

APPENDIX-IV-A - E-AUCTION PUBLIC SALE NOTICE 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 PROVISIONS TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.)										
PNB Housing Finance Limited, 9 th Floor, Antirikh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357471, 23357472, 23705414, Web:-www.pnbhousing.com										
Reg. Off.: 9 th Floor, Antirikh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357471, 23357472, 23705414, Web:-www.pnbhousing.com										
B.O.AURANGABAD: E-1, E-2 & E-3, Fourth Floor, Aurangabad Business Centre, Adalat Road, Aurangabad, Maharashtra - 431001. B.O.NASHIK: 407 & 408, 4th FLOOR, PADMA VISHWA LANDMARK, NEAR TANISHQ SHOWROOM, ABOVE AXIS BANK, RACCA COLONY, SHARANPUR ROAD, NASHIK 422002, B.O.VIRAR: 302, Third Floor, Riddhi Arcade, 100ft Narang Bypass Road, Near Big Bazar, Virar (West) Maharashtra - 401303										
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-B 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 Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule 8(6) & 9 of the Security 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 Heirs(A)	Demand Amount (Rs.)	Physical Possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (RP) (E)	EMD (RP) (F)	Last Date of Submission of Bid (G)	Inspection of above mentioned immovable property (H)	Date of Auction & Time (I)	Date of Completion of Auction & Time (J)	Known Encumbrances (Last Entry) (K)
HOU/ARNG/1221/939514 Ajaykumar Suryakantrao Takalkar / Ankita Ajayrao Takalkar, B.O. AURANGABAD	Rs. 30,25,314.48 & 06-06-2023	Physical Possession	Flat No. 13, Stilt Third Floor, Sai Riddhi Residency, Gut No.154, Aurangabad, Maharashtra-431001, Aurangabad, India.	Rs. 23,51,000	Rs. 2,35,100	9/02/2026	Rs. 10,000	03-02-2026 12:00pm to 04:00pm	10-02-2026 2PM to 03:00PM	NOT KNOWN
HOU/NSK/0622/1003230 Santosh Sudhakar Pande / Renuka Santosh Pande, B.O.: NASHIK	Rs. 19,10,583.24 & 09-07-2024	Physical Possession	Single Building 4th Floor, Flat No 19, Neelkanth Apartment, Plot No 38/29 Survey No 24&2, Dindori Road, B/H Wasan Baijai, Near Shree Shanti Homopathy, Shivaji Nagar, Dindori Road, Mhasur Shivhar -422004, Nashik, Maharashtra-422001, India.	Rs. 27,71,000	Rs. 2,77,100	9/02/2026	Rs. 10,000	28-01-2026 12:00pm to 04:00pm	10-02-2026 2PM to 03:00PM	NOT KNOWN
HOU/VRR/0119/635804 SACHIN Gokul Chhedra / Chandrika Gokul Chhedra, B.O.:VIRAR	Rs. 66,89,837.42 & 22-06-2024	Physical Possession	Flat No C- 606, 6th Floor, Shradha Heights, Kamgar Nagar, Village Anandavali, Nashik, Maharashtra-422007, Nashik, India.	Rs. 44,22,000	Rs. 4,42,200	9/02/2026	Rs. 10,000	04-02-2026 12:00pm to 04:00pm	10-02-2026 2PM to 03:00PM	NOT KNOWN
* Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/Secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser/s/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction preventing the authorized officer of PNB Housing Finance Limited from selling the above immovable properties/Secured assets and status is mentioned in column no-K (2.) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making offer(s). The bidder(s) has to sign the terms and conditions of the Bid Form. (3.) Please note that the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaesi Act. (4.) M/s P1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having the web portal of P1 India Private Limited at www.p1india.com or www.banksections.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you are requested to co-ordinate with Ganesh Ankush/Nilakshi Patil, Shailesh Bhatnagar /Anwar Mulani, Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com , is authorised Person of PNBHFL or refer to www.pnbhousing.com										
PLACE : AURANGABAD, NASHIK			DATE :- 24.01.2026							
			SD/ AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED							

FEDBANK
FINANCIAL SERVICES LIMITED

FEDBANK FINANCIAL SERVICES LTD.

Registered Office: Unit No. 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Paspoli, Mumbai - 400087

DEMAND NOTICE

The below mentioned Borrower and Co – Borrower/s (collectively referred as “Borrowers”) mortgaged their immovable property (securities) to Fedbank Financial Services Limited (hereinafter referred to as “Fedfina”) and avail the Loan. The said Loan is classified as Non – performing Asset because the Borrowers have failed to repay the Loan amount. In this connection Fedfina had issued a Demand Notice respectively as mentioned below under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 to the addressee. The details are published here as an alternative service under Section 13(2) and Rule 3(1) of the Security Interest (Enforcement) Rules, 2002. You are requested to repay the amount mentioned in the Demand Notice and the accompanying interest within 60 days of the publication of this notice. In case of failure to do so, the signatory shall take such appropriate action under Section 13(4) and 14 of the Act on the said property to save guard the interest of the Fedfina. Details of Loan Number, Borrowers, Demand Notice sent under Section 13(2), amount requested and details of immovable property are given below.

Sl. No.	Name of the Borrower / Co-Borrowers Property Holders as the case may be	Description of Secured Assets / Mortgage Property	Dt. of Demand Notice U/s. 13(2) & Total O/s.
1	Loan Account No. : FEDAURSTL0497847 1. ANIL MANIKRAO PALODE (Borrower) 2. RATNAMALANI ANIL PALODE (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING Miklat no. 184/1, Gut No. 52, Majje chandapur,Tq. sillof and Dist. Aurangabad, SILL0D-431112, MAHARASHTRA. Bounded By: East: Land of Prakash Sandu; West: Chandrapur Road; North: Land of Krishna Totaram; South: Hatti Road	Date of Demand Notice: 6/1/2026 Rs. 25,34,448/- (Rupees Twenty Five Lakh Thirty Four Thousand Four Hundred Forty Eight Only) as on 6/1/2026 NPA Date: 4/1/2026
2	Loan Account No. : FEDPBISTL0531142 1. ANIKET BHAGWAT SOLANKE (Borrower) 2. PRIYANKA ANIKET SOLANKE (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING FLAT NO 9 PLOT NO 130 GUT NO 133 GURU NA, RAYANI APARTMENT ARUNDOD COLONY DEOLAI, AURANGABAD-431001, MAHARASHTRA. Bounded By: East: Space; West: Flat No.10; North: Lift Stares and Flat No. 12; South: Space	Date of Demand Notice: 6/1/2026 Rs. 24,50,620/- (Rupees Twenty Four Lakh Fifty Thousand Six Hundred and Twenty Only) as on 6/1/2026 NPA Date: 4/1/2026
3	Loan Account No. : FEDJLNH0L0509017 1. ANKUSH UTTAMRAO TAMBDE (Borrower) 2. GITAN ANKUSH TAMBDE (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING GPH NO 107 AT MERKHEDA TO BHOKARDAN, DIST JALNA, JALNA-431203, MAHARASHTRA. Bounded By: East: RATAN BHAUSAHEB TAMBDE; West: RAOSAHEB LAXMAN TAMBDE; North: BHASKAR TAMBDE; South: ROAD	Date of Demand Notice: 6/1/2026 Rs. 21,94,347/- (Rupees Twenty One Lakh Ninety Four Thousand Three Hundred Forty Seven) as on 6/1/2026 NPA Date: 4/1/2026
4	Loan Account No. : FEDBEE0HL0541618 1. ARBAJ YOUNUS ATTAR (Borrower) 2. SULTANA YUNUS ATTAR (Co – Borrower) 3. RIZWAN YUNUS ATTAR (Co – Borrower) 4. KALIM YUNUS ATTAR (Guarantor)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING FLAT NO. A-3, ON SECOND FLOOR, AL-HASAN, BAIITH, S. NO. 26/A/2, CTS NO. 8324/P M., BEED-431122, MAHARASHTRA. Bounded By: East: Flat No. 8; West: Flat of Rafiya; North: Flat of Shahebaj Usman; South: Flat No. C-3	Date of Demand Notice: 6/1/2026 Rs. 26,13,429/- (Rupees Twenty Six Lakh Thirteen Thousand Four Hundred and Twenty Nine Only) as on 6/1/2026 NPA Date: 4/1/2026
5	Loan Account No. : FEDJLNH0L0501618/ FEDJLNSTL0501623 1. GOPINATH RADHAKISAN CHAUDHARI (Borrower) 2. KAVITA GOPINATH CHAUDHARI (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING HOUSE NO 8, SURVEY NO 466,PLOT NO 12 & 146, CTS NO. 15489, 15491 & 15493, YASHWANT NAGAR, at JALNA,Tq. Dist. JALNA-431203, MAHARASHTRA. Bounded By: East: Plot no 18 & 19; West: Row House no. 7; North: Plot no. 15; South: 6 Mtr Road	Date of Demand Notice: 6/1/2026 Rs. 25,31,447/- (Rupees Twenty Five Lakh Thirty One Thousand Four Hundred Forty Seven Only) as on 6/1/2026 i.e. Rs. 16,70,878/- (Rupees Sixteen Lakh Seventy Thousand Eight Hundred Seventy Eight Only) in Loan Account No. FEDJLNH0L0501618And Rs. 8,60,569/- (Rupees Eight Lakh Sixty Thousand Five Hundred Sixty Nine Only)in Loan Account No. FEDJLNSTL0501623 NPA Date: 4/1/2026
6	Loan Account No. : FEDAURSTL0501665 1. MOHD FER0Z MOHD MAQBUl (Borrower) 2. KHATUN MOHAMMAD FER0Z MOHAMMD (Co – Borrower) 3. IDREES NAZIR AHMED SHAIKH (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING CTS NO. 6627, MUNICIPAL COUNCIL NO. 923/933, KADRABAD TQ. AND DIST. JALNA-431203, MAHARASHTRA. Bounded By: East: CTS 6622; West: CTS 6628 & 6629; North: CTS 6625; South: GOVT LANE	Date of Demand Notice: 6/1/2026 Rs. 25,63,443.00/- (Rupees Twenty Five Lakh Sixty Three Thousand Four Hundred Forty Three Only) as on 6/1/2026 NPA Date: 4/1/2026
7	Loan Account No. : FEDJLNH0L0489517 1. MUMTAZ BEGUM KHAHEM (Borrower) 2. SAIFULLAH RAHAMATULLA KHAN (Co – Borrower) 3. RAHMATULLAH AHMED KHAN (Co – Borrower) 4. ILYAS OSMAN KHAN (Guarantor)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING PLOT NO 15 CTS NO 18836, SURVEY NO 29/1 MAJJE BANEWADI, AURANGABAD-431001, MAHARASHTRA. Bounded By: East: Open Space; West: 20 Ft Road; North: Plot No 14; South: Plot No 16	Date of Demand Notice: 6/1/2026 Rs. 2607169/- (Twenty Six Lakh Seven Thousand One Hundred Sixty Nine) as on 6/1/2026 NPA Date: 4/1/2026
8	Loan Account No. : FEDJGNSTL0507901 1. PANKAJ YASHWANT MALAVI (Borrower) 2. RUPALI PANKAJ MALAVI (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING S NO 331/3 PLOT NO 2 OF BLOCK NO 3, AT MOUJE JALGAON CITY TAL & DIST JALGAON-425001, MAHARASHTRA. Bounded By: East: Road; West: Sr No 131/2; North: Plot No 1; South: Block No 1 & Adj Plot No 3	Date of Demand Notice: 6/1/2026 Rs. 2,611,339.00/- (Rupees Twenty Six Lakh Eleven Thousand Three Hundred Thirty Nine Only) as on 6/1/2026 NPA Date: 4/1/2026
9	Loan Account No. : FEDAURSTL0490754 & FEDAURSTL0507892 1. PRADIP HARIBHAU PAWAR (Borrower) 2. KIRTI PRADIP PAWAR (Co – Borrower) 3. PUSHPA HARIBHAU PAWAR (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING INDEPENDENT HOUSE ON MILKAT NO 218, AT CHITEGAON TQ PAITHAN DIST AURANGABAD-431001, MAHARASHTRA. Bounded By: Bounded By: East: Pathan Road; West: Road; North: House of Vijay Banker; South: House of Musa Shaikh	Date of Demand Notice: 6/1/2026 Rs. 2401,867/- (Rupees Twenty Four Lac One Thousand Eight Hundred Six Hundred Seven Only) as on 06/01/2026 i.e., Rs.20,13,839.00/- Rupees Twenty Lac Thirteen Thousand Eight Hundred Thirt Nine Only) in Loan Account No. FEDAURSTL0490754 and Rs.3,88,028.00/- (Three Lac Eighty Eight Thousand Twenty Eight) in Loan Account No. FEDAURSTL0507892 NPA Date: 6/1/2026
10	Loan Account No. : FEDSHMSTL0541132 1. PRAVIN RAMCHANDRA BAHIR (Borrower) 2. GAYATRI PRAVIN BAHIR (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING GRAMPANCHAYAT MILKAT NO 1693,Built Up Area 660 Sq. Ft. And 20.40 Sq. Mt. With Construction thereon Out of CTS NO 1320,Total Admeasuring Area 96.40 Sq.Mt. At Village KADA, Tal. ASHTI, DIST. BEED-414202, MAHARASHTRA. Bounded By: Bounded of the said Property (As per document); East: Property to Mr. Sunita Sangale; West: Property to Mr. Digambar Ghavate; North: Property to Mr. Vishwanath Jadhav; South: Nagar-Beed Road. Bounded of the said Property (As per Actual Site); East: Property to Mr. Sangale; West: Nath Hospital; North: Property to Mr. Kusakar; South: Road	Date of Demand Notice: 6/1/2026 Rs. 2,584,751.00/- (Twenty Five Lakh Eighty Four Thousand Seven Hundred Fifty One) as on 6/1/2026 NPA Date: 4/1/2026
11	Loan Account No. : FEDJLNSTL0507538 1. RAHUL ANIL RATNAPARKHE (Borrower) 2. SHOBHA ANILRAO RATNAPARKHE (Co – Borrower) 3. ANILRAV BHAURAV RATNAPARKHE (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING SR 82/1PLOT NO 182 N.PH NO 18-70-182,AT AMBAD TQ-AMBAD DIST -JALNA-431203, MAHARASHTRA. Bounded By: East: Plot No 179; West: Internal Road of Colony; North: Plot No 183; South: Plot No 181	Date of Demand Notice: 6/1/2026 Rs. 2,331,062.00/- (Rupees Twenty Three Lakh Thirty One Thousand Sixty Two Only) as on 6/1/2026 NPA Date: 4/1/2026
12	Loan Account No. : FEDJLNSTL0541552 1. ROHIT KISHOR KHAIRE (Borrower) 2. KISHOR KHAIRE (Co – Borrower) 3. VISHALI KISHOR KHAIRE (Co – Borrower) 4. SHANKAR ASARAN KHAIRE (Guarantor)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING CTS NO. 3744, NEAR R. P ROAD, KALIKURTI JALNA,Tq. JALNA, DIST. JALNA-431203, MAHARASHTRA. Bounded By: East: LANE; West: LANE; North: PROPERTY OF ASHOK KAPSE; South: PROPERTY OF SONU JOSHI	Date of Demand Notice: 6/1/2026 Rs. 2,105,751.00/- (Twenty One Lakh Five Thousand Seven Hundred Fifty One) as on 6/1/2026 NPA Date: 4/1/2026
13	Loan Account No. : FEDPBISTL0507751& FEDPBISTL0544414 1. RUKMINIKANT BALKRISHNA VAZURKAR (Borrower) 2. DURGA RUKMINIKANT VAZURKAR (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING SR.NO-273,274,279,PLOT NO-331 WEST PART GAJANAN NAGAR PARBHANI, PARBHANI, GANPATI TEMPLE-431401, MAHARASHTRA. Bounded by: East: Plot No 331 Part; West: Plot No 332; North: Road ; South: N K Ghode House	Date of Demand Notice: 6/1/2026 Rs. 2892948/- (Rupees Twenty Eight Lakh Ninety Two Thousand Nine Hundred Forty Eight Only) i.e. Rs. 807326/- (Rupees Eight Lakh Seven Thousand Three Hundred Twenty Six Only) as on 6/1/2026 in Loan Account No. FEDPBISTL0544414 & Rs. 2085622/- (Rupees Twenty Lakh Eighty Five Thousand Six Hundred Twenty Two Only) as on 6/1/2026 in Loan Account No. FEDPBISTL0507751 NPA Date: 4/1/2026
14	Loan Account No. : FEDJGNSTL0517798 1. RUKNUDDIN ALIMUDDIN SIDDIQUI (Borrower) 2. PARVEEN RUKNUDDIN SIDDIQUI (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING 1) SHOP NO. 3, SN0193/2+3, Adm Built up area of the shop is 9.725 Sq.Mtr, At First Floor, SUNRISE APARTMENT, BHUSAVAL 425201, MAHARASHTRA. Bounded By: East: Shop No. 11; West: 5 Ft Common Gallery; North: Shop No. 04; South: Shop No. 02. 2) SHOP NO. 4, SN0193/2+3, Adm Built up area of the shop is 11.60 Sq.Mtr, At First Floor, SUNRISE APARTMENT, BHUSAVAL 425201, MAHARASHTRA. Bounded By: East: Shop No. 10; West: 5 Ft Common Gallery; North: Shop No. 05; South: Shop No. 03. 3) SHOP NO. 11, SN0193/2+3, Adm Built up area of the shop is 39.640 Sq.Mtr, At First Floor, SUNRISE APARTMENT, BHUSAVAL 425201, MAHARASHTRA. Bounded By: East: Flat No. 12; West: Flat No. 20; North: Open Space of plot; South: Duct, Lift and Staircase	Date of Demand Notice: 6/1/2026 Rs. 2,056,801.00/- (Twenty Lakh Fifty Six Thousand Eight Hundred One) as on 6/1/2026 NPA Date: 4/1/2026
15	Loan Account No. : FEDPBISTL0533215 1. SATISH BHUJANG JAGTAP (Borrower) 2. SAVITA SATISH JAGTAP (Co – Borrower) 3. MAHADEV BALIRAM JAGTAP (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING GPH MALMATTA NO. 06, AT POST PARATWADI,TQ PARTUR DIST JALNA, 431507, MAHARASHTRA. Bounded By: East: Property Of Satish Jagtap; West: Property Of Namdev Rangnathi Jagtap; North:Grampanchayat Road/Space; South: Property Of Satish Jagtap	Date of Demand Notice: 6/1/2026 Rs. 2,578,673.00/- (Twenty Five Lakh Seventy Eight Thousand Six Hundred Seventy Three) as on 6/1/2026 NPA Date: 4/1/2026
16	Loan Account No. : FEDJLNSTL0542586 1. SHAHRUKH AMIR SHAIKH (Borrower) 2. SHAKILBAI SHALKH (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING CTS NO 472, MIKAT NO 352, BAJAR CHOUK, AT GHANSAWANGI, TQ. GHANSAWANGI, DIS- JALANA. -431203, MAHARASHTRA. Bounded By: East: Property of Vyahkar; West: Road; North: Property of Shaikh husen Shaikh Lal; South: Property of Sayyad Family	Date of Demand Notice: 6/1/2026 Rs. 2,506,670.00/- (Twenty Five Lakh Six Thousand Six Hundred Seventy) as on 6/1/2026 NPA Date: 4/1/2026
17	Loan Account No. : FEDAURSTL0542462 1. SHRIMANT KONDIRAM MAHAJAN (Borrower) 2. RANJANA SHRIMANT MAHAJAN (Co – Borrower) 3. ABHISHEK SHRIMANT MAHAJAN (Co – Borrower)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING MILKAT NO 61, GNO 4, PATHAN ROAD GEVRAI,TANDA NAVEGAVHAN KHANDEWADI CHITEGAON, AURANGABAD-431136, MAHARASHTRA. Bounded By: East: Land of Dhondiram Mohan; West: Land of Khandu Mohan; North: Land of Kadu Maroti Raghude; South: Land of Shrimant Mahajan.	Date of Demand Notice: 6/1/2026 Rs. 2,485,617.00/- (Twenty Four Lakh Eighty Five Thousand Six Hundred Seventeen) as on 6/1/2026 NPA Date: 4/1/2026
18	Loan Account No. : FEDBEE0HL0533079 1. SULBHA ABHIMAN UGALE (Borrower) 2. ABHIMAN BABASAHEB UGALE (Co – Borrower) 3. AMOL SHIVAJI KHOLE (Guarantor)	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARINGAT GRAMPANCHAYAT DAHIMATI MALMATTA NO 206(OLD) 124 (NEW) PLOT NO 13, AND MALMATTA NO 200(OLD) 118 (NEW)PLOT NO08, TQ SHIRUR KASAR, DIST. BEED-431122, MAHARASHTRA. Collectively Bounded By House No. 118(new): East: Self; West: Bhaglaon Road; North: Ganesh Nagarkar; South: Kamalbai Khedkar. Collectively Bounded By House No. 124(new): East: Grampanchayat Road; West: Plot No. 08; North: Plot No. 08; South: Kamalbai Khedkar	Date of Demand Notice: 6/1/2026 Rs. 2,459,090.00/- (Twenty Four Lakh Fifty Nine Thousand Ninety) as on 6/1/2026 NPA Date: 4/1/2026

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and herein above within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that Fedfina is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, Fedfina shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. Fedfina is also empowered to ATTACH AND / OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), Fedfina also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Fedfina. This remedy is in addition and independent of all the other remedies available to Fedfina under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of Fedfina and noncompliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Place: MAHARASHTRA, Dated: 24-01-2026

SD/ Authorised Officer, Fedbank Financial Services Ltd



Saraswat Bank
Saraswat Co-operative Bank Ltd.
(Multi-State Scheduled Bank)
"Madhu Shilp", Plot No.6, C/2, Town Center, Near Cidco Bus Stand, CIDCO, Chhatrapati Sambhajnagar-431 003,
Phone : 0240-2243016 / 17, Fax No. 0240-2243015

E-AUCTION SALE NOTICE
(Auction Sale/bidding would be conducted only through website : <https://sarfaesi.auctiontiger.net>)
SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002
Pursuant to Demand Notice issued u/s 13(2), the undersigned as Authorized Officer of **Saraswat Co.Op.Bank Ltd.** has taken over Physical possession of the following assets/u/s 14 of the SARFAESI Act. Public at large is informed that e-Auction (under SARFAESI Act, 2002) of the charged assets in the below mentioned case for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE" as specified hereunder :

Sr. No.	Name of Borrower, Co-Borrower Guarantor/Mortgator, Legal Heir (if applicable)	A. Date of Notice B. Possession Type/Date C. Demand Amount	Description of Assets	i. Reserve Price ii. EMD iii. Bid Increment Amount Date / Time of Inspection Last date / Time for EMD & KYC submission Date / Time of E-Auction
1	M/s.Maya Pyrolysis Pvt.Ltd. Director & Guarantor : Mr.Kagwate Rohit Rajesh Director, Guarantor & Mortgator : Mr.Kagwate Rajesh Chandranathrao	30/01/2023 Physical - 17/07/2025 Rs. 30,48,616.26 (Rupees Thirty Lakh Forty Eight Thousand Six Hundred Sixteen and Paise Twenty Six only) as on 27/01/2023 with further interest thereon *	All that part and parcel of Flat No.13, on stilt 4 th Floor, Ashish Building, CTS No.15303/14, Part of Sy.No.18/11, Adinath Nagar, Garkheda, Chhatrapati Sambhajnagar - 431007, (Admeasuring area 821 Sq.ft. and Builtup area is 559 Sq.ft.), in the name of Mr.Rajesh Chandranathrao Kagwate , boundaries : East : Open Space West : Flat No.16 South : Flat No.14 North : Internal Road	i. Rs. 36.81 Lakh ii. Rs. 9.20 Lakh iii. Rs. 0.50 Lakh 29/01/2026 - 11.00 a.m. to 1.00 p.m. 05/02/2026 - upto 5.00 p.m. 07/02/2026 - 2.00 p.m. to 4.00 p.m.

* With further interest as applicable, incidental expenses, costs, Charges etc. incurred till the date of payment and/or realization.
The auction will be conducted through the Bank's approved service provider **M/s.e-Procurement Technologies Limited** (Auction Tiger). Bid form, Terms & Conditions of the said Sale/Auction, and procedure of submission of Bid/Offer, are available from their website at : <https://sarfaesi.auctiontiger.net>
STATUTORY NOTICE AS PER RULE 8(6) OF SARFAESI ACT, 2002
The notice is also a mandatory notice of 15 (Fifteen) days to the Borrower/Mortgator/Guarantors/ of the above loan account. Under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 and provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, Informing them about holding auction/sale on the above referred date and time with the advice to redeem the Secured Assets if so desired by them, by paying the outstanding dues as mentioned hereinabove along with further interest, cost & expenses, as per the rules/conditions prescribed under the SARFAESI Act, 2002 and its various amendments. In case of default in payment, the Secured Assets shall at the discretion of the Authorised Officer/Secured Creditor, be sold through any of the modes as prescribed under Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002.
Date : 23-01-2026
Place : Chhatrapati Sambhajnagar

India SME Asset Reconstruction Co. Limited
Regl. Off. : The Ruby 11th Floor, North – West Wing, Plot No 29, Senapati Bapat Marg, Dadar (West) Mumbai – 400028.

DEMAND NOTICE
DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)
Substituted Service Of Notice U/S.13 (2) Of Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002.
The borrowers/co-borrowers/guarantors/mortgators 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 under 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 thereto. 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)

S. No	Loan Agreement/Loan No. / Name Of The Borrower / Address No.	Co-Borrower And Guarantor Name Director Name	Npa Date	Date Of Demand Notice	Demand Notice (In Rs.)	Loan Amount (Amt In Rs.)	Description Of The Mortgage Property
1	FEDLAT0HL0516654 / KESHAV VYANKATRAO BHALKE / Ap Bori Tal Latur Dist Latur Latur Maharashtra 413531	Sandhya Keshav Bhalke /	05-Apr-24	02-Jan-26	Rs.1422010/- (Rupees Fourteen Lakh Twenty Two Thousand Ten Only)	Rs.1000000/- (Rupees Ten Lakh Only)	All That Piece And Parcel Of Land Property Of G.p.h No 605 /2 To The Extant Of South -North 10 Sq Ft East West 35 Total 350 Sq Ft Situated At Bori Tq. & Dist Latur Within The Area Of G.p Bori Latur East- Devidas Bhalke Property West- Road North-House Of Devidas Bhalke South-House Of Jamir Shaikh
2	FEDAHN0HL0520878 / BHARAT RAMESH POKALE / Shirram Dudh Sankalan Kendra Dadegaonpokale Vasit Dadegaon Road Dagebab Chowk Beed Beed Maharashtra 414202	Arati Bharat Pokale / Ramesh Kisan Pokale	05-Jul-25	02-Jan-26	Rs.994646/- (Rupees Nine Lakh Ninety Four Hundreds Forty Six Only)	Rs.900000/- (Rupees Nine Lakh Only)	All That Piece & Parcel Of Property Bearing No. Miklat No.437, Near By Parshuram Chandra School, Devlali Road, At Post Dadegaon Tal- Ashti admeasuring Along With Land Area 1500 Sq.ft. & 980 Sq.ft. R.c.c. Construction Th