

PUBLIC NOTICE
This is to inform the public in general that **M/s. Palash Realtors LLP**, has been accorded with the Environmental Clearance by State Environment Impact Assessment Authority, Maharashtra (Government of Maharashtra) for project Expansion of proposed commercial & SRA building project at Final Plot No. 560, C.T.S. No. 1197, Bhamburda, F.C. Road, Shivajinagar, Pune 411005, within the limit of Pune Municipal Corporation vide letter having **EC Identification No. EC24C3802MH5735326N & File No. SIAMH/INFRA2/47004/2024 date 26/11/2024**. The copies of letter are seen at Environment Department, Government of Maharashtra Website <http://parivesh.nic.in> and may also be available at Maharashtra Pollution Control Board.

M/s. Palash Realtors LLP., Pune 411005

IDBI BANK BRANCH - PANCHGANI
Panchgani Nagarpalika Shopping centre, Main Road, Panchgani, Tal Mahabaleshwar, Satara, Pin-412805
CIN No. L65190MH200400148836

PUBLIC NOTICE FOR BREAK OPEN OF INOPERATIVE LOCKERS
This is to inform that following lockers maintained at our Panchgani Branch have been inoperative for seven consecutive years in spite of various notices sent to the locker holders:

No.	Name & Address of locker holders	Locker No.	Inoperative from
1	Arjan Kisindhan Ramani Sana Holiday Resort, Tal Mahabaleshwar, pin-412805	43	2011

As per the terms & conditions of the locker and guidelines issued by Reserve Bank of India, the Bank has the liberty to break open the lockers if remains inoperative (irrespective of whether Rent is paid or not) for a period of 7(seven) years or more and the locker holder cannot be located by the Bank. Accordingly, Bank has decided to break open the aforesaid inoperative lockers on 04-04-2025 Therefore, respective locker holders are advised to approach the Bank branch before the said date and operate their respective lockers to avoid break opening of the lockers. The charges for break opening of the lockers shall be borne by the locker holders. Bank further reserves the right to take legal action for recovery of the break open charges along with arrears of locker rent and any other charges, payable/due by the locker holder to the Bank. In case of any clarification please contact: Atul Ashok Sankpal | Designation: Branch Head
E-mail ID: atul.sankpal@idbi.co.in | Contact No.: 9765223465

Place: Panchgani Sd./ Authorized Signatory
Date: 31/12/2024

FEDERAL BANK LCRD PUNE DIVISION, Ground Floor, JVA Mall, Shop No. - 3, Plot No. - B, Wing D, Village Hingane Bk, Karve Nagar, Pune, Maharashtra, 411 052. Mob.: 9669731676, Email ID: pncelrd@federalbank.co.in Website: www.federalbank.co.in

DEMAND NOTICE (Regd/AD)

- M/s. Shripati Enterprises, a Partnership Firm** at - S. No. 66/2/1, Wak Vasti, Pimple Nilakh, New DP Road, PCMC, Pune, Maharashtra - 411007.
- Shri/Smt. Sudarshan Balwadkar, S/o Ganpat Mahtu Balwadkar**, Nr. Water Tank, Balewadi, Pune, Maharashtra -411045.
- Shri/Smt. Sanjay Kaluram Dalvi, S/o Kaluram Dalvi**, Sr. No. 62/2/2/1, Dalvi Nagar, New Baner Road, Pimple Nilakh, Pune, Maharashtra - 411027.
- Shri/Smt. Kaluram Sitaram Dalvi, S/o Sitaram Dalvi**, Sr. No. 62/2/2/1, Dalvi Nagar, New Baner Road, Pimple Nilakh, Pune, Maharashtra - 411027.
- Shri/Smt. Sandeep Kaluram Dalvi, S/o Kaluram Dalvi**, Sr. No. 62/2/2/1, Dalvi Nagar, New Baner Road, Pimple Nilakh, Pune, Maharashtra - 411027.
- Shri/Smt. Kamal Kaluram Dalvi, W/o Kaluram Dalvi**, Sr. No. 62/2/2/1, Dalvi Nagar, New Baner Road, Pimple Nilakh, Pune, Maharashtra - 411027.
- Shri/Smt. Pradeep Kaluram Dalvi, S/o Kaluram Dalvi**, Sr. No. 62/2/2/1, Dalvi Nagar, New Baner Road, Pimple Nilakh, Pune, Maharashtra - 411027.

Notice issued under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act)
The 1st of you as Principal Borrower and 2nd to 7th as Guarantor / Co-borrower / Mortgagor availed Term Loan with number 23027600000547 of Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lakhs only) on 25.10.2022 from The Federal Bank Limited a company registered under the Companies Act, 2013 having registered office at Aluva (hereinafter referred to as the bank) through its Branch at Pune / Viman Nagar for the business activities of 1st of you a partnership firm of 2nd and 3rd of you as partners, after executing necessary security agreements / loan documents in favour of the Bank.

A. Towards the security of the aforesaid credit facilities availed from the Bank, you have created security interest in favour of the Bank by way of Hypothecation in respect of the following **Immovable Properties**.

Description of Hypothecated Movable Properties
Hypothecation of rental receivables from property / land admeasuring approximately 2004.21 Sq.Mtrs. out of 16388 Sq.Mtrs. i.e. 1 H 60 R, laying and situated on the western Side of S. No. 62/2/2/1, village Pimple Nilakh, Tal. Haveli, Dist. Pune 411027.

B. Towards the security of the aforesaid credit facilities availed from the Bank, 4th, 5th of you have created security interest in favour of the Bank by way of Mortgage in respect of the following **Immovable Properties**.

Description of Mortgaged Immovable Properties Mortgaged by 4th of You:-

- All the piece and parcel of Flat No. 103 on First Floor [admeasuring 612 Sq.Ft. along with common covered parking] in the building known as SHRAVI EMPHIRE constructed on the land bearing S.No. 62, Hissa No. 2/1 having CTS No. 656, 657 to 668, 715 situated at village Pimple Nilakh, Taluka Haveli, District Pune which is within the limits of PCMC and within the jurisdiction of Sub Registrar Haveli, Pune and the Flat is bounded as under: **ON OR TOWARDS EAST:** By Flat No. 104; **ON OR TOWARDS SOUTH:** By passage and Flat No. 105; **ON OR TOWARDS WEST:** By Staircase and Flat No. 102; **ON OR TOWARDS NORTH:** By Open Space.
- All the piece and parcel of Flat No. 606 on Sixth Floor [admeasuring 639 Sq.Ft. along with common covered parking] in the building known as SHRAVI EMPHIRE constructed on land bearing S. No. 62, Hissa No. 2/1 having CTS No. 656,657 to 668, 715 situated at village Pimple Nilakh, Taluka Haveli, District Pune which is within the limits of PCMC and within the jurisdiction of Sub Registrar Haveli, Pune and the Flat is bounded as under: **ON OR TOWARDS EAST:** By Lift; **ON OR TOWARDS SOUTH:** By Open Space; **ON OR TOWARDS WEST:** By Flat No. 607; **ON OR TOWARDS NORTH:** By Passage and Staircase.
- All the piece and parcel of Flat No. 607 on Sixth Floor [admeasuring 973 Sq.Ft. along with common covered parking] in the building known as SHRAVI EMPHIRE constructed on land bearing S. No. 62, Hissa No. 2/1 having CTS No. 656, 657 to 668, 715 situated at village Pimple Nilakh, Taluka Haveli, District Pune which is within the limits of PCMC and within the jurisdiction of Sub Registrar Haveli, Pune and the Flat is bounded as under: **ON OR TOWARDS EAST:** By Flat No. 606; **ON OR TOWARDS SOUTH:** By Open Space; **ON OR TOWARDS WEST:** By Open Space; **ON OR TOWARDS NORTH:** By Passage and Flat No. 601.

The aforesaid **Hypothecated / Mortgaged** security properties are hereinafter referred to as 'secured asset'. If you have defaulted repayment of the above-secured debt in violation of the agreed terms and the account became Non-Performing Asset as on 25.11.2024, as per the guideline of RBI. The undersigned being Authorised Officer of the Federal Bank Ltd. hereby informs you that a sum of Rs. 1,53,36,407/- (Rupees One Crore Fifty Three Lakhs Thirty Six Thousand Four Hundred and Seven only) plus unrealised interest Rs. 3,86,407/- is due from you jointly and severally as on 31.10.2024 under your Term Loan with number 23027600000547 maintained with Pune / Viman Nagar Branch of the Bank.

You are hereby called upon to pay the said amount with above-mentioned further interest @ 10.10% per annum in your Term Loan with monthly rests along with 4% penal charges from 01.11.2024, till the date of payment and costs within 60 days from the date of this notice, failing which, the Bank will exercise all the powers under section 13 of the Act against you and the above mentioned secured assets such as taking possession thereof including the right to transfer them by way of lease, assignment or sale, or taking over the management of the secured assets for realising the dues without any further notice to you.

It is informed that, you shall not transfer by way of sale, lease or otherwise any of the above mentioned secured assets without the Bank's written consent. In the event of your failure to discharge your liability and the bank initiates remedial actions as stated above, you shall further be liable to pay to the bank all cost, charges and expenses incurred in that connection. In case the dues are not fully satisfied with the sale proceeds of the secured assets, the bank shall proceed against you personally for the recovery of the balance amount without further notice. Your attention is also invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties).

This notice is issued without prejudice to the other rights and remedies available to the bank for recovering its dues.
Dated this day 28th of November, 2024.

For The Federal Bank Ltd.
(Authorized Officer under SARFAESI Act)

SURYODAY A BANK OF SMILES
Suryoday Small Finance Bank Limited
Regd. & Corp. office : 1101, Sharda Terraces, Plot 65, Sector - 11, CBD Belapur, Navi Mumbai - 400614. CIN: L65923MH2008PLC261472.

Under Section 13(2) of The Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002
Whereas the Authorised officer of the M/s. Suryoday Small Finance Bank Ltd. ("SFSBL") 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 by way of alternate service upon us. As security for due repayment of the loan, the following Secured Asset (s) have been mortgaged to SFSBL 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 in Rs.
1	LAN No. 197060001769 & 237000001280 1) MR. YOGESH RAJHAR PATIL, 2) MRS. MADHURI YOGESH PATIL	21/12/2024	09/12/2024	Rs. 123124.86/- & Rs. 537834.40/- AS ON 19/12/2024

Description of Secured Asset(s) / Immovable Property (ies) : ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY FLAT NO. 706 CARPET AREA ADMEASURING 30.99 SQ. METERS, ALONG WITH ENCLOSED BALCONY AREA ADMEASURING 3.7 SQ.METERS, PLUS OPEN BALCONY AREA ADMEASURING 2.86 SQ. METERS ALONG WITH TERRACE AREA ADMEASURING 6.19 SQ. METERS ON THE SEVENTH FLOOR, IN THE BUILDING KNOWN AS "KRISHNA ICON A - 6 BUILDING", CONSTRUCTED ON LAND BEARING GAT NO. 443 AREA ADMEASURING 01H 74R PLUS POTKHARABA 00H 05R I. E. TOTAL AREA ADMEASURING 01H 79R, SITUATED AT CHARHOLI KHURD, TAL-KHED, DIST-PUNE WITHIN THE LOCAL LIMITS OF PUNE MUNICIPAL CORPORATION AND WITHIN THE LIMITS OF SUB-REGISTRAR KHED, TAL-KHED, DIST-PUNE. BOUNDARIES OF THE PROPERTY:- EAST: FLAT NO. 707, WEST: ENTRANCE, NORTH: SETBACK, SOUTH: PASSAGE

If the said Borrower, Co-Borrower(s) & Guarantor(s) fails to make payment to SFSBL as aforesaid, SFSBL shall be entitled to take possession of the secured asset mentioned above and shall take such other actions as it is available to the Company in law, entry 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 SFSBL.

Place: PUNE, MAHARASHTRA Sd./ Authorized Officer
Date: 31-12-2024 For Suryoday Small Finance Bank Limited

NIDO HOME FINANCE LIMITED
(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohnoor City Mall, Kohnoor City, Kirti Road, Kurla (W), Mumbai-400079, Regional Office at Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburda, Shivajinagar, Pune, Maharashtra 411016

E-AUCTION - STATUTORY 15 DAYS SALE NOTICE
Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to M/s Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co-borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co-Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
1.	NITIN D DESHMUKH (Borrower) & MAYURA NITIN DESHMUKH (Co-Borrower)	Rs.12,51,252/- (Rupees Twelve Lakh Fifty One Thousand Two Hundred Fifty Two Only) as on 30.12.2024 + Further Interest thereon + Legal Expenses for Lan no. LPUNSTH000051637	Rs.10,88,509/- (Rupees Ten Lakh Eighty Eight Thousand Five Hundred Nine Only) Earnest Money Deposit Rs.1,08,850/- (Rupees One Lakh Eight Thousand Eight Hundred Fifty Only)	31-01-2025 Between 11 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)

Date & Time of the Inspection: 10-01-2025 between 11.00 am to 3.00 pm Physical Possession Date: 10-06-2024

Description of the secured Asset: All That Piece And Parcel Of The Apartment No 6 Admeasuring 265 Sq Ft I.E., 24.62 Sq Mr And Apartment No.7 Admeasuring 265 Sq Ft I.E., 24.62 Sq Mr On The First Floor Along 10.93% Undivided Share In The Common Area And Facilities In The Building Known As 'Metruchya Apartment Condominium' Constructed On Land Bearing Plot No 6 Out Of S.No.26/18 + 202 + 27 + 28 + 29 + 32/2 + 33 Also Having Its Correspondence C.T.S.No.2810 To 2814 Situated At Hingane Khurd Taluka Haveli Dist Pune.

Sl. No.	Name of Borrower(s)/Co-Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
2.	Vinod Balasaheb Bhumkar (Borrower) & Chaya Balasaheb Bhumkar (Co-Borrower)	Rs.37,39,458/- (Rupees Thirty Seven Lakh Thirty Nine Thousand Four Hundred Fifty Eight Only) for Lan no. - LPUN0HL000090825 And Rs.2,07,711/- (Rupees Two Lakh Seven Thousand Seven Hundred Eleven Only) for Lan no. - PUN0TU000091189 as on 30.12.2024 + Further Interest thereon + Legal Expenses Total Amounting Rs.39,47,169/- (Rupees Thirty Nine Lakh Forty Seven Thousand One Hundred Sixty Nine Only)	Rs.20,85,000/- (Rupees Twenty Lakh Eighty Five Thousand Only) Earnest Money Deposit Rs.2,08,500/- (Rupees Two Lakh Eight Thousand Five Hundred Only)	31-01-2025 Between 11 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)

Date & Time of the Inspection: 10-01-2025 between 11.00 am to 3.00 pm Physical Possession Date: 21-11-2023

Description of the secured Asset: All The Part And Parcel Bearing Flat No.201 On Second Floor In The Wing 'B' Admeasuring Built Up Area 65.00 Sq.Mtr. Situated At Village Phursungi Tal Haveli Dist Pune And Within The Limits Of Pune Municipal Corporation And Within The Registration Limits Of Sub Registrar Haveli (Hereinafter Referred To As 'Said Property') The Said Property Is Bounded As: East: By Open Space West: By Flat No.401 South: By Open Space North: By Staircase And Open Space.

Sl. No.	Name of Borrower(s)/Co-Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
3.	SHOEB GAFUR SHAIKH (Borrower) & FERDOZA GAFUR SHAIKH (Co-Borrower)	Rs.14,28,859/- (Rupees Fourteen Lakh Twenty Eight Thousand Eight Hundred Fifty Nine Only) as on 30.12.2024 + Further Interest thereon + Legal Expenses for Lan no. LPUN-STH000051637	Rs.16,40,250/- (Rupees Sixteen Lakh Forty Thousand Two Hundred Fifty Only) Earnest Money Deposit:- Rs.1,64,025/- (Rupees One Lakh Sixty Four Thousand Twenty Five Only)	31-01-2025 Between 11 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)

Date & Time of the Inspection: 10-01-2025 between 11.00 am to 3.00 pm Physical Possession Date: 28-08-2024

DESCRIPTION OF THE SECURED ASSET: All The Part And Parcel Of Flat No. 101, First Floor Area Adm. 41.82 Sq. Mtr. I. E. 481 Sq. Ft. Punc Sky Heights, Shivnagar Near Bhavani Mata Temple, S. No. 54/3/3 At Kondhwa Khurd Pune 411046 Within The Limits Of Pune Municipal Corporation And Sub Registrars Of Haveli Dist. Pune.

Note:- 1) The auction sale will be conducted online through the website <https://sarfaesi.auctiontng.net> and Only those bidders holding valid Email ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction".
2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: NIDO HOME FINANCE LIMITED, Bank: STATE BANK OF INDIA Account No. 6522645199 - SARFAESI-Auction, NIDO HOME FINANCE LIMITED, IFSC code: SBIN001593.
3) Last date for submission of online application BID form along with EMD is 30-01-2025.
4) For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctiontng.net> or Please contact Mr. Maulik Shirimali Ph. +91-8351896643/9173528727, Help Line e-mail ID: Support@auctiontng.net.
Mobile No. 7400110339/7400113287 Sd./ Authorized Officer
Date: 31.12.2024 Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)

PUNJAB & SIND BANK (A Govt. of India Undertaking) Where Service is a way of life
BRANCH OFFICE - PUNE ZONAL OFFICE: MUMBAI, FORT

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Statutory Sale Notice for sale of Immovable Assets under Rule 6(2) and 8(9) read with Rule 6 & 9 of Security Interest (Enforcement) Rules 2002 of SARFAESI Act Public Notice for E-Auction For Sale of Immovable property read with proviso to Rule 6 (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 Authorized Officer of the Punjab & Sind Bank, Secured Creditor, will be sold on "As is Where is", "As is what is", "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues to the Bank, Secured creditor from the respective borrower(s) and guarantor(s). The reserve price and the amount money deposit will be as mentioned in the table below against the respective properties/assets. 1. The sale will be done by the undersigned through e-auction platform provided at the website: <https://banknet.com>. 2. EMD & KYC will be done through portal <https://banknet.com>.

Sl. No.	Name of the Borrower/Guarantor & Description of the mortgaged property along with status of Possession (Symbolic/Physical)	Demand Notice Date Outstanding Amount (Rs) + future interest & other expenses	Reserve Price EMD amount and date Bid increment amt.	Property inspection Date & Time	Data/Time of E-Auction
1	Rohan Rajiv Seth (Borrower), Mrs. Tejal Rohan Seth (Co-Borrower), Mr. Rohit Rajiv Seth (Guarantor) Description of Property - SHREERAJ in Daulat nagar CHS, on Plot No.43, S.N.30/2/B, Daulatnagar Society, Dhankawadi, Pune-411043 (SYMBOLIC POSSESSION) M/s Shree Samarth Enterprises, Proprietor- Mr. Satyawan Ghule (Borrower), Mr. Vinod Pachangare (Guarantor), Mrs. Kalpana Satyawan Ghule (Guarantor) Description of Property: Gat No.741, Old Sr. No.458/1 Opp Nageshwar School, on Bag Vasti Road, haveli Pune (SYMBOLIC POSSESSION) Mr. Nagnath Gurunath Chhangale (Borrower), Mrs. Surman Chhangale (Guarantor), Mr. raju V Aher (Guarantor) Description of Property: Flat No.16, 2 nd Floor, Shree krupa Shrushti, A Wing S.No.36, Hissa No.4, opposite Lake Vista Pune-411046. (SYMBOLIC POSSESSION)	Notice Date: 31.01.2023 Rs. 9290409.25 as on 29.01.2023+ further interest and cost thereon from 29.01.2023. Balance O/s Rs.11032584 as on 30.11.2024 plus further interest and cost thereon. Notice Date: 03.07.2021 Rs.7420604.43 as on 03.07.2021+ further interest and cost thereon from 03.07.2021. Balance O/s Rs.88,36,896/- as on 30.11.2024 plus further interest and cost thereon. Notice Date: 05.04.2021 Rs.739977.96 as on 01.04.2021 plus further interest and cost thereon from 01.04.2021. Balance O/s Rs.8,05,914/- as on 30.11.2024 plus further interest and cost thereon	Rs.22,157 lakhs Rs.22.15 Lakhs By 29.01.2025 Rs.25,000/- Rs.37,49,000/- Rs.3,74,900/- By 29.01.2025 Rs.25,000/- Rs.27.98 Lakhs Rs.2,79,800/- By 29.01.2025 Rs.25,000/-	20.01.2025 between 12 Noon to 12:00 PM to 2:00 21.01.2025 at 12 Noon to 1:00 22.01.2025 at 12 Noon to 1:00	30.01.2025 30.01.2025 30.01.2025

Name and contact details of Authorised Officer:
Name-Ms. Benu. Contact information +91 9714201250, Mr. Deepak Suthar- +91 8387873578 E-Mail id: gp324@psb.co.in

TERMS & CONDITIONS:
1. The e-auction is being held on "AS IS WHERE IS" AND "AS IS WHAT IS" AND "WHATEVER THERE IS" basis. In case the properties/ies is sold after taking Symbolic Possession of the properties, successful bidder/s shall have to get Physical possession of the properties/ies at his or her own cost, risk and responsibility. Though bank will facilitate in taking possession by obtaining order from competent authorities.
2. To the best of knowledge and information of the Authorized Officer, there is no encumbrance known to the Authorized officer that is persisting. However, the intending bidders should make their own independent inquiries and due diligences regarding the encumbrances, title of properties and claimants/dues affecting the property & to inspect & satisfy themselves from the respective department/offices, before submitting the bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The properties is being sold with all 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.
3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
4. The interested bidders shall submit the EMD through web portal <https://banknet.com> (the user id and password can be obtained free of cost by registering name with <https://banknet.com> through login id and password. After registration by the bidder in the web portal, the intending bidder/purchaser is required to get the copies of following documents uploaded in the web portal before the last date of submission of bid, viz (i) copy of PAN card (ii) Proof of identification (KYC) viz self-attested copy of voter id/driving license/passport etc.
5. The interested bidder who require assistance in creating user id and password, uploading data, submitting bid, training on e-bidding process, shall contact M/s PSB Alliance Pvt. Ltd. having its registered office at Unit No. 1, third floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala east, Mumbai 400037, (Helpline No. +91292122022. E-Mail id-support.BAAANKNET@psballiance.com).
6. The interested bidders, who have submitted their EMD not below 10% of Reserve Price through online mode before time and date mentioned above, shall be eligible for participation in e-bidding process. The auction of the above properties/will be conducted exactly on the scheduled date and scheduled time as mentioned above by way of inter-se bidding among the bidders. The bidder shall improve their offer in multiple of the amount mentioned in the column "Bid increase amount" against each property. In case the bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extension of 5 minutes each). The bidder who submits the highest bid amount (not below reserve price) on closure of e-auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by Authorized Officer/Secured creditor.
7. Neither the authorized officer/bank shall be liable for any internet network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-auction event.
8. The purchasers shall bear the stamp duties/additional stamp duties/transfer charges, fees etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. Owed to anybody prior and future. Successful bidders shall have to comply with the provision of Income Tax regarding purchase of property and pay tax to authorities as per applicable rates.
9. The Authorized officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-auction without assigning any reason therefor.
10. 25% of sale price to be paid immediately i.e. on the same day or not later than next working day including earnest money already deposited from the acceptance of bid price by the Authorized Officer. In case of default, property shall be sold again.
11. Balance 75% of the sale price is to be paid on or before 15th day of the confirmation of sale of immovable property. In default of payment within the period mentioned above, the deposit shall be forfeited and property shall be resold and defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.

THIS NOTICE IS ALSO TO BE TREATED AS 30 DAYS STATUTORY SALE NOTICE TO BORROWER AND GUARANTORS (L/Rs) UNDER RULE 8(6) SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Sd./ Authorized Officer
Date: 31.12.2024 Place: Pune
Punjab and Sind Bank

PUNE WEST ZONAL OFFICE
'Janamangal', 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune - 411018. Ph : 020-2733 5351

Possession Notice
[Appendix IV under the Act-Rule-8(1)] (For Immovable Property)

Whereas the undersigned being the Authorized Officer of the **Bank of Maharashtra** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices dated as mentioned below calling upon the following Borrowers & Guarantors to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said notice. The Notice was sent through registered AD post.

The Borrowers having failed to repay the amount, Notice is hereby given to the Borrowers and the Public in general that the undersigned has taken Symbolic possession of the properties described here in below in exercise of powers conferred on him/her under sub-Section 4 of section 13 of the said Act read with rule 8 of the Security Interest Enforcement Rule, 2002 on the dates mentioned below.

The Borrower/s as well as Guarantor/s in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Bank of Maharashtra**, for the amounts mentioned herein below. The Borrower's and Guarantors 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.

Sr. No.	Name of Branch & Name of Borrowers and Guarantor	Outstanding Amount in Rs.	Date of Demand Notice Date of Possession
1	Branch : Pimple Saudagar Borrower : Mr. Prakash Vishwanath Das and Mrs. Sagarika Prakash Das	Rs. 61,10,290.50 (Rs. Sixty One Lakhs Ten Thousand Two Hundred Ninety Rupees Fifty Paise Only) plus unapplied interest thereon	25/09/2024 26/12/2024
2	Branch : Rajgurunagar Borrower : Mr. Santosh Dnyaneshwar Takalkar Co-borrower : Mrs. Urmila Santosh Takalkar, Both Residing at At Post Wafgaon Tal Khed Dist Pune 410505, Also at : Flat No 103 Suraj Homes Apartments At CTS/ Survey No 150/4 (Old Survey No 85/4), Village Satkarshal Tal Khed Dist Pune	Rs. 15,43,794/- (Rupees Fifteen Lakhs Forty-Three Thousand Seven Hundred and Ninety-Four Only) plus further interest @ 08.70 % p.a. w.e.f. 05.05.2024 and other cost and expenses thereon for A/c No. 60319074500	07/06/2024 30/12/2024

The details of the properties mortgaged to the Bank and taken Symbolic possession by the Bank are as follows: Residential premises bearing Flat No. 804, 8th floor, Wing E-3, Uttam Townscapes Elite, S. No. 154/1B (PT), 154/1E, 154/1D, 154/1G+1B (PT) City S. No. 2780, Yerwada, Airport Road, Village Yerwada, Tal. Haveli, Dist. Pune 411006 admeasuring 66.17 Sq. Mtr. carpet area along with 9.13 Sq. Mtr. Balcony area along with 7.27 Sq. Mtr. Terrace area and 1 covered parking within the jurisdiction of Pune Municipal Corporation in the name of Mr. Prakash Vishwanath Das and Mrs. Sagarika Prakash Das

The details of the properties mortgaged to the Bank and taken Symbolic possession by the Bank are as follows: Equitable Mortgage Of Flat No 103 On The First Floor Of The Building B Wing In The Suraj Homes Apartments Admeasuring 458.37 Sq Ft Carpet Area I.E 600 Sq Ft Built Up Area Consisting Of 3 Rooms At CTS/ Survey No 150/4 (Old Survey No 85/4), Village Satkarshal Tal Khed Dist Pune.

Date : 26/12/2024, 30/12/2024 Chief Manager & Authorized Officer,
Place : Pune Bank of Maharashtra

YES BANK YES BANK LIMITED
Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055.
Branch Office: YES Bank Ltd., Plot No. 69/4, Multha Sumpthy, Law College Road, Erandwane, Pune 411004

Publication of Notice u/s 13 (2) of the SARFAESI Act.

Notice is hereby given that the under mentioned borrower(s)/ co-borrower(s)/ guarantor(s)/mortgagor(s) who have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and whose loan accounts have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) calling upon them to repay the amount mentioned in the respective demand notice. In connection with above, notice is hereby given once again to the below mentioned borrower(s)/ co-borrower(s) guarantor(s)/mortgagor(s) by way of this public notice & are hereby called upon to make payment of outstanding amount indicated herein below together with further interest thereon, within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of said 60 days under sub-section (4) of Section 13 of SARFAESI Act.

Details of the Demand Notice/ Borrowers/Mortgaged Property

Sr. No.	Loan No.	Name of Borrowers, Co-Borrowers, Mortgagors & Guarantors	Description of the Mortgage Properties	Total Outstanding dues as per Sec 13(2) Notice.	Date of 13(2) Notice Date of NPA
1	AFH00080654727	Amar Kishor Dhadve, Sush			