

SATURDAY, MARCH 24, 2026

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India SME Asset Reconstruction Co. Limited

Regi. Off. : The Ruby 11th Floor, North – West Wing, Plot No 29,
Senapati Bapat Marg, Dadar (West) Mumbai – 400028.

DEMAND NOTICE

The borrowers/co-borrowers/guarantors/mortgagors mentioned hereunder had availed the financial assistance from Fedbank Financial Services Limited ("Original Lender"). The said loan, together with all underlying security interest and all rights, titles and interests of the Original Lender therein, was assigned by the Original Lender to the provisions of the SARFAESI Act, 2002, in favour of India SME Asset Reconstruction Company Limited ("ISARC"), acting in its capacity as trustee of ISARC-2025-2026-3 Trust, vide Assignment Agreement dated 26th September, 2025. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the said loan availed by them from Original Lender, their loan accounts have been classified as Non-Performing Assets in the books of the Original Lender/ISARC as per RBI guidelines till date; thereafter, ISARC has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice have returned un-served and as such they are hereby informed by way of public notice, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules)

Sr. No.	Loan No. / Name Of The Borrower / Address	Co-Borrower And Guarantor	NPA DATE	Date Of Demand Notice	Outstanding Amount	Loan Amount
1.	FEDSLOT5026440/ VANITA CHANDRAKANT HAVALE /A/P RAN MASALE TAL NORTH, SOLAPUR, MAHARASHTRA - 413222	Bhairavnath Chandrakant Havale	07.05.2025	28-02-2026	Rs. 9,78,287 (Rupees Nine Lakh Seventy Eight Thousand Two Hundred Eighty Seven Only)	Rs.8,00,000/- (Rupees Eight Lakh Only)

Description Of The Mortgage Property: All-That Part And Parcel Of The Property Bearing Grampanchayat House No. 808, Having Area Measuring 249.62 Sq. mt., Situated At Ramnasseale, Tal. Solapur, Dist. Solapur Within Limits Of Ramnasseale Grampanchayat Officer Diarr. Place Westhade, Tal. Solapur, Dist. Solapur, Solapur North-Road South-Vardary Vade.

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences.

Please note that as per sub-section (8) of section 13 of the Act, if the dues of ISARC together with all costs, charges and expenses incurred by ISARC are tendered to ISARC at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ISARC, and no further step shall be taken by ISARC or transfer or sale of that secured asset.

Authorized Officer,

Dated : 14.03.2026 / Place: Maharashtra

India SME Asset Reconstruction Company Limited

MAHINDRA RURAL HOUSING FINANCE LTD.
Corporate Office: Agastya Corporate Park, Piramal, All India Building, Unit No. 203, 2nd Floor, B Wing, Sunder Bung, Kuria West, Mumbai Maharashtra
400 070 India. CIN - U65922MH2007PLC167991 • Branch Office - EPI Centre, Office No. 302, 3rd Floor, S No. 4/6, F Plot No. 64 C, 3/MP/2, Pune
Mumbai Road, Manali Hotel, Near shoppers stop, Wakdevadi, Shivaji Nagar, Pune 411005

यूनियन बैंक ऑफ इंडिया
1921 INCORPORATED IN INDIA

 **Union Bank** OF INDIA
A Government of India Undertaking

Agakhan Place Branch
Indira Park, Co-OP Housing
Society Ltd. Plot No. 119, Pune
Nagar Road, Yawada, Pune.
Mobile: 8369046770
Email: ubin0546771@unionbankofindia.bank.in


बँक ऑफ महाराष्ट्र
Bank of Maharashtra
 नवी मुंबई का कार्यालय
 एक परिसर एक बँक

Pune West Zonal office: "Janamangal" 1st Floor,
 Old Mumbai-Pune Highway, Above Bank of Maharashtra,
 Pimpri Branch, Pimpri, Pune-411 018
Ph. : 020-2733 5351.

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

Whereas the undersigned being the Authorized Officer of the **Bank of Maharashtra** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued **Demand Notices** on the dates as mentioned below calling upon the following Borrowers to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said Notice.

The Borrower/Co-borrower/Mortgagor mentioned hereinbelow having failed to repay the amount, Notice is hereby given to the Borrowers and Guarantors mentioned hereinbelow in particular and the Public in general that the undersigned has **Possession** of the properties described herein below in terms of the powers vested under the provision of section 13(4) of the said Act read with Rule 8 on the dates mentioned below.

The Borrower/Co-borrower/Mortgagor 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** for the amounts mentioned hereinbelow. The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.			
Sr. No.	Borrower & Guarantors	Dues In Rs.	Date of Demand Notice
			Date of Possession
1	Branch : Pimple Saudagar Borrower : M/s ASN Food and Agro Process Pvt. Ltd., Mr. Nitin Chandrakant Bordekar (Director and Guarantor), Mr. Aniket Nivrutti Godaji (Director and Guarantor), Mrs. Sonali Nitin Bordekar (Guarantor)	Rs. 72,84,276/- (Rupees Seventy Two Lakh Eighty Four Thousand Two Hundred Seventy Six Only) plus unapplied interest thereon.	04/12/2025 07/03/2026 Symbolic Possession

The details of the property hypothecated to the Bank and taken Symbolic possession by the Bank are as follows: Mortgage of Flat No. 1203, 12th Flor, J Wing, Gandharv Excellence, Gandharv Excellence Phase-I, Building "G" Co.Op. Housing Society Ltd., Gat No. 160 (Earlier Gat No. 1280, Village Moshi) & Gat No. 161 (Earlier Gat No. 1281, Village Moshi), Village Borhadewadi, Taluka Haveli, Dist. Pune.

2	Branch : Masulkar Colony Borrower : Mr. Surendra Ramlal Mahato and Co-borrower Mrs. Usha Surendra Mahato. R/o Flat 206, Building No. A-18, 2nd Floor, Sector No 17 & 19, (PCNTDA, PCMC, Gharkul Scheme), Chikhali, Pune-412114.	Rs. 2,95,175.00 (Rupees Two Lakh Ninety Five Thousand One Hundred Seventy Five Only) plus unapplied interest thereon @ 08.85 % p.a. w.e.f. 02/01/2026 and other cost and expenses thereon	02/01/2026 10/03/2026 Symbolic Possession
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The details of the property mortgaged to the Bank and taken possession by the Bank are as follows: Registered Mortgage of Flat No. 206, Building No. A-18, 2nd Floor, Gharkul, Sector No 17 & 19 (PCNTDA, PCMC, Gharkul Scheme), Chikhali, Pune-412114. Cersai Asset Id 200035298570			
3	Branch : Housing Finance Branch, Wakad (Pune) Borrower : Mr. Sameer Suresh Kshirsagar and Mrs. Supriya Sameer Kshirsagar R/o Flat no. 701, Seventh Floor, Splendid Homes, Baner, Pune –411045	Rs. 94,50,573/- (Rupees Ninety Four Lakhs Fifty Thousand Five Hundred Seventy Three Only) plus unapplied interest thereon w.e.f. 03/01/2026 and other cost and expenses thereon	05/01/2026 12/03/2026 Symbolic Possession

The details of the property mortgaged to the Bank and taken Symbolic possession by the Bank are as follows: Equitable mortgage Flat no. 701, Seventh Floor, Splendid Homes Apartment constructed on land bearing Sr. No. / CTS No. / Gat No. 48/1/2/6 located at Baner, Taluka Haveli, District Pune-411045, Carpet area 84.62 Sq. Mtr. CERSA Asset ID: 200079633469

Date : 07/03/2026, 10/03/2026, 12/03/2026
Place : Pune

Chief Manager & Authorised Officer,
Bank of Maharashtra, Pune West Zone



TABLE PROPERTY/IES
AUCTION OF FINANCIAL ASSETS AND
PROPERTY (ENFORCEMENT) RULES, 2002
Tel: 23705414, Web: www.pnblhousing.com
Unit No. 601, 602, 603, 604, 605,
Complex, Station Road, Chinchwad, Pune,
Maharashtra 411 004

able property/ies) described in Column no-D
authorized Officer of **M/; PNB Housing Finance**
mentioned below. Notice is hereby given to
signatories of the respective borrowings
mentioned as on date. For detailed terms and

Inspection Date & Time	Date of Auction (24 hours)	Known Equip- ment (Make & Model)
20-03-2026, 12:00pm to 04:00pm	31-03-2026, 2PM to 03:00PM	NOT KNOWN
21-03-2026, 12:00pm to 04:00pm	31-03-2026, 2PM to 03:00PM	NOT KNOWN
21-03-2026, 12:00pm to 04:00pm	31-03-2026, 2PM to 03:00PM	NOT KNOWN
21-03-2026, 12:00pm to 04:00pm	31-03-2026, 2PM to 03:00PM	NOT KNOWN

tion thereof. ** To the best knowledge and belief secured assets except what is disclosed in the schedule of assets and liabilities of the bidder are requested to independently verify the same. The seller, all its directors and related parties may independently take the responsibility to ensure that the information in the title pertaining thereto available with the seller is correct. The terms and conditions of this auction along with the Bid Sheet, 5% of the amount of sale price, (inclusive of the fee by the secured creditor in accordance with the terms of the agreement with the purchaser within 15 days from the date of the auction and 15 days from the date of the copy of the sale deed) may be obtained from M/s C I India Private Limited would be the sole agent for the sale of the property at Gurugram, Haryana 122003. Website - www.ciiindia.com. For further information, you have to co-ordinate with Ganesh Kumar, PNB HOUSING FINANCE LIMITED.

TABLE PROPERTY/IES			
DESCRIPTION OF FINANCIAL ASSETS AND INVESTMENT (ENFORCEMENT) RULES, 2002)			
705414, Web: www.pnbhousing.com			
402, FOURTH FLOOR, MATOSHRI PLAZA, KHARADI BYPASS ROAD, KHARADI, PUNE, MR. PUNE, MAHARASHTRA - 411 005			
described (immovable property (ies)) described (column no-C) by the authorized Officer of the bank, per the details mentioned below. Notice (Accession(s)), assignee(s) of the respective Investment Rules, 2002 amended as on date, i.e. www.pnbhousing.com .			
Sl. No.	Inspection Date (i) (ii)	Date of Action (iii)	Known Investments/Court Cases if any (K)

Rs. 7,000	18/03/2026 Between 12:00 PM to 04:00 PM	31/03/2026 Between 2:00 PM to 03:00 PM	*Nil/Not Known
Rs. 7,000	20/03/2026 Between 12:00 PM to 04:00 PM	31/03/2026 Between 2:00 PM to 03:00 PM	*Nil/Not Known
Rs. 7,000	18/03/2026 Between 12:00 PM to 04:00 PM	31/03/2026 Between 2:00 PM to 03:00 PM	*Nil/Not Known
Rs. 7,000	23/03/2026 Between	31/03/2026 Between	*Nil/Not Known

Rs. 000	12:00 PM to 04:00 PM	2:00 PM to 03:00 PM	03:00 PM
at and/or realization thereof. ** To the effect of above mentioned immovable property/ purchaser/bidder at his/her end. The bidder/offeror shall be responsible for the loss of the above immovable properties/section of the pleading in the proceedings of the PMBHL and satisfy themselves in all with the Bid Form. (3.) Please note that in sale price, (inclusive of earnest money) on secured creditor in accordance with Rule			

purchaser within 15 days' from the date of
 amount within 15 days from the date of
 of Sarfaesi Act. (4.) M/s C1 India Private
 or, Sector 44, Gurgaon, Haryana 122003
 or query or for registration, you have to
 BHFL or refer to www.pnbhousing.com.
 NCER, PNB HOUSING FINANCE LIMITED