

**Pune District Regional Office,**  
398/A, Madhav Chambers - 1, Senapati Bapat  
Road, Shivaji Nagar, Pune- 411 016.  
Tel: (020) 25652121  
E-mail : recovery.PuneDist@bankofbaroda.com

**E-AUCTION  
SALE  
NOTICE**

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES  
APPENDIX -IV-A [See proviso to Rule 6(2) & 8(6)]**

**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 6(2) & 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 properties mortgaged/charged to the secured creditor, possession of which has been taken by Authorised officer of Bank of Baroda, secured creditor, will be sold on "As is Where is" and "Whatever there is" basis for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price /e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below-

Sr. No.	Name & Address of Borrower(s) / Guarantor(s)	Short description of the immovable property with known encumbrances, if any	Total Dues	Date & Time of E-auction	Reserve Price, EMD, Bid Increase Amount	Status of Possession (Constructive / Physical)	Property Inspection Date & Time
1.	<b>Borrower : Mr. Rambilas Ramsunder Yadav and Mrs. Anita Devi</b>	Flat No. B-06, 1 <sup>st</sup> Floor, Building E, 'Shewanta Park' Gat No. 46/4A, Milkat No. 7/1381, Near Mahatma Gandhi College, Thine Road, At Rajgurunagar, Tal. Khed, Dist Pune 410505	Rs. 10,73,601/- + interest w.e.f. 29.05.2023 + other (expenses etc till date. (Less Recovery if any)	<b>26.02.2025, 02.00 PM to 6.00 P.M.</b>	RP: 13,18,500/- EMD: 1,31,850/- BID increase amount: Rs.10,000/-	Symbolic	<b>20.02.2025 from 10 A.M. to 4 P.M</b>

For detailed terms and condition of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://baanknet.com> also, prospective bidders may contact the authorized officer on Tel No. 020-29985816

Date : 07.02.2025  
Place : Pune

**Prakhar Kumar**  
Authorised Officer,  
Bank of Baroda

**Recovery & Legal Section, Regional Office, Pune 1,**  
Premium Point Building, 4th Floor, Jangli Maharaj Road, Opp. Modern High School,  
Shivaji Nagar, Pune 411005, Email : recopune@canarabank.com, Ph : 020 25512118

**Possession Notice (Section 13(4)) (For Immovable property)**

Whereas the undersigned being the Authorized Officer of the Canara Bank under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act - 2002 (Act 54 of 2002) (hereinafter referred to as "the act") and in exercise of powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated as per mentioned below calling upon the following Borrowers to repay the amount mentioned in the Notice and as per described below within 60 days from the date of receipt of the said Notice and paper publication dated 26/10/2024.

The Borrowers/Co-Borrowers having failed to repay the amount, Notice is hereby given to the borrowers and the public in general that the undersigned has taken Possession of the Properties described herein below in the exercise of the powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the Security (Enforcement) Rules, 2002 on respective dates as mentioned below.

The Borrowers/Co-Borrowers in particular and the Public in general are hereby cautioned not to deal with the properties and any dealings with properties will be subject to the charge of the Canara Bank for an amount as per mentioned below and interest 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 & Guarantors	Details of Mortgaged Properties	Outstanding Amount in RS.	Date of Demand Notice	Date of Possession
1	<b>Borrower : Mr. Mangesh Sitaram Salve</b>	All That piece and parcel of Flat No.302 on Third Floor, Carpet Area Admeasuring 428.62 Sq.Fts. i.e. 39.82 Sq.Mtrs. + covered car parking No.A-302 area admeasuring 100.Sq.Fts. i.e. 9.29 Sq.Mtrs. in the residential building No.A, Wing No. A and in the project known as "INDRADHANU" constructed on CTS No.2354, Lying And Situated At Village- Bhuinj, Tal- Wai, Dist- Satara within the limits of Panchayat Samiti Wai, Jhila Parishad Satara and within Jurisdiction of Registration Dist-Satara, Sub Registrar Wai, Satara and the said land is Bounded as - On Or Towards East: By Bhuinj Chindhwai Road; On Or Towards South: By Property of Mr. Narayan Kadam; On Or Towards West: By Property of Mr. Tatyia Dongare; On Or Towards North: By Property of Mr. Mahendrasing Jadhavrao <b>Name of Title Holder : Mr. Mangesh Sitaram Salve</b>	Rs.25,64,253.22 (Rupees Twenty Five Lakhs Sixty Four Thousand Two Hundred Fifty Three and Paise Twenty Two Only), with future interest & cost	<b>04/11/2024</b>	<b>07/02/2025</b>
					<b>Paper Publication 02/12/2024</b>
2	<b>Borrower : Mr. Suhars Haribhau Adhatrao and Co-Borrower : Mrs. Rupali Suhars Adhatrao</b>	ALL That Piece And Parcel Of The Property Ownership Flat No.13, On The 2ND Floor, Admeasuring About 260 Sq. Ft. (Carpet/ Built Up) Consisting Of Two Rooms, Toilet, Bathroom And All Easement Rights Attached To The Said Flat In Society Known As "VARAD CO OP HOUSING SOCIETY" Constructed On Land And Ground Bearing CTS No.24, 34, 35,35/1 Somwar Peth PUNE 411011 within the limits of Pune Municipal Corporation. Boundaries: On or towards the East: by staircase and flat no 14, On or towards the South: by open space On or towards the West: By CTS No.23 Somwar Peth Pune, On or towards the North: by open space <b>Name of Title Holder : 1. Mr. Suhars Haribhau Adhatrao (borrower), 2.mrs. Rupali Suhars Adhatrao (Co-borrower)</b>	Rs.13,04,360.61 (Rupees Thirteen Lakh Four Thousand Three Hundred Sixty and Paise Sixty One Only), with future interest & cost	<b>28/11/2024</b>	<b>07/02/2025</b>
					<b>Paper Publication 07/12/2024</b>

Date : 07/02/2025  
Place : Pune

**Authorised Officer,**  
Canara Bank

**Regional Office Pune II, S. No. 436, 3rd Floor,**  
Sukhwani Business Hub, Near Nashik Phata Metro Station,  
Kasarwadi, Pune 411026. Mob. : 9406880047, 8055811876

**Notice for exercising the right of redemption under Section 13 (8) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act").**

The undersigned being the Authorized Officer of Canara Bank (hereinafter referred to as "the secured creditor"), appointed under the Act do hereby issue this notice under Section 13(8) of the Act read with Rule 8(6) of the SARFAESI Rules, to you all as under:  
As you all are aware that the secured creditor has issued the Demand Notice under Section 13(2) of the Act below mentioned dated to the borrower/firm the mortgagor and the guarantors (below mentioned names), demanding to pay within 60 days from the date of receipt of the said notice.  
Since, the Borrowers / Firm, the mortgagors and the Guarantor (below mentioned names) having failed to repay the amount mentioned in the above said demand notice, the Authorized Officer under Section 13(4) of the Act had taken possession of the secured assets described in the Possession Notice. Further, the said possession notice was duly published in below mentioned newspapers.

Sr. No.	Branch Name & Name of the Borrower / Guarantor / Mortgagor	Ref. No. & Date of Redemption Notice 13/8	Date of Demand Notice	Date of Possession	News Papers and Paper Publication Date of 13/4	Outstanding Amount
1.	<b>Branch: Ranjangaon</b> <b>Borrower : (1) Mr. Amar Shyamrao Zende, (2) Mrs. Kavita Shamakant Zende, Both at : H. No 1923 Geetal Niwas, Revenue Colony, Center Davakhana Samor, Shirur-412210. And also at : Flat No. 404, 4th Floor, B Wing, Nakshatra Dreams, Tanaji Nagar Shirur, Tal. Shirur, Dist. Pune-412210.</b>	<b>Ref. No. 6952/ REC2/2024/ SARFAESI/AMAR Dated: 03/02/2025</b>	18/11/2024	30/01/2025	Loksatta and Financial Express dated 01/02/2025	Rs. 49,24,538.86/- (Rupees Forty-Nine Lakh Twenty-Four Thousand Five Hundred Thirty-Eight and Paise Eighty-Six Only) as on 17.11.2024, plus subsequent interest, costs and expenses in full,
2.	<b>Branch: Shirwal</b> <b>Borrower : (1) M/s Wildoils Private Limited, Office No. 22, 3rd Floor, Guruganesh Commercial Complex, Guruganesh Nagar Kothrud, Pune-411038. And also at : Gat No. 326, Village Loham, Lonand-Bhor Road, Maharashtra-412802. (2) Mr. Deviprasad Ashok Sathe, K 6/22 Aditya Nakoda II, Sinhagad Road, Opp. Otrai Naka, Sadashivpeth, Pune-411030. And also at : C-12, Harmony Terraces, Behind Santosh Hall, Hingane Khurd, Sinhagad Road, Pune-411051. (3) Mr. Ashish Prakash Magdum, S/o Prakash Magdum, Jyoti Behind Malu High School, Gulmohar Colony, South Shivajinagar, Miraj, Sangli, Maharashtra-416416. (4) Mr. Anilkumar Govind Kulkarni, Flat N 501, Bagashri Society, Lane No.8, Dahanukar Colony, Kothrud, Pune City, Pune-411038. (5) Mrs. Tilotama Amar Desai, R S No. 87/Flat No.501, Ashiavinayak Prid, Karande Mala, Tarabai Park, Kolhapur, Maharashtra, 416003.</b>	<b>Ref. No. 6952/ REC2/2024/ SARFAESI/ WILDOILS Dated: 03/02/2025</b>	21/11/2024	30/01/2025	Loksatta and Financial Express dated 01/02/2025	Rs. 3,45,88,395.24/- (Rupees Three Crore Forty-Five Lakh Eighty-Eight Thousand Three Hundred Ninety-Five and Paise Twenty-Four Only) as on 20.11.2024, plus subsequent interest, costs and expenses in full,

To comply with the provisions of SARFAESI Act, 2002 read with Rule 8(6) of SARFAESI Rules, you all are hereby given a last and final opportunity to redeem and reclaim the secured assets, which are in possession of the secured creditor within 30 days from the receipt of this notice, by discharging the liability of failing which the sale/auction notice under the Act will be published in the newspaper specifying one of the following modes mentioned below, to sell the secured assets:

- By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying assets; or
- By inviting tenders from the public; or
- By holding public auction including through e-auction mode; or
- By private treaty.

As per Section 13(8) of the Act, you are entitled to redeem the secured Assets at any time before the date of publication of sale notice in Newspapers, failing which your Right to redeem the mortgaged property as per Section 13(8) of the Act shall stand extinguished. This is without prejudice to any other rights available to the secured creditor under the subject Act/ or any other law in force.

Thanking You,

**Authorised officer,**  
Canara Bank

**PUBLIC NOTICE**

Notice is hereby given that **Ms. Sanskruti Sanjay Balgude**, Residing at : Khadakmal, Aali, 647/48, Ghorpade Peth, Swargate, Pune 411042, is the owner of Office No. 406 admeasuring about 32.69 Sq. Mtrs., (Carpet), and enclosed balcony admeasuring 6.83 Sq. Mtrs., (Carpet) totally admeasuring 39.52 Sq. Mtrs., on the 4th Floor, exclusive right to use One Parking Space in the Tower Dependable parking, and also right to use Scooter Parking Space Nos. L-14, L-15 and L-16, in the Mont Vert Velocity, in the society named as "Mont Vert Velocity Premises Co-operative Society Limited", constructed on land admeasuring 2160.42 Sq. Mtrs., out of an area admeasuring 23 Acres carved out of Survey No. 140 Hissa No. 1A totally admeasuring 02 Hectares 50 Acres also corresponding to CTS No. 1118 (Part), 1119 and 1120 situate at Pashan Taluka Haveli District Pune within the limits of Pune Municipal Corporation and jurisdiction of the Office of the Sub-Registrar, Taluka Haveli District Pune. My client is negotiating with the owner for purchase of the Office. The Owner has assured that the said Office is free from encumbrances and she have clear and marketable title to the same. Any person's having any claim, right or interest or charge of any nature in the said Office or any part thereof by way of sale, mortgage, exchange, charge, lease, lien, gift, trust, inheritance or otherwise howsoever are hereby requested to inform the undersigned in writing, together with supporting documents in evidence within 7 days from the date of publication of this notice, at the address given below, failing which the claims or demands, if any, of such person/s will be deemed to have been abandoned, surrendered, relinquished, released waived and given up it shall be presumed that the said Office is free from encumbrances and thereafter no claim of any nature shall be entertained or be binding on the said Office.  
Date : 08.02.2025.  
Place : Pune

**Mayuresh S. Kulkarni, Advocate**  
Office No. 208, Mantri House, 929,  
F.C. Road, Shivajinagar, Pune : 411 004.  
Mob : 9850817718. Email : adv.mayuresh@gmail.com

**Kotak Mahindra Bank Limited** ONLINE E - AUCTION  
SALE OF ASSET

Reg. Office: 27BKC, C-27, G-BLOCK, Bandra Kurla Complex, Bandra (E), Mumbai-400051 Branch Office :  
Kotak Mahindra Bank Limited Zone-2 Nytil/Ultra, 4th Floor, Yerwade, Pune Nagar Highway, Pune - 411006.

**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 9(5) 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 "Citifinancial Consumer Finance India Limited" (hereinafter referred to as "CCFIL") the Authorized Officer of Kotak Mahindra Bank Limited (hereinafter referred to as "The Bank"/ "KMBL Secured Creditor") has taken the physical possession of below described immovable property (hereinafter called the secured asset) mortgaged/charged to the secured creditor on 31.01.2022. Notice is hereby given to the borrower (a) and co-borrower (a) in particular and public in general that the bank has decided to sale 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. 41,59,772/- (Rupees Forty One Lakh Fifty Nine Thousand Seven Hundred and Seventy Two Only) outstanding as on 31.01.2025 along with future applicable interest till realization, under the loan account no.4638058, loan availed by Mr. Raghunath Sanjay Salian & Mrs. Shalini Raghunath Salian as per below details.

Particular	Detail
Date Of Auction	06.03.2025
Time Of Auction	Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes
Reserve Price	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)
Earnest Money Deposit (EMD)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)
Last Date For Submission Of Emd With Kyc	05.03.2025 UP TO 6:00 P.M. (IST)
Description Of The Secured Asset	All that piece and parcel of the property bearing Residential Flat No. 14 & 15 total area admeasuring about carpet area 151 sq.ft. plus terrace 400 sq.ft. total area 1496 sq.ft. (saleable area 1696 sq.ft) on the Fourth Floor in the building styled as "All Towers" constructed on the plot of land bearing S.No. 5, Hissa No. 1/1/19/2 ADM. 2R. 1/2/5 ADM. 3R. 2/4/1 ADM. 2R. 1/1/19/2/1 ADM. 1R. Total ADM. 8R., situated at Kondhwa BK, Tal. Haveli, District Pune newly included in the Pune Municipal Corporation Limits and in the Jurisdiction of Sub-Registrar, District Pune. Demarcation of the Land: On or towards East: Part of the same S.No. On or towards West: Road, On or towards South: Part of the same S.No., On or towards North: Remaining at part same S.No.
Known Encumbrances	Nil

The borrower's 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 a case auction scheduled herein falls 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 the bank's I/R No. (t-91-9152219751). For clarifications bidder may also contact Mr. Nilesh Desai (+91 9822591023) & Mr. Sanjay Chavan (+91 9855312059). 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](http://www.kotak.com) and/or on <http://bankauctions.in/>  
PLACE: PUNE, DATE: 08.02.2025 For Kotak Mahindra Bank Ltd., Authorized Officer

**OFFICE OF THE RECOVERY OFFICER - III  
DEBTS RECOVERY TRIBUNAL PUNE**  
Unit no 307 to 310 3rd floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411006

**NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAXACT, 1961.**  
RC/324/2017 04-02-2025

**STATE BANK OF INDIA**  
Versus  
**Shri. Saugar Baburao Lohande And Anr.**

To,  
(CD 1) Shri. Saugar Baburao Lohande. R/at- At And Post Markal, Taluka Khed, Dist. Pune-412105.  
(CD 2) Shri. Rameshwar Dashrath Bhujbal, R/at- At And Post Markal, Tal. Khed, Dist. Pune 412 105.

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE in OA/688/2016 an amount of Rs. 13,43,031.00 (Rupees Thirteen Lakhs Four Three Thousand Thirty One Only) i.e. together with future interest @ 12 % per annum w.e.f. 30.08.2016 till realization and costs of Rs. 35,000.00 (Rupees Thirty Five Thousand Five Hundred Only) has become due against you (Jointly and severally).  
2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.  
3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.  
4. You are hereby ordered to appear before the undersigned on 02/04/2025 at 10:30 a.m. for further proceedings.  
5. In addition to the sum aforesaid, you will also be liable to pay:  
(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.  
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.  
Given under my hand and the seal of the Tribunal, on this date : 04/02/2025.

(RAVIKANT VINAYAK YADAV)  
I/C Recovery Officer- II  
Debts Recovery Tribunal, Pune

**PUBLIC NOTICE**

Public at large is hereby notified that my clients are acquiring the four units of property(ies) which is mentioned below in the schedule from its present owners i.e. First Unit: flat no. 7 - Smt Anjali Pradip Ranade, Second Unit: Flat No. 8 - Mr. Pradip Jagannath Ranade (expired) through legal heirs Smt. Anjali Pradip Ranade, Mr. Sarvesh Pradip Ranade, Third Unit: Flat No. 9 - Smt. Anjali Pradip Ranade, Mr. Sarvesh Pradip Ranade, Ms. Abha Sarvesh Ranade, Master Archis Sarvesh Ranade, Fourth Unit: Office No. 1 - Smt. Anjali Pradip Ranade, Mr. Sarvesh Pradip Ranade, Ms. Abha Sarvesh Ranade, Master Archis Sarvesh Ranade, have assured that they are absolute owners and have peaceful possession of the said properties. Therefore, the public at large is notified by present notice that if anyone desires to raise any objection claiming any kind of right, claim, suit, lien, mortgage, charge, gift, decree or any other kind of legal or customary right over the said properties, then such person shall raise an objection in writing along with original documents on the address mentioned below within 10 days from publication of the present notice. If no such objection is received in this 10 days, my client will presume that there is no objection from any person and if anyone has such objection then he/she has waived it intentionally in favour of my clients. We will not consider any objection published in any newspaper without communicating the same to us.

**Schedule of Property:** All that piece and parcel of the premises bearing:

- Flat No. 7 (Unit No. 301) on the 3<sup>rd</sup> floor admeasuring about 130.54 sq. mtrs. built up and adjacent terrace of 10 sq. mtrs. along with 13.58% undivided share
- Flat No. 8 (Unit No. 302) on the 3<sup>rd</sup> floor admeasuring about 11.61 sq. mtrs. along with 1.22% undivided share
- Flat No. 9 (Unit No. 303) on the 3<sup>rd</sup> floor admeasuring about 119.12 sq. mtrs. along with adjacent terrace, above terrace and car parking along with 12.39% undivided share
- Office No. 1 (Unit No. 09) on the ground floor admeasuring about 13.94 sq. mtrs. along with 12.39% undivided share in the building known as "Tirtharop Apartment Condominium" constructed on the land bearing CTS No. 1154 B & C situated in Sadashiv Peth, Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Hon'ble Sub - Registrar at Haveli No. 1 to 28.  
Date : 08/02/2025

**Adv. Swaroop Hemant Godbole**  
Flat no. B5 on 3rd Floor, Ghodke Classics above Titan Eye and Ghodke Sweets near Kaila Nehru Park, Prabhat Road, Erandawane, Pune - 411004. Mobile no. 9370797466  
Email id: swaroop@lexrem.com

**Public Notice** जा. क्र. 665/25  
कार्यालय - न्याय नौदरी कार्यालय पुणे  
विभाग - पुणे, न्याय नौदरी कार्यालय, पुणे-२,  
क. कार्यालय सरावत कोवेलीतील कार्यालय,  
पुणे - १. दिनांक 06/02/25

**Description of Property:**  
Village Chikhali, Tal. Haveli, Dist. Pune Gat No. 35 total area 00 Hectar 14 R. Gat No. 35 Total Area 00 Hectar 14 R. Gat No. 37 Total Area 00 Hectar 33 R. Gat No. 52 Area 00 Hectar 02 R. & Within area of Pimpri Chinchwad Municipality Corporation Pune, Tal. Haveli, Dist. Pune. Gat No. 52, Land property 00 Hectar 10.93 R. of total area 00 Hectar 21.65 R.  
**These properties are belongs to Jamat-e-Ahle-Hadees, Pune, bearing P.T.R. No. F/10028 (Pune)**  
**Trust deeds to invest the trust fund received from donors to construct Basement & three floors building on the above mentioned properties.** trust has filed application No. 9/2024, u/s. 35 before Hon. Joint Charity Commissioner - 1, Pune. By order dated 20/01/2025 through Hon. Charity Commissioner - 1, Pune to Publish this notice for calling objections if any. Objectors should submit their objection/s personally, in the name of Superintendent, Joint Charity Commissioner office, Pune 45/2, Dhole Patil Road, Pune - 411001 in working hours within 30 days of publishing paper notice. After expiry of this period objections will not be acceptable. This Notice is issued with my signature along with the seal & stamp of Joint Charity Commissioner - 1, Pune today dated 6/2/2025

Place: Pune  
Date: 06/02/2025

Superintendent  
Joint Charity Commissioner Office,  
45/2, Dhole Patil Road, Pune -01

**Asset Recovery Branch :**  
2<sup>nd</sup> Floor, Agarkar Highschool Building,  
Somwar Peth, Pune - 11. Mob. 7030924078  
E-mail : bmrgr1453@mahabank.co.in

**Appendix IV (See-Rule-8(1))  
Possession Notice (For Immovable Property)**

Whereas, the undersigned being the Authorised Officer of Bank of Maharashtra, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated 01.08.2022 calling upon the Borrowers, M/s. Irie Fitness Factory Pvt. Ltd. Guarantors Mr. Rajesh Suresh Irie, Mr. Vinod Shankar Jadhav, Mrs. Sarika Ketan Joglekar, Mr. Ketan Chadrashankar Joglekar and Mrs. Asha Chandrashekar Joglekar to repay amount aggregating Rs. 1,12,47,921.00 (Rupees One Crore Twelve Lakh Forty Seven Thousand Nine Hundred Twenty One only) plus unapplied interest thereon as mentioned in the demand notice apart from penal interest, cost, expenses minus recovery if any, within 60 days from the date of receipt of the said Notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under sub section (4) of section of the Act read with Rule 8 of the Security Interest (Enforcement) Rule, 2002 on this 06<sup>th</sup> day of February of the year 2025.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the properties will be subject to the charge of Bank of Maharashtra, Asset Recovery Branch for Rs. 1,12,47,921.00 (Rupees One Crore Twelve Lakh Forty Seven Thousand Nine Hundred Twenty One only) plus unapplied interest thereon as mentioned in the demand notice apart from penal interest, cost, expenses minus recovery if any.

The borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

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

**Description of the Immovable Property**  
Equitable Mortgage of Flat No. F.5, 1st Floor, Laxmi Keshav CHS, Near Perugate Police Chowky, Sadashiv Peth, Pune - 411030

Date : 06/02/2025 Assistant General Manager & Authorised Officer,  
Place: Pune Bank of Maharashtra

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

**POSSESSION NOTICE  
(For Movable property)**

WHEREAS, the undersigned being the Authorised Officer of the Bank of Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 07/10/2024 calling upon the Borrowers M/s Aaradhya Industries, Proprietor Anushka Amrut Chavan, Factory /office add-App-Junction, Tal. Indapur, Dist. Pune-413114, Res. Add-B-3 Girjamata Complex, Sayali Hall, Tal. Baramati, Pune - 413114, to repay the amount mentioned in the Notice being Rs. 48,94,419/- (Rs. Forty Eight Lakhs Ninety Four Thousand Four Hundred and Nineteen only) Plus Unapplied Interest @13.30 % p.a. w.e.f.07.10.2024 plus other cost and expenses thereon under Loan/CC A/c Nos. 60427676216 and 60427676953 within 60 days from the date of receipt of the said Notice. The Notice was sent through registered post.  
The Borrower as well as Guarantors having failed to repay the amount, notice is hereby given to the Borrower as well as Guarantors and the Public in general that the undersigned has taken **symbolic possession** of the property described herein below in exercise of powers conferred on him/her under Section 13 (4) of the said Act read with rule 8 of the said Rule on this 4<sup>th</sup> day of February 2025.

The Borrowers as well as Guarantors in particular 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 Bank of Maharashtra, Dr. DY Patil College of Engineering Branch for an amount mentioned above.  
The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

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

**The details of the Movable property hypothecated to the Bank and taken possession by the Bank are as follows:**

- Hypothecation of Stocks
- Hypothecation of Machinery-VTL Machine

Date : 04/02/2024 Chief Manager & Authorised Officer,  
Place : Pune Bank of Maharashtra, Pune West Zone

**OFFICE OF THE RECOVERY OFFICER - III  
DEBTS RECOVERY TRIBUNAL PUNE**  
Unit no 307 to 310 3rd floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411006

**NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAXACT, 1961.**  
RC/15/2024 04-02-2025

**STATE BANK OF INDIA**  
Versus  
**M/S SAI SAKSHI AUTOMOTIVE PVT LTD.**

To,  
(CD 1) M/S. Sai Sakshi Automotive Pvt. Ltd., Registered Office- 805, The Reverie, Bhandarkar Institute Road, Pune 411004.  
**Also at- D-48, Basant Vihar, Lashkar, Gwalior - 474002.**  
(CD 2) Mr. Vijay Wadhvani, C-202, Amar Renaissance, S. No. 62 7, 63, Sopan Baug, Ghorpadi, Pune 411001.  
**Also at- D-48, Basant Vihar Lashkar, Gwalior - 474002.**  
(CD 3) Mr. Punit Wadhvani, C-202, Amar Renaissance, S. No. 62 7, 63, Sopan Ba