



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
बैंक महाराष्ट्र लि. पुणे
एक परिवार एक बैंक

Asset Recovery Branch :
2nd Floor, Agarkar High School Bldg, Mob: 7030924078
E-mail : bmrgr1453@mahabank.co.in

Notice of Sale Through Private Treaty

Notice of sale through private treaty sale of immovable assets charged to the bank Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act).

The Authorized Officer of Bank of Maharashtra has taken over possession of the schedule property u/s. 13(4) of the SARFAESI Act. Public at large is informed that the secured property as mentioned in the schedule are available for Sale through Private Treaty, as per terms agreeable to the Bank for realisation of Banks dues on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WITHOUT RECOURSE BASIS"** through private treaty on 12.06.2025 at 11:00 a.m. for recovery of the balance due to the Bank of Maharashtra from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, Short Description of the immovable property/ies and encumbrances known thereon, reserve price and earnest money deposit & increment are also given as:

Name of the owner of the property (Title Deed holder/s)	Amount Due (Rs.)	Description of the property	Reserve Price EMD Amt. Bid Increment Amt.
Borrower: M/s. Verve Cement Additives Private Limited. Personal Guarantors : 1. Mr. Satyanarayan Arya. 2. Mr. Sandeep Surendra Nair, 3. Mr. Sujit Nair, 4. Mrs. Garima w/o Satyanarayan Arya. Corporate Guarantor : M/s. Vasava Engineering Pvt. Ltd. Owner of the Property: Mr. Sandeep Surendran Nair. Branch: Asset Recovery Branch, Pune. Contact details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078	Rs. 6,27,64,253.00 (Rupees Six Crore Twenty Seven Lakhs Sixty Four Thousand Two Hundred Fifty Three Only) plus further interest thereon @ 13.45% p.a. w.e.f. 02.05.2016, apart from penal interest, cost and expenses, minus recovery, if any.	Property Lot No. 1 : All that piece and parcel of land within the Registration Division and District Pune, Sub Division and Taluka Daund within the limits of Zilla Parishad Pune. Grampanchayat at Jiregaon, Revenue village-Jiregaon bearing Gat No. 496, Hissa No. 1G admeasuring 00H 40 R (40000 Sq. Ft. with 107 mtr. road frontage) and bounded as follows: On or Towards East: Kurkumbh Baramati Road and Gat No. 496B On or Towards South : Out of Gat No. 496A belonging to Mergal. On or Towards West : Out of Gat No. 496A belonging to Mergal. On or Towards North : Remaining part out of Gat No. 496 belonging to Vendor. Encumbrances: Not Known Possession: Physical	Reserve Price: Rs. 90,00,000/- (Rupees Ninety lakhs Only) EMD : Rs. 9,00,000/- (Rupees Nine Lakhs only) Bid Increment amount : Rs. 25,000/- (Rupees Twenty Five Thousand Only)

Standard terms & conditions for sale of property through private treaty are as under :

1. Sale through Private Treaty will be on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WITHOUT RECOURSE BASIS"**. 2. The purchaser will be required to deposit 25% (including 10% of the offered amount along with application) of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter. 3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above. 4. The Bidder/s has to submit his offer with requisite KYC documents. The bidder has to deposit the upfront amount /EMD to the Authorised officer of the Bank by way of RTGS/NEFT in A/C No. 60079912168, Account Name: OFFICE A/C BANK OF MAHARASHTRA ARB, IFSC Code MAHB0000040. 5. Failure to meet the amount as required under clause (2) above will cause forfeiture of amount already paid including 10% of the amount paid along with application. 6. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest. 7. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues. 8. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date. 9. The Bank reserves the right to reject any offer of purchase without assigning any reason. 10. In case of more than one offer, the Bank will accept the highest offer. If higher bidder fails to deposit the remaining amount in terms of clause (2) above; then bank may request & accept the second higher offer. 11. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. Property/Assets can be inspected with prior appointment of Authorised Officer. For prior appointment, please contact Mr. Sudhir Kulkarni, AGM & Branch Head, Asset Recovery Branch, Pune City Zone Ph: 7030924078. 12. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property. 13. Sale shall be in accordance with the provisions of SARFAESI Act/ Rules. 14. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of the time available, to redeem the secured assets.

Date: 09/05/2025
Place: Pune

Assistant General Manager & Authorised Officer,
Bank of Maharashtra

PUBLIC NOTICE

This is to inform the general public and all concerned parties that RAJA BAHADUR INTERNATIONAL LTD. (formerly known as The Raja Bahadur Motilal Poonam Mills Ltd.) has owned a Transferable Development Rights admeasuring 110 square metres from and out of 1111 sq. mtrs bearing Development Right Certificate No.0002456 issued by Pune Municipal Corporation, with respect to the land bearing CTS No. 334, 334A/1, 336 and F.P. No. 155 (Part) situated at Ghorpade Peth, Taluka - Haveli, District : Pune.

Any person, institution, bank, or entity who has any claim, objection, lien, or interest in respect of the said TDR is hereby requested to make their claims/objections known in writing along with all supporting documents within 7 (Seven days) from the date of this notice to the address mentioned below. If no any claims/objections are received within the stipulated time, RAJA BAHADUR INTERNATIONAL LTD. will proceed on the assumption that there are no claims, rights, or encumbrances on the said TDR/DC.

Pune, Date : 14/05/2025 **Sd/-**
ADV. MAYURI M. BHIRANGI
ADD : 307, Narayan Peth,
Pune - 411030 Mo.No.-7263049497



Kotak Mahindra Bank Limited
Reg. Office: 27BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051 Branch Office : Kotak Mahindra Bank Limited Nytilintree 4th Floor Zone-II Pune-Nagar Highway, Yerwade Pune-411006

Online E - AUCTION SALE OF ASSET

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 under rule 8(6) read with proviso to rule 9(1) of the security interest (enforcement) rule, 2002. Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by 'KFSIL in favour of Maps Finserv Pvt. Ltd. (MFPL) subsequently known as Small Business Fintech India Pvt. Ltd. (SBFC), the Authorised Officer of Kotak Mahindra Bank Limited (hereinafter referred to as "The Bank/MBBL/Secured Creditor") has taken the physical possession of below described immovable property (hereinafter called the secured asset) mortgaged/charged to the secured creditor on 27.12.2022. Notice is hereby given to the borrower (s) and co-borrower (s) in particular and public in general that the bank has decided to sell the secured asset through E-auction under the provisions of the sarfaesi act, 2002 on "as is where is", "as is what is", and "whatever there is" basis for recovery of Rs.1,37,04,912.31/- Rupees One Crore Thirty Seven Lakh Four Thousand Twelve and Thirty One Paise Only/Outstanding as on 08.05.2025 along with future applicable interest till realization, under the loan account no PR00315416; loan issued by Mr. Irfan Amirhamza Mulla, Mrs. Yasmeen Mulla & Mr. Amirhamza Adam Mulla as per below details.

Particular	Detail
Date Of Auction	03.06.2025
Time Of Auction	Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes
Reserve Price	Property 1- Rs. 45,00,000/- (Rupees Forty Five Lakh Only) Property 2- Rs. 45,00,000/- (Rupees Forty Five Lakh Only)
Earnest Money Deposit (EMD)	Property 1- Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only). Property 2- Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only)
Last Date For Submission Of Emd With Kyc	02.06.2025 UP TO 6:00 P.M. (IST)
Description Of The Secured Asset	Property 1: All that piece and Parcel of Residential Property situated on SR No-49/31/1 When total land admeasuring 2454 sq.ft. out of which 2000 sq.ft. with all construction thereon within Village- Vadgaonheri Taluka- Haveli, District -Pune and Within the Jurisdiction of Pune Municipal Corporation, Pune. Property 2: All that piece and Parcel of Residential Property situated on SR No-48/323 (C4 -SR No-48/2) When total land admeasuring 1584 sq.ft. with all construction thereon within Village- Vadgaonheri Taluka- Haveli, District -Pune and Within the Jurisdiction of Pune Municipal Corporation, Pune.
Known Encumbrances	SPCS 145/2023 and SPCS 2296/2023 pending in the Court of Hon'ble District and Sessions Court (174-15th Joint CJSD & Addl. CJM Pune)

The borrowers' attention is invited to the provisions of sub section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take notice that if in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty. In case of any clarification/ requirement regarding assets under sale, bidder may contact Mr. Sanjay Chavan (Mob No. +919866533177) & Mrs. Priyanka Agarwal Mob No. +919850527029 for clarifications. Bidder may also contact the Helpline no. +91-0152219751 for clarifications. For detailed terms and conditions of the sale, please refer to the link <https://www.kotak.com/en/bank-auctions.html> provided in the bank's website i.e. www.kotak.com AND/OR on <http://bankauctions.in/>

Place: Pune,
Date: 15th May, 2025

For Kotak Mahindra Bank Ltd.,
Authorized Officer,



पंजाब नैशनल बैंक
...भारत का प्रतीक !

punjab national bank
...the name you can BANK upon !

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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive / physical / symbolic possession of which has been taken by the Authorised Officer of the Bank/ 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 borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of property(ies)) & Details of the encumbrances known to the secured creditors	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction
1	Branch : Baramati Main Sh. Sandeep Ananda Mahajan (Through his Legal Heir : Smt: Monali Sandeep Mahajan), Flat No. 9, 3rd Floor, Tushar Palace, Plot No. 11 and 12, Gat No. 50, Rui, Baramati, Pune 413102 Sh. Sunil Jaysingh Thokal, (Guarantor) Flat No. 07, Sharda Pride, Baramati 413102 And Also At 281-1, Mahanubhav Wadi, Kamargaon,, Taluka Nagar, Dist: Aghemadnagar, 414005 Sh. Balkrushna Mohan Pingle, (Guarantor) 327, Main Road, Near Bank Of India Makhamalabad, Nashik, Panchwati, Nashik 422003	Flat No. 9, 3rd Floor, Tushar Palace, Plot No. 11 and 12, Gat No. 50, Rui, Baramati, Pune 413102 Encumbrances : Not known	A) Dt. 01/06/2019 B) Rs. 20,87,185.11 as on 30.04.2025 + further interest w.e.f 30.04.2025 C) Dt. 08/08/2019 D) Physical Possession	Rs. 18.32 Lacs Rs. 1.90 Lacs Rs. 21000	Dt. 30/05/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
2	Branch : Narayan Gaon Smt. Sapna Panchnan Biswas , Flat No. 704, 7th Floor, Saumya Heights, Plot No. 623/2, 624/1, 624/2, 624/3, 624/4, Off Narayanwadi Road, Jay Ambenagar Road, Narayangaon, Tal. Junnar Dist. Pune 410504, ALSO : S. No. 607/1, P. S. Arcade, Khodad Road, Narayangaon, Junnar, Dist. Pune 410504	Flat No. 704, 7th Floor, Saumya Heights, Plot No. 623/2, 624/1, 624/2, 624/3, 624/4, Off Narayanwadi Road, Jay Ambenagar Road, Narayangaon, Tal. Junnar Dist. Pune 410504 Encumbrances : Not known	A) Dt. 10/06/2022 B) Rs. 21.07 lakh 11 as on 30.04.2025 + further interest w.e.f 30.04.2025 C) Dt. 21/12/2023 D) Physical Possession	Rs. 17.32 Lacs Rs. 1.74 Lacs Rs. 21000	Dt. 30/05/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
3	Branch : Narayan Gaon Mr. Prashant Chandrakant Varhadi & Mrs. Bhagyashree Prashant Varhadi , Flat No 6 On 3rd Floor Wing 'd' Building Swami Vishwa S No 638/2+3 S No 669/2+3 Near V Smile Zone Dental Clinic Off Khodad Road At Narayangaon Tal Junner Dist Pune 410504, ALSO : C/O PRALHAD Digamber Raykar, Raykar Wadi, At post Pimpalwandi, Tal Junner, Dist pune Pin 412412	Flat no 6 On 3rd floor Wing 'D' building Swami Vishwa S No 638/2+3 S No 669/2+3 Near V Smile Zone Dental Clinic Off Khodad Road At Narayangaon Tal Junner Dist Pune 410504 Encumbrances : Not known	A) Dt. 09/09/2024 B) Rs. 13,99,440.47/- as on 30.04.2025 + Future interest and other recovery charges C) Dt. 29/01/2025 D) Symbolic Possession	Rs. 17.26 Lacs Rs. 1.80 Lacs Rs. 21000	Dt. 30/05/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
4	Branch : Baner eOBC Sh. Gadekar Amshidha Andappa , Flat No. 202, 2nd floor Shlok Heights, Plot no 52 Baner Village Mahalunge, Tal Mulshi Pune -411045 Encumbrances : Not known	Flat No. 202, 2nd floor Shlok Heights, Plot no 52 Baner Village Mahalunge, Tal Mulshi Pune -411045 Encumbrances : Not known	A) Dt. 11/08/2022 B) 11,67,572.56/- as on 30.04.2025 + further interest w.e.f 30.04.2025 C) Dt. 17/01/2023 D) Symbolic Possession	Rs. 16.47 Lacs Rs. 1.65 Lacs Rs. 21000	Dt. 30/05/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
5	Branch : Baner eOBC M/s. S AND S FOODS (Borrower) having address at A-408, fortuna Apartment, Lane No. A-17, Raikar Nagar, Garmal, Dhayari, Singhad Rd, Baner-pune, Maharashtra- 411041 Also At S. No. 36/1/1/3 Zeal College Road, Next To Canara Bank, Opposite Varad Hotel, Near Rolex Electronics & Shree Crains, Narhe, Vadgaon Budruk, Pune 411041 And Also At : Shilpa Vishnupant Deshmukh (partner, Guarantor & Mortgagor) Having Address At A-408,fortuna Apartment, Lane No. A-17, Raikar Nagar, Garmal, Dhayari, Singhad Rd, Baner-pune, Maharashtra- 411041 Also At Gat No. 587/1, Residential Plot No. 7 (open N.A. Land), Gulmohar, Village Padali, Tal. Khandala, Dist. Satara, Pin Code 415521 And Also At Vaishnavi Shilpa Deshmukh (partner & Guarantor) Having Address At A-408,fortuna Apartment, Lane No. A-17, Raikar Nagar, Garmal, Dhayari, Singhad Rd, Baner-pune, Maharashtra- 411041 And Also At : Ojas Ashish Kulkarni (partner & Guarantor) & Sheetal Ashish Kulkarni (partner & Guarantor) Having Address At Flat No. 7, Building - C, Ikenomirdi Housing Society Ltd., Nda-pashan Road, Bavdhan Khurd, Near Maratha Mandir, Pune -411021	Gat No. 587/1, Residential Plot No. 7 (open N.A. Land), Gulmohar, Village Padali, Tal. Khandala, Dist. Satara, Pin Code 415521 Encumbrances : Not known	A) Dt. 28/07/2023 B) 19,52,472.29/- as on 30.04.2025 + further interest w.e.f 30.04.2025 C) Dt. 01/02/2024 D) Physical Possession (Open Land)	Rs. 8.64 Lacs Rs. 1.1 Lacs Rs. 21000	Dt. 30/05/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)

TERMS & CONDITIONS : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions :

1) The property/ies are being held on **"AS IS WHERE IS", "AS IS WHAT IS BASIS" WHATEVER THERE IS BASIS"**. 2) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 3) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 30/05/2025 at 11:00 AM, 4) For detailed term and conditions of the sale, please refer **"https://baanknet.com" & www.pnbindia.in.**

Date : 14/05/2025 Place: Pune

Authorised Officer,
Punjab National Bank (Secured Creditor)



GIC HOUSING FINANCE LTD.
CORPORATE OFFICE / HEAD OFFICE : GICHL, National Insurance Building, 6Th Floor, J. T. Road, Next To Astoria Hotel, Churchgate, Mumbai, 400 020
Tel.: (022) 43041900/ 2285 1765 / 66 / 67 Email: Corporate@Gicfh.com Website: www.gicfhindia.com
PUNE BRANCH :- Neelkanth CTS No 1018, F P No 370, Deep Bunglow Chowk, Model Colony, Shivajinagar, Pune, Maharashtra 411016 Tel : (020) 25559730 / 25671230.
CHINCHWAD BRANCH :- Office No. 202 & 203, 2nd floor, Premier Plaza II, G-Wing, Old Pune- Mumbai Highway, Above Hastakala Saree Shop, Chinchwad, Pune-411019
Office Tel : 020-66308111/12/13 Branch : chinchwad@gicfhindia.com

DEMAND NOTICE
(IN PURSUANCE WITH SECTION 13 (2) OF THE SARFAESI ACT, 2002)

GIC Housing Finance Ltd. (GICHL) has sanctioned Housing loan to the following borrower to purchase/Mortgage/ Renovation and Construction of premises by creating equitable mortgage in favor of GICHL. The repayment of the loan(s) is irregular and the account(s) is finally classified as Non Performing Asset in accordance with directions and guidelines of National Housing Bank.

GICHL has therefore invoked its rights under section 13 (2) of the SARFAESI ACT, 2002 and called upon the borrower to repay the total outstanding due mentioned therein, within 60 days from the date of the said Demand notice(s). The borrower is hereby again called upon publicly to pay the said total dues plus the charges & interest accrued till date within 60 days from the date of this notice failing which GICHL shall resort to all or any of the legal rights to TAKE POSSESSION of the said property and dispose it and adjust the proceeds against the outstanding dues amount. The borrower is also restrained from alienating or creating third party interest on the ownership of the property.

Sr. No.	Name Of The Borrower & Co-Borrower/Loan File No./ Branch Name	Address Of The Mortgaged Property	Outstanding Dues As Per Demand Notice	Date Of Demand Notice Sent
1	MH0130610003505 [PUNE BRANCH] / MRINAL VINAYAK MUNDALE	Flat No. 17, 5th Floor, Wing No B , SarhatResidency, S.No-27, NearMarkLab, Singhad Road, Nr. Nanded Phata, Nanded -Pune-411041	Rs. 639433/-	06.05.2025
2	MH0130610004481 [PUNE BRANCH] / CHANDRAKANT PANDU THOPATE / REKHA CHANDRAKANT THOPATE	Flat No. 302, 3rd floor, Building-Aryan Plaza, S No-16, Nr Sai Siddhi Chowk & Shri Kant View Society, Ambegaon BK -Pune-411046	Rs. 507831/-	06.05.2025
3	MH0270610002956 [CHINCHWAD BRANCH] / SANTOSH RAJARAM GAIKWAD / RAJARAM JAYWANT GAIKWAD	Flat no. 05, 1st floor, C Building, Natraj Housing Society, CTS No-6565 Nr Shital Hotel, Pimpri Waghire, Pune-411018	Rs. 498096/-	06.05.2025
4	MH0270610003951 [CHINCHWAD BRANCH] / AJINKYA RAVINDRA ABHANG / SUNANDA RAVINDRA ABHANG	Flat No. 502, 5th floor, Building No B B(1), Akashganga, S No-138/12+3, Nr krushnkunj Ashram, Aale Tal-Junnar Dist- Pune-412411	Rs. 1541780/-	06.05.2025
5	MH0270610004516 [CHINCHWAD BRANCH] / HIMMATLAL BHATI	Flat no. 706, 7th floor, Building /Wing -B, Windsor Court Phase -1, S No-39, Behind D Mart, Ambegaon BK -Pune-411046	Rs. 2605213/-	06.05.2025

This notice will also be pasted on the outer door of the borrower last known address and at the mortgaged property.

For GIC Housing Finance Ltd.
Sd/-
Authorised Officer

Date : 15.05.2025
Place : Pune / Chinchwad