –Satara Property Bounded as:On the North : 9 Mtr. Wide Road, On the South: Adj. S. No. 385/1/1, On the East: Adj Plot No.14, On the West: Adj Plot No.16 CERSAI ID: 200012822219 Together with the buildings and structures constructed / to be constructed thereon and all the fixtures annexed thereto.	
Date : 06/11/2025 Place : Taluka and District Satara	Chief Manager & Authorised Officer, Bank of Maharashtra, Powal Naka Branch

Notice is hereby given that the public in general and in particular to the below Borrower/ Lender (Secured Creditor/TCL) who has mortgaged/ immovable property mortgaged to **Tata Capital Limited (Secured Creditor/TCL)** the said Possession of which has been taken by the Authorized Officer of Tata Capital Limited (Secured Creditor) will be sold on **09th Day of December, 2025 'As is where is basis' & 'As is what is and whatever there is & without recourse basis'.**

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was due of a sum of **Rs. 35,47,848/- (Rupees Thirty Five Lakh(s) Forty Seven Thousand Eight Hundred Forty Eight Only)** as on **11-11-2025** vide Loan No. **12/2023** bearing No. **8506** demanded vide Notice U/s. **13(2)** dated **18/10/2023** from Borrowers/ Co-Borrowers/Guarantors, i.e., (1) Mr. Shrikant Khanderao Katkar; (2) Mrs. Anita Shrikant Katkar; (3) Mr. Khanderao Gunvantrao Katkar; (4) M/s. Shrivanti Enterprises Through its Proprietor Anita Katkar, all addressed at: Vastuship Building-3, Flat No.13, 2nd Floor, Jadhav Nagar, Survey No. 418, Near Jadhav Bungalow, Singhad Road, Wagdoun Bk. Pune – 411041; (5) M/s. Duhlan Sarees through its Proprietor Mr. Shrikant Khanderao Katkar add: Trimurti Chulkar, Singhad Road, Wagdoun Bk. Pune – 411041.

And whereas the demand of any postponement/ discontinuance of the sale, the said property shall be sold by E-Auction at **2.00 PM** on the said **09th Day of December, 2025** by TCLA, having its branch office at **Office No. 1 & 2, 1st Floor, FC Annex, Shirole Road, Bhamburda, Opp. FC College, Shivajinagar, Pune-411005.** The sealed E- Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the **TATA CAPITAL LIMITED** till **5.00 PM** on the said **08th Day of December, 2025.**

Description of Secured Assets	Type of Possession Constructive/ Physical	Reserve Price (Rs.)	Earnest Money EMD (Rs)
All that piece and parcel of Flat No.13, area admeasuring about 412 Sq. Ft. i.e. 38.28 Sq. Mtrs. Built-up of the 1st Floor, in the building known as "Vastuship" as per Society name plate Vastuship-3) which is constructed on the property bearing land admeasuring about 4700 Sq. Fts. and land admeasuring 4350 Sq. Ft. from and out of the property bearing No. 418, Hissa No.1, situated at review village Wagdoun Bk. Pune, which is sold by the M/s. Pune Municipal Corporation and within the registration Sub-District of Taluka: Haveli, District: Pune, which is bounded as under: On or Towards East: Staircase; On or Towards West: Open Space; On or Towards North: Open Space; On or Towards South: Flat No.12	Physical	Rs. 18,03,000/- (Rupees Eighteen Lakh(s) Three Thousand Only)	Rs. 1,80,300/- (Rupees One Lakh(s) Thirty Three Thousand Three Hundred Only)

The description of the property that will be put up for sale is in the Schedule. Movable articles/hold inventory if any lying inside and within secured asset and inventory above shall not be available for sale along with secured asset unit and, unless specifically described in auctionable sale notice. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the Authorized Officer/ or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire interest in the property sold. The sale shall be subject to the rules/ conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal <https://Bid2Deal.in> on **09th Day of December, 2025 between 2.00 PM to 3.00 PM** with unlimited extension of 10 minutes each. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the **"TATA CAPITAL LIMITED"** payable at Pune. Inspection of the property may be done on **01st Day of December, 2025 between 11.00 AM to 5.00 PM.**

Note: The intending bidders may contact to Tata Capital Limited at Mobile No. - +91-8691005238 / Authorized Officer Mr. Sonmath Bame: Email id- Sonmath.Bame@tatacapital.com and Mobile No. - +91- 9860797977.

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e., <http://www.tatacapital.com/content/dam/tata-capital/pdf/e-auction/tcsl/04th-E-Auction-Newspaper-Publication-Shrikant-Khanderao-Katkar-8595421.pdf>

Place: Pune, Maharashtra
Date: 13.11.2025

Sd/-, Authorized Officer,
Tata Capital Limited



RBL BANK

apno ka bank

RBL BANK LIMITED

Registered Office: 1st Lane, Shahupuri, Kolhapur-416001
Branch Office at: RBL Bank Limited, GGround Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune - 411016

E-AUCTION SALE NOTICE

(UNDER SARFAESI ACT, 2002)

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to **RBL Bank Ltd. ("Secured Creditor/Bank")**, the **Symbolic Possession** of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on **20/12/2025**, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding Dues and Property

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amount as per Demand Notice	Inspection Date and Time	Reserve Price	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
		Date of Demand & Possession Notice under SARFAESI Act		EMD Bid Increase Amount			
1) Mr. Dawood Shaikh S/o. Nazruddin Shaikh (Co-Applicant & Mortgagor)	Property Owned by : Mr. Dawood Nazruddin Shaikh All that piece and parcel of Commercial property bearing Shop No.20 & 30, Ground Floor (admeasuring about 299 Sq. fts. + 94 Sq. Fts. Loft), Surya Complex, Gat No. 311, 312, 313, Milkat No. 1598/ 1599, Near Nakoda Jewellers, Vishwaraj Hospital Road, Kadam Wak Wasti, Lon-Kolbhor, Loni, Pune 412201 Which is bounded and surrounded by... Towards East - Open Space, Towards South - Adjacent Shop, Towards West - Road, Towards North - Adjacent Shop	Rs.10,66,281/- (Rupees Ten Lakhs Sixty-Six Thousand Two Hundred Eighty-One Only) as on 29/05/2025	26/11/2025 between 11:00 A.M. to 12:00 P.M.	Reserve price: Rs.26,50,000/- (Rupees Twenty-Six Lakhs Fifty Thousand Only)	20/12/2025 Between 12:30 P.M. To 01:30 P.M.	On or Before 19/12/2025 upto 5:00 PM	Pandurang Katkar Mobile No. 9545244646 email: Pandurang.Katkar@rblbank.com
2) Mrs. Shabnoor Dawood Shaikh W/o. Dawood Shaikh (Co-Applicant)		Demand notice dated 30/05/2025 Symbolic Possession taken on 10/09/2025		EMD: 10% of Reserve Price Bid Increase amount: Rs.50,000/- (Rupees Fifty Thousand Only)			

Terms and Conditions:

(1) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of <https://www.bankauctions.com> & <https://www.rblbank.com/pdf-pages/news> before submitting their bids and taking part in e-auction.

(2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.

(3) The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through DD at **RBL Bank Ltd.** Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016 **before 5:00 PM on or before 19/12/2025.**

(4) Interested bidders may avail support/ online training on E-Auction from M/s. **C1 India Pvt Ltd** Contact No: 7291981124/25/26. Contact Person Mr. Hareesh Gowda Mob No: 09594597555, e-mail-id: hareesh.gowda@c1india.com and for any query in relation to Property, they may contact Mr. Pandurang Katkar, Authorised Officer (Mobile No. 9545244646 email: Pandurang.Katkar@rblbank.com)

(5) The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.

(6) The asset shall not be sold below reserve price.

(7) The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful.

(8) **Time and manner of payment:**
a) Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.
b) Balance within 15 days of the confirmation of sale by the Bank.
c) In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.

(9) The above sale shall be subject to the final approval of Bank.

(10) Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Bank does not undertake any responsibility of payment of above dues.

(11) The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement of omission in the said particulars. The prospective purchasers and tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.

(12) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.

(13) The bidders /tenders / offerors shall improve their further offers in multiples of **Rs.50,000/- (Rupees Fifty Thousand Only)**.

(14) The successful bidder/offeree shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.

(15) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues.

Date : 12/11/2025
Place : Pune

Sd/

Authorised Officer

RBL Bank Ltd.