



यूनियन बैंक ऑफ इंडिया
एकता - विकास - प्रगति

Asset Recovery Branch
Suyog Plaza, 1st Floor, 1278, Jungli Maharaj Road,
Deccan Gymkhana, Pune - 411 004
Email Address: Ubin0578789@unionbankofindia.bank

Ref:ARB-PUNE:1033:2025

DEMAND NOTICE UNDER SEC.13 (2)

Date : 17.12.2025
Place : Pune

1

The Borrower

1(a)

Legal Heirs of Deceased Mr. Nitin Bapurao Shinde, Flat No. 5, D Wing, Aryan Vishwa, Nanekarwadi, Chakan, Pune - 410501

1(b)

Legal Heirs of Deceased Mr. Nitin Bapurao Shinde, C/o Future Job Solutions And Shinde Associates, S. No. 680/3A, Near Bank of Maharashtra, Landewadi, Bhosari - 410503

1(c)

Legal Heirs of Deceased Mr. Nitin Bapurao Shinde, C/o Future Job Solutions And Shinde Associates, Balaji Nagar, Near Indian Petrol Bank, Opp. Surya Hospital, Chakan - 410501

2(a)

Mrs. Nilima Nitin Shinde, Flat No. 5, D Wing, Aryan Vishwa, Nanekarwadi, Chakan, Pune-410501

Sir/Madam,

Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You the addressee No. 1(a), 1(b) and 1(c) and 2 (a) herein have availed the following credit facilities from our **Chakan Branch, Pune, Now Asset Recovery Branch**, Pune and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on **31.03.2025. As on 30.11.2025 a sum of Rs. 23,07,424.93 (Rupees Twenty-Three Lakh Seven Thousand Four Hundred Twenty-Four Rupees and Ninety-Three Paise Only)** is outstanding in your account/s.

The particulars of amount due to the Bank from No. 1(a), 1(b) and 1(c) and 2 (a) of you in respect of the aforesaid account/s are as under:

Type of Facility	Outstanding amount as on 30.11.2025	Un applied interest	Penal Interest (Simple)	Cost/Charges incurred by Bank.	Total dues (In Rs.)
Housing Loan A/c No: 261030100002971	21,76,515.93	1,30,817.00	92.00	0.00	23,07,424.93
Total	21,76,515.93	1,30,817.00	92.00	0.00	23,07,424.93

Rs. 23,07,424.93 (Rupees Twenty-Three Lakh Seven Thousand Four Hundred Twenty-Four Rupees and Ninety-Three Paise Only)

To secure the repayment of the monies due or the monies that may become due to the Bank, **Mr. Nitin Bapurao Shinde and Mrs. Nilima Nitin Shinde** have executed documents on **25.09.2018** and created security interest by way of Mortgage of immovable property described herein below.

- Flat No. 4, First Floor, D-Wing, Aryan Vishwa, Gat. No. 94, 95/1 and 96(Part), Near Monika Hotel, Pune-Nashik Highway, Village Nanekarwadi, Chakan, Tal-Khed, Dist.**

Hypothecation of movable property described herein below:

- NIL**

Therefore, you are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum **Rs. 23,07,424.93 (Rupees Twenty Three Lakh Seven Thousand Four Hundred Twenty Four Rupees and Ninety Three Paise Only)** as on **30.11.2025 together with further interest and charges at the contractual rate** as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

**For Union bank of India
(Amit Thorat)
Chief Manager & Authorized officer**

(This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.)



PUBLIC NOTICE

This is to inform everyone that My client **Mr. Santosh Balkrishna Karve**, Age 52 years, Occupation : Service and **Smt. Vrushali Mondhe**, Age 75 years, Occupation : housewife Presently R/at- 593, Narayan Peth. My client present that, Document No. 471/1996 which is registered at Haveli No. 9 on dated 18/01/1996 has misplaced his set of original.

The said documents as they remember has been misplaced or lost.

However by this notice I call upon all the persons who may have any knowledge regarding the same documents to kindly furnish the same to my client within 8 days of publication of this notice.

Dated: 13th January 2026

Adv. Swati D. Dhole, Advocate
ADD : Office No. 14, 1st Floor, ShriSai Tower,
273 Narayan Peth, Kelkar Road, Pune – 411030,
Cell-942858658, Ph. 020-24430176 / Email : adv.swatidhole@gmail.com



HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohtl.com
Website: www.herohousingfinance.com | CIN: U65102DL1992PC030148
Contact Address: 3rd Floor, 301 to 304, Awing, Kopli Tower, Dr Ambedkar Road, Near RTO office, Pune, Maharashtra - 411001.

POSESSION 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 Authorized Officer of The Hero Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest 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 notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular 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 section 13(4) of the said Act read with rule 8 of the said Rules.

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 the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.

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

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Date of Demand Notice /Amount as per Demand Notice	Date of Possession (Constructive/ Physical)
HHFBRMLAP 24000046050	Ravindra Prabhakar Patil, Swati Ravindra Patil,	22-Oct-2025 Rs.1916078/- as on date 14.10.2025	10.01.2026 (Symbolic)

Description of Secured Assets/Immovable Properties: All that piece and parcel of the Property Bearing Grampanchayat Assessment List Property No.546 Total Area Adm. 5381 Sq. Ft. & its Construction Area Adm.540 Sq. Ft. Situated At Village- Varakute Budruk, Taluka- Indapur, District Pune. Boudries: - Towards East: Remaining Land of Ravindra Patil. Towards West: Remaining Land of Ravindra Patil, Towards South: Road, Towards North: Remaing Land of Ravindra Patil

Date: - 15.01.2026
Place: - Pune

**Sd/-
Authorised Officer For Hero Housing Finance Limited**



कृषी उत्पन्न बाजार समिती पुणे

श्री छत्रपती शिवाजी मार्केटप्लॉ, मुलटेकडी, पुणे - ३९

जाहीर सूचना

पुणे येथील फळे पक्कीपासला विभागातील गाळा क्रमांक ४०८ हा ये. शिंदे ट्रेडिंग कंपनी तर्फे प्रोप्रायटर श्री.योगेश प्रकाश शिंदे यांना विकतिले शेतमालाचे ठोक व्यवसायासाठी भाडेपट्ट्याने देणेला आला आहे. सदर गाळा ये. पुष्परीखज ट्रेडिंग कंपनी तर्फे भागीदार १) श्री.आदिशख सुन्याच नवले २) श्री.अनवर देवीशख जाधव यांचे नावावर व/ होणेकरिता या कार्यावधानाकडे वगैरेकरून जर्ज आलेला आहे.

तरी, या गाळाच्या गमीकरणासंबंधी कोणाची काही तक्रार / हक्कत असल्यास, ही जाहीर सूचना प्रसिध्द झालेपासून पंधरा दिवसांत कृषि उत्पन्न बाजार समिती पुणे यांचे कार्यालयामध्ये लेखी स्वरूपात काढवावे. त्यानंतर कोणतीही तक्रार/ हक्कत विचारात घेतली जाणार नाही.

सचिव, सभापती, कृषी उत्पन्न बाजार समिती पुणे



कृषी उत्पन्न बाजार समिती पुणे

श्री छत्रपती शिवाजी मार्केटप्लॉ, मुलटेकडी, पुणे - ३९

जाहीर सूचना

पुणे येथील फळेपक्कीपासला विभागातील मध्यवर्ती भवनमधील कुकन क्रमांक ५ हे श्री.कृष्ण महाबल शेठे यांना कॅन्टीन या पूरक व्यवसायासाठी भाडेपट्ट्याने देणेला आले आहे. कृष्णा महाबल शेठे यांचे दि.१४/७/२०२५ रोजी निधन झाले आहे. के.कृष्ण महाबल शेठे यांचे निधनामुळे १) श्रीमती. संजीवनी कृष्णा शेठे (पत्नी) २) श्री. नितीन कृष्णा शेठे (मुलगा) ३) श्री.किरण कृष्णा शेठे (मुलगा) यांनी सरर कुकनवर वारसनांद होणेकरामी या कार्यालयाकडे जर्ज सादर केलेला आहे.

तरी, या वारसनांदीबाबत कोणाची काही तक्रार / हक्कत असल्यास, ही जाहीर सूचना प्रसिध्द झालेपासून पंधरा दिवसांत कृषि उत्पन्न बाजार समिती पुणे यांचे कार्यालयामध्ये लेखी स्वरूपात काढवावे. त्यानंतर कोणतीही तक्रार/ हक्कत विचारात घेतली जाणार नाही.

सचिव, सभापती, कृषी उत्पन्न बाजार समिती पुणे



ABHYUDAYA CO-OP. BANK LTD.

(Multi-State Scheduled Bank)
Zonal Office : 598, Dhanwant Plaza, Budhwar Peth, Pune - 411002.
Tel. : 020 - 24434198 / 24482916

Possession Notice

(Under Rule 8(1))

Whereas, The undersigned being the Authorised Officer of the **Abhyudaya Co-Op. Bank Ltd.** under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (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 bearing Ref. No. DGM (P)/ L & R / EOS-265/15/2025-26 dated 16/09/2025** calling upon the Borrowers **M/s. Precitek Components and Others** to repay amount mentioned in the notice being **Rs.10,85,55,518.42 (Rupees Ten Crore Eighty Five Lakh Fifty Five Thousand Five Hundred Eighteen and Paise Forty Two)** with further interest and cost w.e.f. **01.09.2025** within 60 days from the date of receipt of the said notice.

M/s. Precitek Components and Others having failed to repay the entire amount, notice is hereby given to them and the public in general, that the undersigned has **taken Symbolic Possession** of the property described herein below in exercise of powers conferred on them under sub section (4) of the section 13 of Act read with Rule 8 of the security Interest Enforcement Rules 2002 on this **09th day of January 2026**.

M/s. Precitek Components and Others in particular and 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 **Abhyudaya Co-Op. Bank Ltd.** for an amount of **Rs.10,82,64,546.07(Rupees Ten Crore Eighty Two Lakh Sixty Four Thousand Five Hundred Forty Six and Paise Seven)** with further interest from **01.01.2023**.

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.

Description of the Immovable / Movable Property

1) All that piece and parcel of property known as Unit No.304(2) admeasuring built up area 82.96 Sq. Mtrs., on Third Floor, along with exclusive right to use the one car parking slots No. B-15 at basement level, in the building known as "Om Chambers" situated at Plot No. T-29, T-30 & T-31, T Block in the Pimpri Industrial Area, Village-Pimpri, Taluka-Haveli, District-Pune, within the limits of Pimpri Chinchwad Municipal Corporation, within the jurisdiction of Sub-Registrar Haveli, District Pune, together with all the liberties, privileges, easements, common amenities, advantages, appurtenances, heriditaments or premises or any part thereof whatsoever and together with all furniture, fixtures and fittings, equipments including electrical / electronic equipments, articles, items etc. attached to or kept or lying in the said property, present and future, and also with all the rights, title, interest pertaining to the said property together with all rights, easements appurtenant thereto.(Leasehold right acquired / Owned by -M/s.Precitek Components).

2) All that piece and parcel of property known as Unit No. 304(3) admeasuring built up area 75.81 Sq. Mtrs., on Third Floor, along with exclusive right to use the one car parking slots No. B-16 at basement level, in the building known as "Om Chambers" situated at Plot No. T-29, T-30 & T-31, T Block in the Pimpri Industrial Area, Village-Pimpri, Taluka-Haveli, District-Pune, within the limits of Pimpri Chinchwad Municipal Corporation, within the jurisdiction of Sub-Registrar Haveli, District- Pune, together with all the liberties, privileges, easements, common amenities, advantages, appurtenances, heriditaments or premises or any part thereof whatsoever and together with all furniture, fixtures and fittings, equipments including electrical / electronic equipments, articles, items etc. attached to or kept or lying in the said property, present and future, and also with all the rights, title, interest pertaining to the said property together with all rights, easements appurtenant thereto.(Leasehold right acquired/ Owned by -M/s. Precitek Components).

3) All that piece and parcel of property known as Unit No. 302(3) admeasuring built up area 75.81 Sq. Mtrs., on Third Floor, along with exclusive right to use the one car parking slots No. B-14 at basement level, in the building known as "Om Chambers" situated at Plot No. T-29, T-30 & T-31, T Block in the Pimpri Industrial Area, Village-Pimpri, Taluka-Haveli, District-Pune, within the limits of Pimpri Chinchwad Municipal Corporation, within the jurisdiction of Sub-Registrar Haveli, District Pune, together with all the liberties, privileges, easements, common amenities, advantages, appurtenances, heriditaments or premises or any part thereof whatsoever and together with all furniture, fixtures and fittings, equipments including electrical / electronic equipments, articles, items etc. attached to or kept or lying in the said property, present and future, and also with all the rights, title, interest pertaining to the said property together with all rights, easements appurtenant thereto.(Leasehold right acquired/Owned by -M/s. Precitek Components).

4) All that piece and parcel of the property viz. Flat No. 07, admeasuring area about 756 Sq. Fts., i.e. 70.16 Sq. Mtrs., (i.e. 945 Sq. Fts., i.e. 87.79 Sq. Mtrs., Built up /Salable Area) on Second Floor, in Building No. "F" in the building known as "Alcon Square Co-Operative Housing Society Ltd" alongwith one covered Car Parking (Parking No. CP -34 which is situated below Living of Flat No. F-3) constructed on the land bearing Plot No. 71/1+2+3, Sector No. 7, Indrayani nagar, Bhosari, Pradhiakaran, Taluka Haveli, District Pune, and within the local limits of PCNTDA and Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, District Pune, and together with all the rights, liberties, privileges, easements, profits, common amenities, advantages, appurtenances, heriditaments whatsoever with the said flat and appurtenant thereto or any part thereof whatsoever with the said flat and together with all furniture, fixtures and fittings, equipments including electrical / electronic equipments, machineries, articles, items lying therein, (Owned by Mr. Chitneni Satyanarayan Subbarao).

5) Machineries lying at Plot No. EL/21/1/7, EL Block, MIDC, Bhosari, Pune 411026.

6) Machineries Lying at Company M/s. Radix Dies & Moulds Pvt. Ltd. Unit-II, at Gat No.255, Chikhali-Moshi Road, Borhadwadi, Moshi, Pune. (Owned by M/s. Precitek Components).

Date : 09/01/2026
Place : Pune

**S. G. Parkhe
Authorised Officer, Abhyudaya Co-op Bank Ltd.**



PNB Housing Finance Limited

BRANCH OFF: UNIT NO. 601, 602, 603, 604, 605, 606, 6TH FLOOR, CONCLAVE BEHIND PRIDE HOTEL, SHIVAJI NAGAR, PUNE, MAHARASHTRA- 411005

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES

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 PROVISIONS TO RULE 8(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Res. Offs: 99 Floor, Anusha, 22 Keshavnagar, Gandhi Marg, New Delhi-110001, Ph: 011-23337117, 23337118, 23337119, 23337120, 23337121, 23337122, 23337123, 23337124, 23337125, 23337126, 23337127, 23337128, 23337129, 23337130, 23337131, 23337132, 23337133, 23337134, 23337135, 23337136, 23337137, 23337138, 23337139, 23337140, 23337141, 23337142, 23337143, 23337144, 23337145, 23337146, 23337147, 23337148, 23337149, 23337150, 23337151, 23337152, 23337153, 23337154, 23337155, 23337156, 23337157, 23337158, 23337159, 23337160, 23337161, 23337162, 23337163, 23337164, 23337165, 23337166, 23337167, 23337168, 23337169, 23337170, 23337171, 23337172, 23337173, 23337174, 23337175, 23337176, 23337177, 23337178, 23337179, 23337180, 23337181, 23337182, 23337183, 23337184, 23337185, 23337186, 23337187, 23337188, 23337189, 23337190, 23337191, 23337192, 23337193, 23337194, 23337195, 23337196, 23337197, 23337198, 23337199, 23337200, 23337201, 23337202, 23337203, 23337204, 23337205, 23337206, 23337207, 23337208, 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