## POORNAWADI NAGRIK SAHAKARI BANK M., BEED

**HEAD OFFICE : 2-11-286, MALIVES, SUBHASH ROAD, BEED 431122**

**Phone : (02442) 230576 Website : poornawadibank.com**

### PUBLIC AUCTION

**Sale notice of immovable property by inviting public auction (by Tender method) under Rule 6(2), 8(6), &9 of the SECURITY INTEREST (ENFORCEMENT) RULES, 2002.**

**Notice is hereby given to the effect that the immovable property described herein, taken physical possession as per the order passed by CJM, Ahmednagar under the provision of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short "SARFAESI Act, 2002")**

| Name & Address of the Borrower/ Mortgagor/ Guarantor | Other details | Description of Immovable Property with Reserve Price & EMD Amount |
|---|---|---|
| 1. Sagar Refrigeration & Traders Prop. Gawande Sunanda Babasaheb R/o 102/2B/1, Mayur Hsg.Soc., Dangat Mala, Nagar-Manmad Road, Navnagapur, Near Water Tank, Ahilyanagar (Ahmednagar) …Borrower/ Mortgagor 2. Shri Gawande Babasaheb Shantaram, R/o As above …Guarantor/Mortgagor 3.Shri Kale Vijay Babasaheb, R/o Nagar_ Pathardi Road, Near Bhingar bus Stand, Indiranagar, Bhingar, Dist. Ahilyanagar (Ahmednagar) …Guarantor Loan A/c No. 007017200000226. | Notice U/s 13(2) dated 03/08/2022 Outstanding amount as on 31/07/2022 Rs. 6,99,202=80+Int./ Exp from date 01/08/2022 {Outstanding as on 28/02/2026 Rs.11,64,997=80+Int/Exp.} | Property of the Guarantor / mortgager Mr. Gawande Babasaheb Shantaram, All that piece of land admeasuring an area of 54.48 square meters, out of and forming part of City Survey No. 37/2 having total area of 108.96 square meters, of village Devalali Pravara, Taluka Rahuri, Dist. Ahilyanagar (Ahmednagar) together with the residential house constructed therein. The referred house property is bounded as under; East – Road, West – City Survey No. 36, South – City Survey No. 37/3, North – City Survey No.37/1.<br>Reserve Price : Rs. 5,40,000/- (Rs. Five Lac Forty Thousand Only)<br>EMD Rs. 54,000/- (Rs. Fifty Four Thousand Only) |
| Place of Auction: POORNAWADI NAGRIK SAHKARI BANK M., BEED BR. Chitale Road, Ahilyanagar. | | |
| Date & time of Auction of Property: 07.04.2026 at 03.30 pm. | | |

**Terms & Conditions : (1) The property will be sold in "AS IS WHERE IS" condition including encumbrances, if any (there are no encumbrances to the knowledge of the Bank). Interested buyers must verify the ownership rights/liens and other details of the said property. (2) The property will not be sold for less than the Reserve Price. (3) The property can be inspected with prior intimation between 12pm to 3 pm. (4) Tender form can be obtained from the Chitale Road, Ahilyanagar branch of the bank by paying a fee of Rs. 100+GST, 10% amount (EMD) of the Reserve Price should be paid by RTGS to the Ac of Poornawadi Nagrik Sah Bank Ltd., at the State Bank of India, Br Ahmednagar Ac No 11117719251 IFSC SBIN000303 and the tender proposal along with prescribed documents for the purchase of the property must be submitted at Chitale Road, Ahilyanagar branch on or before 06/04/2026. (5) The tender will opened at 3.30 pm on 07/04/2026, the auction will be confirmed in favour of the highest tenderer/bidder. (6) The Successful bidder shall deposit 25% of the bid amount (inclusive of EMD amount) immediately or the next working day and balance amount 75% will deposit within 15 days from the date of sale confirmation letter, if the successful bidder fails to pay the price as stated above, the deposit amount made by him shall be forfeited. (7) The authorised officer will only issue Sale Certificate to the successful bidder, All such govt. and statutory expenses i.e. Electricity bill, Municipal taxes, charges, fees, stamp duty, registration fees and incidental expenses and TDS etc. as applicable shall be borne by the successful bidder only. (8) The undersigned reserve the right to accept or reject any proposal and/or cancel and/or postpone the auction or vary the terms and conditions of the auction without assigning any reason thereof. For the terms & conditions of the auction, refer to the advertisement on the website. (9) The auction will be finalized by the Bank only. The bank does not authorise any other person or agency for the said auction. (Contact No. 9423754698 / 9730005367).**

**Date : 5th March 2026.**
**Place : Ahilyanagar**

**Authorised Officer**
**Poornawadi Nagrik Sahkari Bank M., Beed**

**(This publication is also 30 days' notice to the Borrower(s)/Mortgagor(s)/Guarantor(s) of the above said loan accounts.)**

## THE VAIDYANATH URBAN CO-OP. BANK LTD

**H.O., Parli-Vaijnath | Branch : Majalgaon**

**POSSESSION NOTICE** (Rule 8 (I) For Immovable Property)

Where as the undersigned being the Authorized Officer of the **The Vaidyanath Urban Co-op.Bank Ltd.,Parli Vaijnath** under the Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest (Act) 2002 (Act No.54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of Security interest (Enforcement) Rules, 2002 issued a Demand notice on date prescribed in column No.4 calling upon the concerned Borrower (s)/Guarantors fully described in Column No.1 to repay the amount mentioned in the notice with further interest, incidental expenses & cost (which is described in Column No.2) within 60 days from the date of receipt of the said notice.

The following borrower (s) guarantor (s) having failed to repay the amount, notice is hereby given to the under noted Borrower (s)/Guarantor (s) and the Public in general that the undersigned has taken **Physical Possession** of the property described herein below (In Column No.3) in exercise of powers conferred on him under Section 13(4) of the said Act read with the Rule No.8 of the said Rules on following dates described Column No.5 Below.

The Borrower(s) in particular(s) and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of **The Vaidyanath Urban Co-op.Bank Ltd., Branch - Majalgaon** as mentioned in Column No.6 for the amount given Column No.2 & further interest, Incidental expenses and cost.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

| Name of the Borrowers/Guarantor | Amount due in Rs. / A/c. No. | Description of assets with Boundaries | Date of Demand Notice | Date of Possession | Name of the Branch |
|---|---|---|---|---|---|
| **BORROWER**<br>**1. Shri. Narayan Gopalrao Solanke &**<br>**Shri. Satish Narayanrao Solanke**<br>C/o. Deshi Daru Dukan & Bear Shopy, Telgaon, Tq. Dharur, Dist. Beed.<br>**GUARANTOR**<br>**2. Sow. Surekha Satishrao Solanke**<br>Vivekanand Nagar, Majalgaon, Dist. Beed<br>**3. Shri. Anant Rajeshwarrao Solanke**<br>At.Post. Gangamasla, Tq. Majalgaon, Dist. Beed. | **Rs. 7,26,561.00** as on 31/12//2023 & Interest & Expenses there on from 01/01/2024 **A/c.No. 31/414** | The House Property No. 547 to the extent of 57 x 99 sqft situated and located Telgaon, Tq. Dharur, Dist. Beed. which is owner of Shri. Narayan Gopalrao Solanke. The House **Boundaries are as under :** East : Nala West : Bhujang Gopalrao Jadhav South : Beed – Parli Hi way North : Kashinath Kambale **(Physical Possession)** | 06/01/2024 | 02/03/2026 | **Majalgaon** |

**Sd/-**
**Date :** 04/03/2026
**Place :** Parli-V.

**Dy.General Manager & Authorized Officer**
**The Vaidyanath Urban Co-op.Bank Ltd., Head Office, Mondha, Parli-Vaijnath**

## THE VAIDYANATH URBAN CO-OP. BANK LTD

**H.O., Parli-Vaijnath | Branch : Parli-V.**

**POSSESSION NOTICE** (Rule 8 (I) For Immovable Property)

Where as the undersigned being the Authorized Officer of the **The Vaidyanath Urban Co-op.Bank Ltd.,Parli Vaijnath** under the Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest (Act) 2002 (Act No.54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of Security interest (Enforcement) Rules, 2002 issued a Demand notice on date prescribed in column No.4 calling upon the concerned Borrower (s)/Guarantors fully described in Column No.1 to repay the amount mentioned in the notice with further interest, incidental expenses & cost (which is described in Column No.2) within 60 days from the date of receipt of the said notice.

The following borrower (s) guarantor (s) having failed to repay the amount, notice is hereby given to the under noted Borrower (s)/Guarantor (s) and the Public in general that the undersigned has taken **Symbolic Possession** of the property described herein below (In Column No.3) in exercise of powers conferred on him under Section 13(4) of the said Act read with the Rule No.8 of the said Rules on following dates described Column No.5 Below.

The Borrower(s) in particular(s) and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of **The Vaidyanath Urban Co-op.Bank Ltd., Branch - Parli-V.** as mentioned in Column No.6 for the amount given Column No.2 & further interest, Incidental expenses and cost.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

| Name of the Borrowers/Guarantor | Amount due in Rs. / A/c. No. | Description of assets with Boundaries | Date of Demand Notice | Date of Possession | Name of the Branch |
|---|---|---|---|---|---|
| **BORROWER**<br>**1. Shri.Lalasaheb Sakharam Deshmukh**<br>Deshmukh Par, Neharu Chouk, Parli-V. Tq.Parli-V.Dist. Beed.<br>**GUARANTOR**<br>**2. Shri. Balasaheb Sakharam Deshmukh**<br>Deshmukh Par, Neharu Chouk, Parli-V. Tq.Parli-V.Dist. Beed.<br>**3. Shri. Hemant Tulshidas Deshmukh**<br>Deshmukh Par, Neharu Chouk, Parli-V., Tq.Parli-V.Dist. Beed. | **Rs. 1,68,475.00** as on 31/10/2025 & Interest & Expenses there on from 01/11/2025 **A/c.No. 54/36** | THE SCHEDULE OF PROPERTY Herein is the absolute owner of of said property Borrower Lalasaheb Sakharam Deshmukh is absolutely seized and possessed of, well and sufficiently entitled to the property bearing At. Parli V. Municipal House No. Old 551, New 572 Ward No.Old 4, New 8, City Survey No. 3579, Adm. 106.8 sqmtr.i.e. 1149.16 sqft. as per CTS Record and as per (site inespection Engineer Report Adm. 150.6 sqmtr. i.e. 1620.50 sqft.) Duly Constructed Household Property Situated At. Deshmukh Par, Parli V. Tq. Parli V. Dist. Beed having its four **boundaries are as under:** Towards East :- House of T R Deshmukh Towards West :- House of Jagannath Deshmukh Towards South :- House of Ramesh Sakhare Towards North :- Road **(Symbolic Possession)** | 12/11/2025 | 26/02/2026 | **Parli-V.** |
| **BORROWER**<br>**1. M/s. Lakshavidhi Jewellers**<br>**Prop. Shri. Ashok Laxman Dahiwal**<br>Tulja Nagar, Kanya Shala Road, Parli-V., Dist.Beed.<br>**GUARANTOR**<br>**2. Shri. Ravindra Arunrao Tak**<br>Padmavati Galli, Parli-V., Tq. Parli-V., Dist.Beed.<br>**GUARANTOR**<br>**3. Shri. Ashok Chandrakant Shahane**<br>Padmavati Galli, Parli-V., Tq. Parli-V., Dist.Beed.<br>**4. Shri. Atmaram Marutirao Shep**<br>Krushna Nagar, Savatamali Road, Parli-V., Tq. Parli-V., Dist.Beed. | **Rs. 5,00,514.32** as on 31/10/2025 & Interest & Expenses there on from 01/11/2025 **A/c.No. 31/999** | Herein is the absolute owner of of said property Borrower Ashok Laxman Dahiwal is as under : At. Parli Vaijnath Municipal House No. Old 1905, New 1139, Ward No. Old 5, New 4, Survey No. 33, Adm. East-West : 20 ft. & South-North : 20 ft. Total Adm. 400 sq.ft. i.e. 0.00.37 R Duly Constructed House property Situated At. Narhari Maharaj Mandir Javal, Parli Vaijnath, Dist. Beed having its four **boundaries are as under :** Towards East : Road, Towards West : Road Towards South : Plot No. 95 Towards North : Road **(Symbolic Possession)** | 11/11/2025 | 26/02/2026 | **Parli-V.** |

**Sd/-**
**Date :** 02/03/2026
**Place :** Parli-V.

**General Manager & Authorized Officer**
**The Vaidyanath Urban Co-op.Bank Ltd., Head Office, Mondha, Parli-Vaijnath**

## Omprakash Deora People's Co-op. Bank Ltd., Hingoli (Multi-State Bank)

**Branch Office – Jalna Phone No. 9422875409**

### Re-Tender Notice

Pursuant to the possession taken on **16/10/2024** the Authorised Officer under Sec.13 of the SRFAESI Act, 2002 and Rule of 8 & 9 of Security enforcement Act for recovery of the secured debts of above bank mentioned against the respective borrowers and guarantors detailed hereunder and interest thereon and with costs and other expenses. Quotations are invited by the undersigned in a sealed cover for purchase of under noted properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" as per brief particulars given hereunder.

| Sr. No | Name & Address of the Borrower / Guarantors/ Mortgagors | Address of Factory / Borrower /Guarantors | Amount Outstanding | Reserve Price | Name of property owner who Mortgaged it | Description of the Immovable property mortgaged / charged | Submission of Quotation | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Date | Time | Place |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 1<br>2<br>3<br>4 | **M/s Sairam Agency**<br>Prop Sunil Harishchandra Sukose (Borrower)<br>Bhagirath Shankarlal Gilda (Guarantor)<br>Pandurang Khanduji Kitale Guarantor)<br>Harishchandra Uttamrao Sukose (Mortgagor) | 1) At.. Rala, Po:- Kandari, Rala Hivara, Tq. Dist : Jalna<br>2) Nehru Road, Sarafa Bazar, Jalna<br>3) Survey No. 570, Narayannagar, At Post Pathrud, Tq Dist Jalna<br>4) At .. Rala, Po:- Kandari, Rala Hivara, Tq, Dist : Jalna | **Rs. 10,22,289/-** CCHYP interest pending on **04/03/2026** | **Rs. 10,53,000/-** | 1) Harishchandra Uttamrao Sukose | **Movable / Immovable Property**<br>1) Chatrapati Shivaji Maharaj Vyapari Sancool, New Mondha Jalna, Situated in Serve No 179/1,2,3, Center Block No.6 Ground Floor, Shop No 18 Area 363.25 Sq.Foot Boundries of Property:- East:- Shop No.19, West :- Shop NO.17 South:-Shop No.15 North:- 12 M Wide Service Road | **20/03/2026** | **5.00 pm** | **Omprakash Deora People's Co-op.Bank Ltd. Hingoli Branch: Jalna** |

**Terms & Conditions :-**

1. The intending bidder should put a note on sealed cover pocket of tender that **"Tender for immovable property".** (As per column No. 7)
2. The tender is invited for sale of properties as on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
3. The intending bidder shall required to deposit the earnests money as mentioned below by way of demand draft of Rs.**1,05,300/-** favouring **Omprakash Deora People's Co-op. Bank Ltd., Hingoli, Branch Jalna** payable at **Branch - Jalna** along with the letter of tender. The earnests money will not carry any interest.
4. The tender without DD of earnests money as mention shall not be considered.
5. The properties can be inspected in presence of Branch Manager of **Omprakash Deora People's Co-op. Bank Ltd., Hingoli, Branch – Jalna** in office time.
6. The last date of submission of tender **20/03/2026** till **5.00** pm and sealed cover will be opened on date **23/03/2026** in the office **of Omprakash Deora People's Co-op. Bank Ltd., Hingoli, Branch – Jalna at 3.00 p.m.** so intending bidders must present at given date and address.
7. After opening of sealed tender successful bidder shall deposit 25% of the tender amount and remaining 75% tender amount shall be deposited within 15 days.
8. The aforesaid property shall not be sold below the reserve price mentioned above.
9. The authorized officer reserves the right to accept or reject any bid or postponed or cancel the opening of tenders without assigning any reason and also modify any terms and conditions of this sale without any prior notice.
10. The intending bidder shall not on letter pad in bold words the expected price of Shop/ Immovable Property and send to **Omprakash Deora People's Co-op. Bank Ltd., Hingoli, Branch Jalna** up to date **20/03/2026** till at **5.00** pm.
11. The successful bidders bear all taxes, stamp duty, registration fees, incidental expenses etc.
12. The successful bidders shall deposit remaining 75% tender amount within 15 days, in case of default, all amount deposited by him shall be forfeited including earnest money & such bidders will not have any right to claim the above property.
13. The bidders will be tender any one property (As per column No. 7) to submit the tender & DD amount
14. For all information Marathi advertisement will be considered as a base tender.

Date :- 05/03/2026
Place :- Jalna

**S.G. Gavde**
**Authorised Officer**
**Omprakash Deora Peoples' Co-operative Bank Ltd. (Head Office) Hingoli**

## TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

**Head Office:** Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
**Tel:** 1800 102 4345 ; **Website:** http://www. truhomefinance.in
**Reg.Off.:** Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

**APPENDIX-IV-A [See provision to rules 8 & 9] Sale Notice for Sale of Immovable Properties through Private Treaty**

**Private Treaty Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rules 8 & 9 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 Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Physical Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in Private Treaty on 26.03.2026 for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.**

**Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, Sale Price , its deposit and date of Inspection are also given as:**

| Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers | Amount of Recovery and date of Demand Notice | Private Treaty Reserve Price | Private treaty Date | Possession Date | Contact Person |
|---|---|---|---|---|---|
| **1. MRS.SHABANA NASIR KAZI (Borrower)**<br>**2. MR. ZUBAIR NASIR KAZI (Co-Borrower)**<br>**Both Resident at:- FLAT NO.F/104, 1ST FLOOR, BUILDING NO B/3,J.D.C. PARK PH-2, YERWADA, NEAR GANESH MANDIR,YERWADA, PUNE, MAHARASHTRA-411006**<br>**Also At:- Property Address: FLAT NO.F/104, 1ST FLOOR, BUILDING NO B/3, SR NO 243 1 155, PRATIK NAGA, J.D.C. PARK PH-2, YERWADA, PUNE, MAHARASHTRA-411006** | Demand Notice Date: 12-08-2024 Rs.29, 53,596/- (Rupees Twenty N ine Lakh Fifty Three Thousand Five Hundred Ninety Six Only) as on 08-08-2024 under reference of Loan Account No. SLPHPUNH0001401 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice. | Rs. 24,00,000 (Rupees Twenty Four Lakh Only ) | **Private treaty Date: 26.03.2026** | **Physical possession dated on 30.06.2025** | **Mayuresh Jadhav 9833017221**<br>**Mr.Ganapat Kavathekar- 9764338822** |
| **Description of Property** | | | | | |
| All That Consisting Of FLAT NO.104 ADMEASURING 56.22 SQ.MTRS ON 1ST FLOOR,IN THE BUILDING NO B/3 TYPE B, IN THE PROJECT KNOWN AS, "J.D.C. PARK PH-1 CO OP HOUSING SO LTD" CONSTRUCTED ON THE LAND BEARING SR NO 243/1 AND 155/1, SITUATED AT VILLAGE YERWADA, TALUKA HAVELI, DISTRICT PUNE, MAHARASHTRA-411006 And Bounded As Under East: OPEN SPACE , South: Open SPACE, West: DOOR ENTRY , North: FLAT | | | | | |
| **1) For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.**<br>**2) The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.** | | | | | |

Place : Pune
Date : 05-03-2026

Sd/- Authorised Officer- Truhome Finance Limited
(Formerly Shriram Housing Finance Limited)

## TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

**Head Office:** Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
**Tel:** 1800 102 4345 ; **Website:** http://www. truhomefinance.in
**Reg.Off.:** Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

**PROPERTY FOR SALE UNDER PROVISION OF SARFAESI ACT,2002 THROUGH PRIVATE TREATY**

**Notice of Sale by Private Treaty under Rule 8 read with Rule 9 of 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 Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Physical Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis through Private Treaty on 20.03.2026 for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table. The Authorised Officer is hereby giving notice to sale of property as mentioned in the table through Private Treaty in terms of Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.**

| Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers | Amount of Recovery and date of Demand Notice | Reserve Price (Rs.) and EMD Amount and Private Treaty Execution Date | Contact Person Details – (AO and Disposal team) |
|---|---|---|---|
| **1. MR.SAINATH SUNIL KARWAL (Borrower)**<br>**2. MRS. PRIYA YOGESH DEVATWAL (Co-Borrower)**<br>**All having residence address at: H NO 5-12-58 SHIVAJI PADAMPURA, NEAR HANUMAN MANDIR, AURANGABAD, MAHARASHTRA-431001**<br>**ALSO AT:-PLOT NO 04, GUT NO 5/I,VEDANT NAGAR, ITKHEDA, NEAR GANPATI MANDIR, AURANGABAD, MAHARASHTRA-431001.**<br>**Also At: FLAT N0.27, 3RD FLOOR, BUILDING-A-1, SARA KIRTI, GUT NO-53, WADGAON KOLHATI, WALUJ, GANGAPUR, DISTRICT-AURANGABAD, MAHARASHTRA-431001**<br>**Loan Account No. SHLHAURD0000922**<br>**Date of Possession & Type** **20/09/2025 & Physical Possession** | Demand Notice Date: 04/03/2025<br>Rs.16,93,799/- (Rupees Sixteen Lakh Ninety Three Thousand Seven Hundred Ninety Nine Only) as on dated. 26/02/2025 under reference of Loan Account No. SHLHAURD0000922 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice. | **Reserve Price:** Rs.8,00,000/- (Eight Lakhs Only)<br>**EMD Amount:** Rs. 80,000/-(Rupees Eighty Thousand Only)<br>**Private Treaty Execution Date:** 20/03/2026 | **Ashfaq Patka 9819415477**<br>**Satish Bansod 9730047572**<br>**Ajay Zanzot 9823390990**<br>**Customer Care Number :- 022 - 40081572** |
| **Description of Property** | | | |
| ALL THE PIECE AND PARCEL OF Flat no 27, Third Floor in A - 1 Building, admg 36.65 sq.mtr, andl0.81 sq.mtr, carpet admg. 34.39 sq.mtr, "Sara Kirti", Gut No.53, Wadgaon Kolhati Taluka and District- Aurangabad Same Is Bounded As Under: East: Staircase , South: Flat No 26, West: Marginal Space , North: Flat No.13 | | | |
| · **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.**<br>· **The intending buyer have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.**<br>· **The mortgagors/borrowers are given a last chance to pay the total dues with further interest before the Date of Sale, failing which secured assets will be sold as per above schedule through Private Treaty.** | | | |

Place : Aurangabad
Date : 05-03-2026

Sd/- Authorised Officer- Truhome Finance Limited
(Formerly Shriram Housing Finance Limited)

## Standard Chartered Bank

**Demand Notice under section 13(2) of SARFAESI Act, 2002 (The Act)**

| Sr. No. | Name and Addressee (s) of Borrower(s) | Loan amount (Rs) | Loan account No. | Particulars of Mortgaged property | Outstanding amount (Rs.) | NPA Date |
|---|---|---|---|---|---|---|
| | (A) | (B) | (C) | (D) | (E) | (F) |
| 1. | **1) Jaydeep Ashokrao Shisode**<br>**2) Abhijit Ashokrao Shisode** | **Rs.10,00,000** (Rupees Ten Lakh Only) for Loan Account No. 48472018, **Rs.10,00,000** (Rupees Ten Lakhs Rupees Only) for Loan Account No. 49617478 and **Rs.19,50,000/-** (Rupees Nineteen Lakhs Fifty Thousand Only) for Loan Account No. 48491977. | **48472018 49617478 and 48491977** | All that consisting of Flat bearing No. 11 admeasuring about 846 Sq. Ft., i.e. 78.59 Sq. Mtrs., (built up) and Terrace admeasuring 243 Sq. Ft., i.e. 22.57 Sq. Mtrs. on the Third Floor and car parking space admeasuring 100 Sq. Ft., i.e. 9.29 Sq. Mtrs. in the building known as "Nirman Parijat", along with 4.50% undivided share in the common areas and facilities, constructed on land bearing Survey No. 20, Hissa No. 2+3, situated at Karvenagar, Hingne Budruk, Taluka Haveli, District Pune which is within the local limits of the Pune Municipal Corporation and within the Registration District of the Sub Registrar, Taluka Haveli, Dist. Pune. | **Rs.19,89,467.19** (Rupees Nineteen Lakhs Eighty Nine Thousand Four Hundred and Sixty Seven and Nineteen Paisa Only) [ Balance Outstanding Of Rs.4,40,640.10 (Rupees Four Lakhs Forty Thousand Six Hundred and Forty and Ten Paisa Only) For Loan Account No. 48472018, Balance of Rs.9,42,464.34 (Rupees Nine Lakhs Forty Two Thousand Four Hundred Sixty Four and Thirty Four Paisa Only), For Loan Account No. 48491977 and Balance of Rs.6,06,362.75 (Rupees Six Lakhs Six Thousand Three Hundred Sixty Two and Seventy Five Paisa Only), For Loan Account No. 49617478]. | 09.02.2026 and 17.02.2026 |
| 2. | **1) Kisan Govindrao Landge**<br>**2) Sumitra Kisan Landge**<br>**3) New Gayatri Bhel**<br>**4) Gayatri Bhel** | **Rs.44,62,000/-** (Rupees Fourty Four Lakhs Sixty-Two Thousand Only) | **51248263** | Shop No.3, On Ground Floor In Building "A" Area Admeasuring 57.13 Sq. Mtrs., i.e.,614.71 sq. ft. Bearing Survey No. 199, 204, 205, 206/1 & 209/1 Plot No.45 Situated At Village Lohagaon, Tal - Haveli, Dist - Pune Having P.M.C. Property No.0/1/09/02662001 (Including Proportionate Common Areas For Staircase, Lift And Landing) Situated In The Sub-R The Scheme Known As "Royal Towers Premises Co-Operative Housing Society Ltd Constructed On The Land And Use Of Common Areas, Fixture, Fittings, MSEB Connection, Water Connection, Staircase, Terrace And All Other Amenities And Facilities Of The Building Provided Thereon. | **Rs.29,89,081.11** (Rupees Twenty Nine Lakhs Eighty Nine Thousand Eighty One and Eleven Paisa Only) | 01.02.2026 |
| 3. | **1) Rohit Mahadev Gore.**<br>**2) Gayatri Rohit Gore**<br>**3) Aarya Traders**<br>**(Prop. Rohit Gore)** | **Rs.1,10,00,000 /-** (Rupees One Crore Ten Lakhs Only) | **53127269** | All That Piece And Parcel Of The Flat No. 102 & 103 In On 1st Floor Admeasuring Carpet Area About 1230.42 Sq. Fts. With Attached Terrace Area Admeasuring 124.22 Sq. Ft. And Total Saleable Area Admeasuring 1830 Sq. Ft., i.e., 170.06 Sq. Mtr. Along With Car Parking In The Project Known As "Rahat Palace Phase 1. | **Rs.1,09,24,688.08** (Rupees One Crore Nine Lakhs Twenty Four Thousand Six Hundred Eighty Eight and Eight Paisa Only) | 01.02.2026 |
| 4. | **1) Anand Madanlal Lahoti**<br>**2) Rupali Anand Lahoti**<br>**3) Magar Fuel Station**<br>**(Partner- Anand Lahoti)** | **Rs.47,00,000 /-** (Rupees Fourty Seven Lakhs Only) | **53598385** | All That Piece And Parcel Of Flat Bearing No. 306 Situated on 3rd Floor, in Wing A Of The Proposed Building In The Project Name As "ATHARVA SHRUSHTI PHASE I". The Area Of Flat No. 306 On 3rd Floor Admeasuring About 534 Sq.Fts. Carpet i.e., 49.62 Sq.Mts. Carpet With Terrace Carpet Area Adm. 50 Sq.Fts. i.e., 4.64 Sq.Mts. Total Carpet Area 584 Sq. Fts. 54.26 Sq. Mts. | **Rs.47,41,422.44** (Rupees Forty Seven Lakhs Forty One Thousand Four Hundred Twenty Two and Forty Four Paisa Only) | 01.02.2026 |

Whereas, Standard Chartered Bank, having its branch office at B2 The Cerebrum IT Park, Kumar City, Kalyani Nagar, Pune 411014 (hereinafter referred as "Bank") had extended to the above named borrower(s) written in column A separate credit facilities written in Column B vide Loan account no mentioned in Column C against the name of each set of borrowers vide serial no 1.

The said credit facilities are secured inter alia by way of mortgage over the immovable property written in column D against the name of each borrower (hereafter referred to as the "Secured Asset").

That, the above named borrower(s) have failed to maintain financial discipline in the loan account and as per the books of accounts maintained in the ordinary course of banking business by the bank there exists an outstanding amount indicated in column E against the name of each of the borrower(s).

Due to persistent default in repayment of the loan amount on the part of the above named borrower(s) the loan account of the above named borrower(s) have been classified by the Bank as non-performing asset/s on the dates as mentioned in Column F within the norms stipulated by the Reserve Bank of India. Consequently, notices under Sec 13(2) the Act were also issued to each of the borrower(s), which have received back undelivered.

In view of the above default the bank hereby calls upon the above named borrower(s) to discharge in full their liabilities towards the bank by making payment of the entire outstanding dues indicated in Column E above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Bank shall be entitled to take possession of the Secured Asset and shall also take other actions as is available to the Bank in law.

That, please be informed that you, the above named borrower(s) are hereby restrained from alienating (including by way of transfer, sale, lease or otherwise) or creating third party interest or dealing with the secured Asset in any manner except with specific prior written permission from bank. Be informed that any contravention thereof shall be punishable with imprisonment upto a period of one year or with fine or with both.

That, attention of you, the borrowers, is attracted to sub-Section (8) of Section 13 of the SARFAESI Act with respect to the time available to redeem the secured assets, whereunder it has been stated that you can redeem the secured asset by tendering the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Bank till the date of publication of the notice for sale of the secured asset(s) by public auction and/or e-auction, by inviting quotations, tender from public or by private treaty.

That, please note that this is a final notice under Section 13(2) of The Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Needless to say that the Bank shall be within its right to exercise any or all of the rights referred to above against you the Addressee entirely at your risk, responsibility and costs.

**Date : 05/03/2026**
**Place : Pune**

**Sd/-**
**Authorized Officer**
**Standard Chartered Bank**