



IDBI BANK
CIN:L65190MH2004G0148938

IDBI BANK LTD. REGIONAL OFFICE, PUNE
IDBI Bank Pride House, 2nd Floor, University Circle, Ganeshkhind, Pune, Mah., 411016

POSSESSION NOTICE

Where as the undersigned being The Authorized Officer of IDBI Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (the Act), and in exercise of the powers conferred under Section 13 (12) read with rule 3 of Security Interest (Enforcement) Rules, 2002, (the Rules), issued a demand notice under Section 13 (2) to borrowers, as listed below, calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers mentioned below having failed to repay the said amount, the notice is hereby given to the borrowers mentioned below and the public in general, that the Authorized Officer has taken Symbolic Possession of the property mortgaged, in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002, on the date of possession against name of borrowers as detailed below. The borrowers in particulars 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 IDBI Bank Ltd., for an amount mentioned below and interest and charges thereon. The borrowers 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.

Sr. No.	Name of the Borrowers/ Mortgagors/ Property Holders & Loan A/c No	Date of Demand Notice	Date of Possession	Description of Immovable property	Dues as per Demand Notice
1.	Mr. Firozkhan Mubark Mulla (Borrower) A/C No.-0641675100004817, 0676675100001625 & 0460675100004848	19-10-2025	October 14th, 2025 (Symbolic Possession)	All that piece and parcel of property bearing GAT No.157, PRISTINE CITY, PHASE I, FLAT No.807, 8th FLOOR, WING C, OPP WEEKFIELD FOODS, BAKORI, PUNE- 412207 admeasuring 390 Sq.ft. i.e. 36.23 sq.mtrs. or thereabouts, situated within the Village Limits of Bakori Taluka and Registration Sub-District Haveli, District and Registration District Pune in the State of Maharashtra.	Rs. 11,59,643/- (Rupees Eleven Lakhs Fifty Nine Thousand Six Hundred Forty Three Only) plus further interest and charges thereon from 10-07-2025.

Date : 16/10/2025
Place : Pune

Sd/-
Authorized Officer
IDBI Bank Ltd.



TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address : 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address : Tata Capital Housing Finance Ltd., ABIL, 1st Floor, Avantii Residency, Abhinav Chowk, Tilak Road, Pune – 411030

NOTICE FOR SALE OF SECURED ASSET
(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice for Sale of Secured Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Notice is hereby given to the public in general and in particular to the below Borrower/ Co- Borrower/Guarantor/Mortgagor or their legal heirs/representatives ("Borrowers") in particular that the below described secured asset mortgaged to Tata Capital Housing Finance Ltd. ("TCHFL"), the possession of which has been taken by the Authorized Officer of TCHFL, will be sold on **04-11-2025** on "As is where is" and "As is what is" and "Whatever there is" basis for recovery of outstanding dues from below mentioned Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset shall be sold by E-Auction at 2.00 PM, on the **04-11-2025**. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorized Officer of TCHFL on or before **03-11-2025** till 5.00 PM at Branch address - **Tata Capital Housing Finance Ltd.** ABIL, 1st Floor, Avantii Residency, Abhinav Chowk, Tilak Road, Pune – 411030.

The sale of the Secured Asset will be on "as is where is" condition as per particulars described herein below;

Sr. No.	Loan A/c. No and Branch	Name of Borrower(s)/ Co-borrower(s) Legal Heir(s)/ Legal Representative/ Guarantor(s)	Amount as per Demand Notice and Demand Notice date	Reserve Price	Earnest Money (EMD)	Type of Possession
1	9960608	Shree Sai Hills Mr. Mohan Pandharinath Gaikwad Mrs. Jayashree Mohan Gaikwad	Rs. 8,83,83,487/- (Rupees Eight Crores Eighty Three Lakhs Eighty Three Thousand Four Hundred and Eighty Seven Only).....06-03-2020	Rs. 5,40,86,130/- (Rupees Five Crore Forty Lakh Eighty Six Thousand Only)	Rs. 54,08,613/- (Rupees Fifty Four Lakh Eight Thousand Six Hundred Thirteen Only)	Physical

Description of the Property :- List of Flats mortgaged :-

Sr. no.	Building no.	Flat no.	Sr. no.	Building no.	Flat no.	Sr. no.	Building no.	Flat no.
1	B	706	7	C	501	13	C	801
2	C	201	8	C	502	14	C	805
3	C	205	9	C	505	15	C	305
4	C	302	10	C	701	16	C	506
5	C	402	11	C	702	17	C	606
6	C	405	12	C	706	18	C	808

together with undivided share in land forming part of the project titled "Shree Sai Hills" being constructed on land admeasuring 80H 80R which is out of land forming part of the property bearing Gat No. 79 (Old Gat No. 78) which is totally admeasuring 2H 55R situated at Village Kesannd, Tal. Haveli, Dist. Pune which is **bounded as under:- On or towards East:** by Gat No. 79; **On or towards South:** by Gat No. 87; **On or towards West:** by Common Road; **On or towards North:** by Gat No. 81.

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrowers are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Secured Asset will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with 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 before the date of the auction. 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 any interest in the Secured Asset sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:- The E-auction will take place through portal <https://www.bankauctions.com> on 04-11-2025 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

Terms and Condition:- 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Secured Asset shall at once again be put up to auction subject to the discretion of the Authorized Officer. 2. The Secured Asset shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.1,00,000/- (Rupees One Lakh Only) 4. All the Bids submitted for the purchase of the Secured Asset shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorized Officer. 5. The highest bidder shall be declared as successful bidder provided that he/she is legally qualified to bid and provided further that the bid amount is not less than the Reserve Price. It shall be at the discretion of the Authorized Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorized Officer to adjourn/discontinue the sale. 7. Inspection of the Secured Asset can be done on 30-10-2025 between 11.00 AM to 5.00 PM, with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorized Officer within 24Hrs and in default of such deposit, the Secured Asset shall forthwith be put to fresh auction/sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorized Officer on or before the 15th day from the date of confirmation of the sale of the Secured Asset, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the Secured Asset shall be put to fresh auction/sale by private treaty. The deposit including EMD shall stand forfeited by TCHFL, and the defaulting purchaser shall lose all claims on the Secured Asset. 11. Details of any encumbrances, known to the TCHFL, to which the Secured Asset is liable: Nil. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider: C1 INDIA PVT.LTD. Address: C1 INDIA PVT.LTD, 3rd Floor, Plot No.68 sector-44, Gurgaon, Haryana-122003 Mob.: 8866682937 & Phone : 9219811124 /1125 /1126 Email: gurnar@c1india.com / support@bankauctions.com or Mr. Subhash Topgo, Mobile No.: 8879605610 and e-mail id: subhash.topgo@tatacapital.com 13. TDS of all to be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ Borrower(s) and the copy of the challan shall be submitted to TCHFL. 14. Please refer to the below link provided in TCHFL's website <https://tsurl.li/pzccpry> for the above details. 15. Kindly also visit the link <https://www.tatacapital.com/property-disposal.html>

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the Authorized officer for all queries and enquiry in this matter.

Date : Pune
Date : 16-10-2025

Sd/-
Authorized Officer
Tata Capital Housing Finance Ltd.

together with undivided share in land forming part of the project titled "Shree Sai Hills" being constructed on land admeasuring 80H 80R which is out of land forming part of the property bearing Gat No. 79 (Old Gat No. 78) which is totally admeasuring 2H 55R situated at Village Kesannd, Tal. Haveli, Dist. Pune which is **bounded as under:- On or towards East:** by Gat No. 79; **On or towards South:** by Gat No. 87; **On or towards West:** by Common Road; **On or towards North:** by Gat No. 81.



KARVY FINANCE

Corporate Office: M/s. Karvy Financial Services Limited , 301, 3rd Floor, Gujrahs house, 167 CST Road, Kolivry Area Village, Kalina, Santacruz (E), Mumbai – 400098. Email : Dattaprasad.naik@karvyfinance.com; Contact No.: 9769454560

PUBLIC NOTICE FOR AUCTION CUM SALE

SALE NOTICE THROUGH AUCTION UNDER SARFAESI ACT, 2002 CUM NOTICE TO SALE TO BORROWERS/GUARANTORS , RULE 8(6) UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s) mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/ representatives, as the case may be are hereby informed that offers are invited by the Karvy Financial Services Ltd for purchase of the properties listed below.

Whereas the authorized officer of the Karvy Financial Services Ltd., has decided to sell the property described hereinbelow on "AS IS WHERE IS BASIS" AND "AS IS WHAT IT IS BASIS" AND "WHATEVER THERE IS BASIS" under Rules 8 & 9 of the said Act, through public auction.

Name Of Borrower	Auction Date	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) Date & Amount (10% of RP)	Total Loan Outstanding
1. Loan No. 508337 Borrower & Co-Borrowers	31st October 2025	20-Aug-2020 & Rs.6650205/-	All That Piece And Parcel of Property Bearing S No. 36, Hissa No. 1/2A/6, PL 3A, Admeasuring 1799 Sq. Ft. Built up Area, Behind Kamble Building, Dhankawadi, Pune-411043 And which is bounded as under: North By : Bunglow South By : Bunglow East By : Road West By : Building	Rs. 6885000/- (Rupees Sixty Eight Lakhs Eighty Five Thousand Only)	Rs. 6,88,500/- (Rupees Six Lakhs Eight Thousand Five Hundred Only) & 30th October 2025	(Rupees One Core Forty two Lakhs Forty Four Thousand Nine Hundred and Ninety One Only) as on 8th May 2025
2. DEEPAK MARUTI DASWADKAR						
3. DNYANESHWAR MARUTI DASWADKAR						
4. KAMAL DEEPAK DASWADKAR						
5. SHEETAL DNYANESHWAR DASWADKAR						
6. SAVITA MOHAN DASWADKAR.						

IMPORTANT TERMS & CONDITIONS:

- The intending bidders should be present in person for the Auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself/ herself.
- The intending bidders may obtain the Tender Forms from the Manager, M/s. Karvy Financial Services Limited, Unit No 6 & 7, Andheri Industrial Estate, Off Veera Desai Road, Next to ABB Co. Ltd, Andheri (West), Mumbai – 400053.
- The tenderers/ offerers/ prospective bidders/ purchasers should submit their offer along with earnest money deposit (EMD) as referred in column (E) by way of demand draft or pay order favoring M/s Karvy Financial Services Ltd, payable at Delhi Branch in sealed envelope mentioning "Offer for purchase of the Immovable Properties/Property" or so to reach with our authorized officer/person Dattaprasad Naik Mobile : 9769454560 on or before the last date for submission of bids. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
- For document verifications, intending purchaser may visit: M/s. Karvy Financial Services Limited, Unit No 6 & 7, Andheri Industrial Estate, Off Veera Desai Road, Next to ABB Co. Ltd, Andheri (West), Mumbai – 400053.
- The Property/ies is sold on "AS-IS-WHERE-IS" AND "AS-IS-WHAT-IS" AND "WHATEVER THERE IS" basis.
- The Sealed Tenders will be opened in the presence of the intending bidders on date of Auction of Tender-cum-auction Sale hereby notified. Though in general the same will be by way of closed tenders, the Authorized Officer may, at his sole discretion, conduct an open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of M/s. Karvy Financial Services Limited.
- The successful bidder shall have to pay/ deposit twenty five per cent (25%) (inclusive of EMD paid) of the sale amount immediately on the same day or not later than next working day on completion of sale and the balance amount of seventy five per cent (75%) within 15 days from the date of confirmation of Sale, failing which the initial deposit of 25% shall be forfeited. At any cost it shall not be refunded. The property shall forthwith be put up again and resold, after the issue of fresh proclamation of sale.
- The Sale Certificate will be issued by the Authorized Officer in favor of the successful purchaser only after receipt of the entire Sale consideration within the time limit stipulated herein.
- The Successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, Registration Fee etc., as applicable under law.
- The Successful bidder should pay the statutory dues (lawful house tax, Electricity Charges and other Dues), TDS, GST if any, due to Government, Government undertaking and Local bodies.
- The Authorized Officer has absolute right to accept or reject Tender or Bid any or all the offers and adjourn/postpone/cancel the Auction without assigning any reason thereof and also modify any terms and conditions of the sale without assigning any reason thereof and also to modify any terms and conditions of the sale without any prior notice.

Place : Pune
Date : 14th October 2025

Sd/-
Authorized Officer
KARVY FINANCIAL SERVICES LIMITED



BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum IT Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra-411014, Branch Add: C/4 Plot no. 12, Kohinoor Estate Hsg. Soc, Mula Road, Near Kamal Nagar Bajaj Garden, Wakdevadi, Pune-411014 Authorized Officer's Name: Neeraj Sharma / Email id: neeraj.sharma1@bajajhousing.com on MOB No. 9096259348 & 8669189048

APPENDIX IV -A (Rule 8(6)) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of the 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 physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

DETAILS OF BORROWER/CO BORROWERS/ GUARANTOR(S) AND LOAN DETAILS	DESCRIPTION OF THE IMMOVABLE PROPERTY	DETAILS OF E AUCTION
LAN:- H402HHL0484957 & H402HHL0489351 1. MANISH KAMLAKAR KULTHE (Through legal heir since deceased) (Borrower) 2. SUREKHA KAMLAKAR KULTHE (Co-Borrower) Both At Flat No. 704, 7th Floor, Wing/building-c, White Stone, New Gat No 2193 and 2142, Wagholi, Pune-412207	All that piece and parcel of the immovable property bearing Flat No 704, 7th Floor, Wing/building-C, White Stone, New Gat No 1190 and 1191, Old Gat No 2193 and 2142, Wagholi, Pune-412207	E-AUCTION DATE :31/10/2025 BETWEEN 11:00 AM TO 12:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES LAST DATE OF SUBMISSION OF EARNEST MONEY DEPOSIT (EMD) WITH KYC IS : 30/10/2025 UP TO 5:00PM. (IST). DATE OF INSPECTION:- 16/10/2025 to 30/10/2025 BETWEEN 11:00 AM TO 4:00 PM (IST). RESERVE PRICE: For Immovable property Rs. 22,25,000/- (Rupees Twenty Two Lakhs Twenty Five Thousand Only) THE EARNEST MONEY DEPOSIT WILL BE Rs. 2,22,500/- (Rupees Two Lakhs Twenty Two Thousand Five Hundred Only)10% of Reserve Price. EMD AMOUNT -RS. 22,00,000/- (RUPEES TWENTY TWO THOUSAND ONLY) IN SUCH MULTIPLES.
Outstanding amount - Rs. 35,10,066 /- (Rupees Thirty Five Lakhs Ten Thousand Sixty Six Only) as on 25/09/2025 along with future interest and charges accrued w.e.f. 25/09/2025		
Terms and Conditions of the Public Auction are as under: 1. The Secured asset will not be sold below the Reserve price. 2. The Auction Sale will be online through e-auction portal. 3. The e-Auction will take place through portal https://banksale.com , on 31/10/2025 from 11:00 AM TO 12:00 PM with unlimited auto extension of 5 minutes each. 4. For detailed terms and conditions please refer company website URL https://www.bajajhousingfinance.in/auction-notices or for any clarification please connect with Authorized officer. Date: 16-Oct-2025 Place: PUNE		

Sd/-
Authorized Officer (Neeraj Sharma) Bajaj Housing Finance Limited



MUTHOOT FINCORP LIMITED
(A Muthoot Pappachan Group Company) CIN : U65929KL1997PLCO11518
Administrative Office: 710 A & 711 A, 7th Floor, Phase - 2, Spencer Plaza, Mount Road, Annasalai, Chennai- 600002
Regd. Office : Muthoot Centre, TC No 27/3022, Punnem Road, Tiruvandur, Kerala - 695 001

DEMAND NOTICE

Under Section 13 (2) of The Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 Whereas the undersigned is the Authorised officer of Muthoot Fincorp Limited (MFL) under Securitisation 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 Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13(2) of the said Act, calling upon the following Borrower(s), Co-Borrower(s), Guarantor(s) to discharge in full their liability to the Company by making payment of entire outstanding including up to date interest, cost and charges within 60 days from the date of respective Notices issued and the publication of the Notice as given below and as way of alternate service upon you. As security for due repayment of the loan, the following Secured Asset (s) have been mortgaged to MFL by the said Borrower(s), Co-Borrower(s), Guarantor(s) respectively.

Sr. No.	Name of Borrower / Co-Borrower/ Guarantor	Date of Demand Notice Date of NPA	Total Outstanding Amount as on	Description of Secured Asset(s) / Immovable Property (ies)
1.	(Loan A/c No.) MFLSECUMUHL000005453098 Mrs. Rajashri Sanjay Raje (Borrower) Mr. Shivam Sanjay Raje (Co-Borrower) Both Residential and Property address situated at: Plot No.10 VTC Sambhaj Road Sambhaj Chok District Satara Maharashtra-415004	09.10.2025 03.10.2025	Rs. 31,27,337.84/- (Rupees Thirty One lakh Twenty Seven Thousand Three Hundred Thirty Seven and Eighty Four Paise Only) as on 09.10.2025	All the piece and parcel of Property No. 1692 RCC construction area admeasuring 2700 sq. i.e. 250.92 sq.mtr. on Ground Floor, situated at Village Kodoli Taluka and District Satara - 415004 As per the documents provided, Said Property is bounded as described below:East by: North by: Property of Mr. Vikramsingh Barge, North by: Property of Mr. Vinod Atpadkar, South by: Property of Mr. Umesh Kabur

If the said Borrower, Co-Borrower(s) & Guarantor(s) fails to make payment to MFL as aforesaid, MFL shall be entitled to take possession of the secured asset mentioned above and shall take such other actions as is available to the Company in law, entirely at the risks, cost and consequences of the borrowers. The said Borrower(s), Co-Borrower(s) & Guarantor(s) are prohibited under the provision of sub section (13) of section 13 of SARFAESI Act to transfer the aforesaid Secured Asset(s), whether by way of sale, lease or otherwise referred to in the notice without prior consent of MFL.

Sd/- Authorized Officer
For Muthoot Fincorp Limited



PNB HOUSING FINANCE LTD

NOTICE OF SALE THROUGH PRIVATE TREATY SALE OF IMMOVABLE ASSETS CHARGED TO THE PNB HOUSING FINANCE LTD UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).

GANESH LAXMAN GAIKWAD / Sharda Ganesh Gaikwad Having Address As Follows:
Flat No Building C3 1st Floor 107 Xrbia Effel City B1, C1, C2, C3, C4, C5, D1, E1, Gat No. 1447, 1448, 1450/1, 1450/2, 1451, 1449, 1438, 1527/2, Village Chakan Khet Pune Maharashtra-410501 India.
Flat No Building C3 1st Floor 108 Xrbia Effel City B1, C1, C2, C3, C4, C5, D1, E1, Gat No. 1447, 1448, 1450/1, 1450/2, 1451, 1449, 1438, 1527/2, Village Chakan Khet Pune Maharashtra-410501 India.
Lan No. HOU/PUN/0817/418432 (Bd- Pune)
Both The Flats to Be Sold Separately.

Address of the Branch: Shirang House, S-A/B/C/D, 5th Floor, Jangali Maharaj Road, J M Road, Shivaji Nagar, Pune-411005, Maharashtra
Authorized Officer's Details: Name: Ganesh Balkrishna Ankush
E-mail id: ganesh.ankush@pnbhousing.com, Mobile No: +91-9823330600, Landline No. (Office): 02025576050
PRIVATE TREATY TO BE EXECUTED ON 31ST OCTOBER 2025

Purchaser Identified
The undersigned as Authorized Officer of PNB Housing Finance Ltd. has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act, 2002. All previous attempt to auction through inviting public bid failed. Hence, Public at large is being informed that the secured property as mentioned in the Schedule hereunder is available for sale, through Private Treaty, as per the terms agreeable to the PNB Housing Finance Ltd. for realization of dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". 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". Thus, no public bid shall be invited.
2. Such purchaser shall be required to deposit 25% of the sale consideration on the next working day of receipt of 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. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the PNB Housing Finance Ltd, the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to the PNB Housing Finance . The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
7. The purchaser should conduct due diligence on 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.
8. The PNBHFL reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the PNBHFL will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application.
11. The purchaser has to bear stamp duty, registration fee, and other expenses, taxes, duties with respect of purchase of the property(ies) as mentioned in accordance herewith.
12. Sale shall be in accordance with the provisions of SARFAESI Act, Rules.

SCHEDULE:- Reserve Price (Rp) (Below which The Properties Will Not Be Sold)
DESCRIPTON OF THE PROPERTY(IES): Flat No Building C3 1st Floor 107 Xrbia Effel City B1, C1, C2, C3, C4, C5, D1, E1, Gat No. 1447, 1448, 1450/1, 1450/2, 1451, 1449, 1438, 1527/2, Village Chakan Khet Pune Maharashtra-410501. Rp For This Property Is Rs.5,12,500/- (Rs. Five Lakhs Twelve Thousand Five Hundred Only) & Flat No Building C3 1st Floor 108 Xrbia Effel City B1, C1, C2, C3, C4, C5, D1, E1, Gat No. 1447, 1448, 1450/1, 1450/2, 1451, 1449, 1438, 1527/2, Village Chakan Khet Pune Maharashtra-410501. Rp For This Property Is Rs.5,12,500/- (Rs. Five Lakhs Twelve Thousand Five Hundred Only)
DATE : 15-10-2025, PLACE: PUNE. FOR PNB HOUSING FINANCE LTD. (AUTHORISED OFFICER)

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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.)											
B.0. PUNE: SA, B, C, D, Fifth Floor, Sheeringhwar, Opp. Jangli Maharaj Temple, Shivaji Nagar, Pune, Maharashtra-411005, PimpriChinchwad: Office No.302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra-411019, WARJE: 12, Spandan, Survey No.117/1, PopularNagar, Warje, Pune, Maharashtra-411052, KONDHWA: 560, Fifth Floor, Marvel Vista, S.no599A=598+593A, SahneySujanPark, LufalaNagar, Pune, Maharashtra-411024, PUNE: PUNE, GanimexComplex, SurveyNo. 86, HadapsarKharadiByepass Road, Kharadi, Pune, Maharashtra-411014											
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 Ltd (Secured Creditor), will be sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to the borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, or other known or unknown executor(s), administrator(s), successors(s), assignor(s) of the respective borrower(s)/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 Heir(s)	Amount & Interest due (Rs.)	Physical Possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	10% of Submission of Bid (F)	10% of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Secured Creditors Case if any (K)
	HOU/KRD/1121/927881 Prashant Laxman Mohan, Ravi, Kokane Sangeeta Venkatarao, B.O.: PIMPRI CHINCHWAD	Rs. 1174,199.67 & 06-02-2025	Physical Possession on	Building 1,6th floor,Flat No. 605, Janish Pearls, Gat No. 509/1, 509/2, 509/3, Charnoli Road, Charnoli, Tal. Haveli, Dist. Pune, 412105, Pune, MAHARASHTRA-412105, India.	Rs. 2025000	Rs. 202500		Rs. 10,000	22-10-2025 12:00pm to 04:00pm	31-10-2025 2PM to 03:00PM	NOT KNOWN
	HOU/KRD/0522/995544 Ashish Diip Kedari / Kharadi, B.O.: KHARADI	Rs. 1637889.01 & 16-03-2023	Physical Possession on	Flat No 606 6th Floor, Wing C, Shubhamrambh, Sr No 64/3/6 & 4/2 - 3/9/3 + 3/9/4, Hadapsar, Pune, Maharashtra-411014, Pune, India.	Rs. 923000	Rs. 92300		Rs. 10,000	23-10-2025 12:00pm to 04:00pm	31-10-2025 2PM to 03:00PM	NOT KNOWN
	HOU/PM/0421/878479 Agasthi Nayak / Rashmiya Nayak B.O.: PIMPRI CHINCHWAD	Rs. 23739 36.18 & 06-02-2023	Physical Possession on	Single Building, 3rd Floor Flat No. 301 Platinum Bliss Gat No 707/Marika Pune MAHARASHTRA-412105 India.	Rs. 1170000	Rs. 117000		Rs. 10,000	24-10-2025 12:00pm to 04:00pm	31-10-2025 2PM to 03:00PM	NOT KNOWN
	HOU/KRD/1116/603433 Anul Tukaram Patil / Motan Tukaram Patil, B.O.: KHARADI	Rs. 24867 21.06 & 03-10-23	Physical Possession on	Building C, Fourth Floor 406 Shri Sai Hills, S.No.79, Kesannd,Wagholi road,Near Radha Swami Math,Pune 412207, Pune,MAHARASHTRA-412207,India.	Rs. 2186000	Rs. 218600		Rs. 10,000	27-10-2025 12:00pm to 04:00pm	31-10-2025 2PM to 03:00PM	NOT KNOWN
	HOU/PUN/051/689413 Raju Lakman Sahabnagar Raje / Raju Sahabnagar, B.O.: PUNE	Rs									