

**RECD. OFFICE:** 5th Floor, Anirbhav Bhawan, 22, K.G. Marg, New Delhi-110011, PH : 011-23057171, 23057172, 23070414, Website : [www.pnbhousing.com](http://www.pnbhousing.com)  
**BRANCH ADDRESS:** Office No. 302, 3rd Floor, Gheewala Complex, Station Road, Chinchwad, Pune, Maharashtra - 411019

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)**

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notice/s.

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. **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.**


Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Demand Notice Date	Amount Outstanding	Date of Possession Taken	Description Of The Property Mortgaged
HOU/PM/10 18/590184 B.O.: Pimpri Chinchwad	Sujal Sudhakaran/ Seema Sujal	14-05-2025	Rs. 44,45,296.18 (Rupees Forty Four Lakh Forty Five Thousand Two Hundred Ninety Six Paise Eighteen Only)	26-12-2025 (Physical)	Building A, Sixth Floor, 612, Vision Indrabhumi, Survey No. 238, Of Brts Road, Moshi Anand, Of Old, Pune Nashik Road, Village Duddulgaon, Pune, Maharashtra-411044

**PLACE:- PIMPARI CHINCHWAD, DATE:- 31-12-2025** AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

**PUBLIC NOTICE**

Government of Maharashtra, SEIAA, Environment Department has accorded Environment Clearance (EC) No. SIA/MH/INFRA2/552453/2025 dated 23rd December 2025, for Proposed Residential Project on S. No. 348/4, Siddharth Nagar, Near Hotel D Palace, Bavdhan (B), Pune, Maharashtra. The copy of the clearance letter is available with Maharashtra Pollution Control Board and may also see at the Environment Department, Maharashtra state website at <http://parivesh.nic.in>

**Saniket Infratech LLP.**  
CTS No. 37/6, 101,  
Saniket House, Lane No.6,  
Prabhat Road, Erandawane,  
Pune, Maharashtra-411004.



**NIDO HOME FINANCE LIMITED**  
(formerly known as Edelweiss Housing Finance Limited)  
Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohnoor City Mall, Kohnoor City, Kirol Road, Kuria (West), Mumbai - 400 070. Regional Office at: Office No. 407-410, 4th Floor, Kakade Bix Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016.

**PUBLIC NOTICE**

This is with reference to the secured assets of NIDO Home Finance Limited (Herein after referred as NIDO) i.e. ALL THAT PART AND PARCEL OF FLAT NO. 404 HAVING AREA ADM 69.86 SQ. MTR I.e. 967 SQ. FT. NET SALABLE ON 4TH FLOOR IN WING A1, BUILDING KNOWN AS 'TARA CITY' GAT NO. 1607, 1608, 1609, 1611, 1702 AT LONI KALBHOR TO, HAVELI DISTRICT PUNE 41201 WITHIN LIMITS OF PUNE ZILLA PARISHAD & JURISDICTION OF SUB REGISTRAR HAVELI, PUNE. Possession Notice published on 17th September 2025 thereof in "Financial Express" & "Loksatta" for the purpose of realizing secured assets for recovery of outstanding dues of the company in exercise of powers under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made thereunder. You have failed to make payment towards the discharge of your liabilities to the company. Hence we have sold the above mentioned secured assets on "AS IS WHERE IS, "AS IS WHAT IS" AND "WHATEVER THERE IS" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

The above-mentioned secured assets disposed of by the Secured Creditor due to failure in repay the total outstanding amount of loan account by the PRADHAV PADMAKAR PANIT (Borrower) & PRADHYA PADMAKAR PANIT, PRABHAV PADMAKAR PANIT (Co-Borrowers) in LAN No. LPMCBO8000099059 & LPMCBO8000098993.

We hereby call upon the defaulters PRADHAV PADMAKAR PANIT (Borrower) & PRADHYA PADMAKAR PANIT, PRABHAV PADMAKAR PANIT (Co-Borrowers) to remove all the household things/articles from our secured and possessed property as described above within 7 days from this notice.

In case of failure, being secured creditors we have every right to dispose of the movables existing in the above mentioned Flat and adjust the sale proceeds towards the outstanding loan amount.

Kindly note NIDO will not be responsible for any article or things present in the Flat after 8th of Jan 2026.

For removal of your articles from the said property you can contact Legal Manager of NIDO on 7400113287.

Place: PUNE Sd/- Authorized Officer  
Date: 01.01.2026 FOR Nido Home Finance Limited  
(formerly known as Edelweiss Housing Finance Limited)



**ANAND RATHI**  
Anand Rathi Global Finance Limited, Express Zone, A Wing, 8th Floor, Western Express Highway, Goregaon (E), Mumbai - 400 063 India  
Phone : +91 22 35082631 Website: [www.rathi.com](http://www.rathi.com)

**E-AUCTION SALE NOTICE**


Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower/s/Guarantor that the below described Schedule immovable property inter alia secured to Anand Rathi Global Finance Limited ("ARGL") (Secured Creditor) having Loan Account No. APPL00000786 the Physical Possession of which, will be sold by an Online e-Auction through website <https://sarfaesi.auctiontiger.net> on the date specifically mentioned in Schedule, on an "As is where is" & "As is what is" and "Whatever there is" basis towards recovery of total sum specifically mentioned in Schedule and the contractual interest thereon and other cost and charges till the date of realization from Borrower/Co-Borrower/s/Guarantor as mentioned below:

<b>Name of the Borrower:</b> (1) M/s. Kohnoor Fruit Company (Borrower) Apeksha Warehouse Sr No. 184, Pune Saswad Road Fursungi Pune - 412308	
<b>Name of the Co-Borrower/s:</b> (2) Mr. Steve Arokia Das Swamy (Co-Borrower) • A-102, Sneeh Kinara, Bhau Patil Road, Bopodi, Opp IT Park, Pune - 411020. • HV23+8RC Mayureshwar Ganesh Mandir, Mula Rd., Shree Satyam Housing Society, Khadki, Pune 411003. (3) Mrs. Kostliya Richard (Co-Borrower) • A-102, Sneeh Kinara, Bhau Patil Road, Bopodi, Opp IT Park, Pune - 411020. • HV23+8RC Mayureshwar Ganesh Mandir, Mula Rd., Shree Satyam Housing Society, Khadki, Pune 411003.	
<b>Property Address:</b> Flat No. 102, 01st Floor, Wing A, Sneh Kinara, Shanta Apte Path, CTS No. 1650 To 1666, Survey No. 41A, Hissa No. 1A, 2B/1/1B/1, Bopodi, Pune, 411020.	
<b>Outstanding Amount (as per demand notice along with future interest and cost)</b>	Rs. 38,48,604 /- (Rupees Thirty Eight Lakhs Forty Eight Thousand Six Hundred and Four Only)
<b>Date of Auction</b>	20 <sup>th</sup> January 2026
<b>Reserve Price</b>	Rs. 51,31,195/- (Rupees Fifty One Lakhs Thirty One Thousand One Hundred And Ninety Five Only)
<b>Earnest Money Deposit</b>	10% of the Reserve Price
<b>Minimum Bid increment Amount</b>	Rs. 10,000/- (Rupees Ten Thousand Only)
<b>Date and time of inspection of property for intending purchasers</b>	13 <sup>th</sup> January 2026 From 10 am to 4 pm
<b>Date and Time for submission of Tender form along with KYC documents/Proof of EMD etc.</b>	16 <sup>th</sup> January 2026 Up to 4.00 PM with KYC documents
<b>Date &amp; time of opening of online offers</b>	20 <sup>th</sup> January 2026 Between 10:00 am and 1.00 PM

**Note:** The intending bidder/purchaser may visit Anand Rathi Group website [www.rathi.com](http://www.rathi.com) for detail terms and conditions regarding auction proceedings.

This Publication is also 15 days' notice stipulated under rule 8(6) & 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/Co-Borrower/s/Guarantor.

Date: 31<sup>st</sup> December 2025 Anand Rathi Global Finance Limited  
Place: Pune Authorized Signatory



**बैंक ऑफ महाराष्ट्र**  
Bank of Maharashtra  
एक पब्लिक एक बैंक

**Branch: Ghorpadi Bazar, Pune - 400001,**  
**Ph : 020-26840701 & 26840172**  
**Email : brmgr184@mahabank.co.in**


**DEMAND NOTICE**

[[Under Section 13(2) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT) read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002]]

The accounts of the following Borrowers with Bank of Maharashtra, having been classified as NPA, the Bank has issued notices under S.13(2) of the SARFAESI Act on the date mentioned below. In view of the non service of the notice on the last known address of below mentioned Borrowers/Guarantors this public notice is being published for information of all concerned. The below mentioned Borrowers/Guarantors are called upon to pay to Bank of Maharashtra, within 60 days from the date of publication of this Notice the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for the Borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to Bank of Maharashtra. If the concerned Borrowers/ Guarantors shall fail to make payment to Bank of Maharashtra as aforesaid, then the Bank of Maharashtra shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules. Entirely at the risks of the concerned Borrowers/Guarantors as to the costs and consequences. In terms of provisions of SARFAESI ACT, the Concerned Borrowers/Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease or otherwise without the prior written consent of Bank of Maharashtra. Any contravention of the said provisions will render the concerned persons liable for punishment and/or penalty in accordance with the SARFAESI Act. The Borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets. This notice is also published in vernacular language. The English version shall be final if any question of interpretation arises.

Sr. No.	Branch Name & Name & Address of Borrower / Guarantor	Outstanding Amount Demand Notice Date Date of NPA
1	<b>Branch : Ghorpadi Branch Pune</b> <b>1) Mayur Construction Company (Borrower) Proprietor : Mr. Mayur Appa Kasabe.</b> Survey No. 215, Swaraj Colony, Ganga Nagar, Fursungi, Taluka Haveli, District Pune Pune 412308 <b>2) Mr. Appa Sambhaji Kasabe( Deceased)- To known and un-known legal heirs (Guarantor),</b> Survey No. 215, Swaraj Colony, Ganga Nagar, Fursungi, Taluka Haveli, District Pune, Pune 412308 <b>3) Mr. Nitin Shivram Sarode (Guarantor),</b> House No. 2057, Behind Ambedkar Bhavan, Jan Mohammad Street, Camp, Pune - 411001 <b>4) Mr. Appa Sambhaji Kasabe (Deceased) and Mr. Nitin Shivram Sarode and PARTNERS of M/S Shivkrushna Developers (Guarantor),</b> Survey No. 215, Swaraj Colony, Ganga Nagar, Fursungi, Taluka Haveli, District Pune, Pune 412308	<b>Rs. 25,67,174.00 ( Rupees twenty five lakhs sixty seven thousand one hundred seventy four only ) + interest @ 13.30% p.a. and charges w. e. f. 25/10/2025</b>  <b>Demand Notice : 25/10/2025</b>  <b>NPA : 28/11/2021</b>  <b>Nature &amp; Amount of Credit Facility : Term loan for Rs. 30.00 Lakhs Loan A/c No. 60338095073</b>
	<b>Description of Property - Primary Security-</b> Hypothecation of Paid stock and payment to creditors <b>Collateral Security</b> - Equitable mortgage of all that piece and parcel of All that piece and parcel CTS No. 1011 To 1013 And 1015 To 1020 total admeasuring 395.05 sq mtrs and building attached thereon situated at Vill. Fursungi Tal Haveli, Dist. Pune in the name of M/s Shivkrushna Developers through its partners Mr. Appa Sambhaji Kasabe & Mr. Nitin S. Sarode. said land is bounded as - On or towards East : By CTS No. 1023, On or towards West : By Road, On or towards South : By Road, On or towards North : By CTS No. 1029 <b>CERSAI Asset ID: 200033915738</b>	
2	<b>Branch : Ghorpadi Branch Pune</b> <b>1) Mr. Amin Rasul Vastad (Borrower),</b> Address : Survey No. 215, Ganga Nagar, Fursungi, Pune, Pin - 412308 <b>2) Mrs. Taslim Amin Vastad ( Co-Borrower)</b> Address : Survey No. 215, Ganga Nagar, Fursungi, Pune, Pin - 412308	<b>Rs. 11,63,374.00 (Rupees Eleven Lakhs Sixty Three Thousand Three Hundred Seventy Four Only) + interest @ 9.10% p.a. and charges w. e. f. 10/10/2025</b>  <b>Demand Notice : 10/10/2025</b>  <b>NPA : 15/09/2023</b>  <b>Nature &amp; Amount of Credit Facility : House Loan of Rs. 11.00 Lakh, bearing A/c 60299948988</b>
	<b>Description of Property Primary Security</b> - Equitable Mortgage of Flat No. 303, Third floor in Mayur Residency admeasuring area 391 Sq. ft. i.e. 36.33 Sq. mtrs. Built up with balcony constructed on land bearing S. No. 215, Hissa No. 7A/8 admeasuring area 00 H 05 R and S. No. 215, Hissa No. 7D/11 admeasuring area 00 H 02 R total area 00 H 07 R, situated at Village- phursungi, Taluka Haveli, Dist. Pune owned by Mr. AMIN RASUL VASTAD and Mrs. TASLIMAMIN VASTAD. <b>i) S. No. 215, Hissa No. 7A/8 bounded by: On or towards East :</b> Combined Road, <b>On or towards West :</b> Property of Mr. Bargar, <b>On or towards South :</b> Property of Mr. Ajay Sopan Kamahe, <b>On or towards North :</b> Shiv Road <b>ii) S. No. 215, Hissa No. 7D/11 bounded by: On or towards East :</b> Property of Mr. Bahule, <b>On or towards West :</b> Property of Mr. Pardeshi, <b>On or towards South :</b> Combined Road of 20 feet, <b>On or towards North :</b> Property of Mr. Bahule <b>CERSAI Asset ID : 200018025100</b>	
3	<b>Branch : Ghorpadi Branch Pune</b> <b>1. Mr. Pradip Tatyasaheb Tekkawadai.</b> Sr. No.73/A, Flat No.702, Building - J 2, Manjri Greenwoods, 7th Floor, Manjri Budruk, Solapur Road, Pune - 412307 <b>2. Mrs. Shital Pradip Takkawadai.</b> Sr. No.73/A, Flat No.702, Building - J 2, Manjri Greenwoods, 7th Floor, Manjri Budruk, Solapur Road, Pune - 412307	<b>Rs. 28,06,488/- (Rupees Twenty Eight Lakhs Six Thousand Four Hundred Eighty Eight Only) + interest @ 8.45% P.A. and charges w. e. f. 25/10/2025</b>  <b>Demand Notice : 25/10/2025</b>  <b>NPA : 31/03/2022</b>  <b>Nature &amp; Amount of Credit Facility : Housing Loan - of Rs. 24.00 Lakhs Account No. 60311374568</b>
	<b>Description of Property Primary Security - a)</b> Hypothecation of Stock & Recievables <b>b)</b> Equitable Mortgage of Flat No 806, 8th floor admeasuring 41.16 Square Meters (carpet) together with enclosed balcony are 6.63 Square Meters And terrace area 3.35 Square Meters and dry balcony/dry terrace area 2.08 Square Meters in the "B" Building in the project known as Mantra City 360 constructed on the land bearing S. No. 389/1/A (old S. No. 646) totally admeasuring 6 Hecor 61 R out of which area admeasuring 5 Hecor 79 R out of which area admeasuring 4950.31 Square Meters situated at village Mouje Talegaon Dabhade, Taluka Maval, District Pune owned by Mr. Pradip Tatyasaheb Tekkawadai and Mrs. Shital Pradip Tekkawadai, the said land is bounded as follows- <b>On or towards East :</b> By remaining area of S. No. 389/1/A part and S. No. 388 and By Road, <b>On or towards West :</b> By D. P. Road, S. No. 389/1/B and S. No. 428, <b>On or towards South :</b> By S. No. 390 and by Road, <b>On or towards North :</b> By Nala <b>CERSAI Asset ID : 200022861054</b>	
4	<b>Branch : Ghorpadi Branch Pune</b> <b>1) Mr. Ishwarchand Chandingsinh Sankat (Borrower/s)</b> Address : S. No. 93, HISSA No. 22 B/3, Sankalp, Jagade Park, Mundhwa, Pune, Maharashtra, Pin - 411036 <b>2) Late Mrs. Tarabai Chandingsinh Sankat (Borrower/s) (ALL LEGAL HEIRS),</b> <b>3) Mr. Premchand Chandingsinh Sankat (Borrower/s),</b> 4) Mrs. Aruna Dharamchand Sankat (Borrower/s), 5) Mr. Barbhuvan Suresh Buwaji (Guarantor/s), All 2 To 5 R/O At : Address : S. No. 93, Hissa No. 22 B/3, Sankalp, Jagade Park, Mundhwa, Pune, Maharashtra, Pin - 411036	<b>Rs. 1,42,144.00 ( Rupees One Lakh Forty Two Thousand One Hundred Forty Four Only ) + interest @ 8.60% p.a. and charges w.e.f. 10/10/2025</b>  <b>Demand Notice : 10/10/2025</b>  <b>NPA : 29/12/2024</b>  <b>Nature &amp; Amount of Credit Facility : House Loan of Rs. 2.50 Lakh, bearing A/c 20088139612</b>
	<b>Description of Property</b> - Registered Mortgage of all piece and parcel of land and building situated at S. No. 93/22B/3 area admeasuring 2 R and a R.C.C. Construction admeasuring 2200 Sq. ft. situated at Village- Mundhwa, Taluka Haveli, Dist. Pune owned by Mr. Ishwarchand Chandingsinh Sankat, Mrs. Tarabai Chandingsinh Sankat, Mr. Premchand Chandingsinh Sankat, Mrs. Aruna Dharamchand Sankat and bounded by : <b>On or towards East :</b> By Internal Road, <b>On or towards West :</b> By Remaining part, <b>On or towards South :</b> By Property of Mr. Khandekar, <b>On or towards North :</b> By Property of Ramchandra Patil <b>CERSAI Asset ID : 200116495093</b>	
5	<b>Branch : Ghorpadi Branch Pune</b> <b>1. Mr. Virendra Arjun Gaikwad, 2. Mr. Pratap Arjun Gaikwad, 3. Mr. Rahul Bapurao Gaikwad, All 1 To 3 R/O At :</b> Sr. No. 74/4/2, Saraswasti Nagar, Colony No. 2, Ghorpadi, Pune - 411001 <b>4. Mr. Shivaji Bhagwan Gaikwad,</b> Lonkar Wasti, Hadapsar Railway Station, Mundhwa - 411036	<b>Rs. 6,83,249.00 (rupees Six Lakhs Eighty Three Thousand Two Hundred Forty Nine Only) + interest thereon @9.15% p.a. with effect from 10/10/2025 within</b>  <b>Demand Notice : 10/10/2025</b>  <b>NPA : 01/09/2022</b>  <b>Nature &amp; Amount of Credit Facility : Housing Loan of Rs. 8.00Lakh/- (CBS A/c No.60028612563)</b>
	<b>Description of Property</b> - Registered mortgage of Sr. No. 74/4/2, Saraswasti Nagar, Colony No. 2, Ghorpadi Gaon, Pune - 411001 <b>CERSAI Asset ID : 200035458468</b>	
6	<b>Branch : Ghorpadi Branch Pune</b> <b>1. M/S Shivkrushna Developers,</b> S. No. 204/8, B Wing, Flat No. 604, Mayur Heights, Behind Vishwakarma Temple, Papade Wasti, Fursungi, Pune - 412308 <b>2. Shri. Appa Sambhaji Kasabe (Deceased)- To known and Un-known legal heirs,</b> Survey No. 215/19/1, Ganga Nagar, Fursungi, Taluka Haveli, District Pune 412308, <b>3. Shri. Nitin Shivram Sarode,</b> 2058, Jan Mohammad Street, Kadaba Fadai, Camp, Pune	<b>Rs. 1,50,15,098.72/- (Rupees One Crore Fifty Lakhs Fifteen Thousand and Ninety Eight And Paise Seventy Two Only) Plus Unapplied Interest and charges thereon from 25.10.2025.</b>  <b>Demand Notice : 25/10/2025</b>  <b>NPA : 30/04/2022</b>  <b>Nature &amp; Amount of Credit Facility : i) Cash Credit Limit Sanctioned Rs. 90.00 Lakhs - CC A/c No. 60282282836 ii) Funded Interest Term Loan of Rs. 20.00 Lakhs - FITL A/c No. 60355284004</b>
	<b>Description of Property</b> - Equitable Mortgage of all that piece and parcel of land & building bearing CTS No 1011 of admeasuring 22.00 Square Meters, CTS No 1012 of admeasuring 9.1 Square Meters, CTS No 1013 of admeasuring 24.5 Square Meters, CTS No 1015 of admeasuring 19.7 Square Meters, CTS No 1016 of admeasuring 32.00 Square Meters, CTS No 1017 of admeasuring 31.00 Square Meters, CTS No 1018 of admeasuring 40.00 Square Meters, CTS No 1019 of admeasuring 39.6 Square Meters, CTS No 1020 of admeasuring 153.8 Square Meters, totally admeasuring 395.5 Square Meters situated at Village Phursungi, Taluka Haveli, District Pune-412308, owned by M/S Shivkrushna Developers <b>On or towards East :</b> By CTS No 1023, <b>On or towards West :</b> By Road, <b>On or towards South :</b> By Road, <b>On or towards North :</b> By CTS No 1029 <b>CERSAI Asset ID : 200027176991</b>	

Date : 19/12/2025  
Place : Pune  
Chief Manager & Authorised officer,  
Bank of Maharashtra, Pune East Zone



**TATA CAPITAL HOUSING FINANCE LTD.**  
Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.  
CIN No. U67190MH2008PLC187552.  
Contact No. (022) 61827414, (022) 61827375

**POSSESSION NOTICE**

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of TATA Capital Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 08-07-2025 calling upon the below borrower and co-borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower and co-borrowers, having failed to repay the amount, notice is hereby given to the borrower and co-borrowers, in particular and the public, in general, that the Court Commissioner Officer, has taken physical possession of the property described herein as per the order dated 25.11.2025 passed by the Hon'ble Chief Judicial Magistrate, Pune in Case No. 5181/2025 in exercise of powers conferred on him under the said Act and handed over the possession to the undersigned Authorised Officer on 29.12.2025.

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

The borrower, co-borrowers and mortgagors, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from 08-07-2025.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Amount as per Demand Notice	Date of Physical Possession
TOCHL063 900010014 9713 & TCHIN063 900010015 2100	MR. BALASAHEB SUBHASH MANE & MRS. MAHADEVI BALASAHEB MANE	As on 07-07-2025 an amount of Rs. 21,21,449/- (Rupees Twenty One Lakh Twenty One Thousand Four Hundred and Forty Nine Only)	29.12.2025

**Description of Secured Assets/Immovable Properties** : - Schedule - A All that consisting of the Flat No. 407, admeasuring 33.37 Sq. Mtrs. Along with Balcony area 2.20 Sq. Mtrs. On 4TH Floor, in the project known as "Green Nest Residency" constructed on land bearing Gat No. 58/Plot/5 totally admeasuring 1700.32 Sq. Mtrs. situated at village Shikrapur, Tal. Haveli, Dist. Pune.

Date: - 01.01.2026  
Place: - Pune  
Sd/-  
Authorised Officer  
For Tata Capital Housing Finance Limited



**PUNJAB NATIONAL BANK**  
Versus  
**NATIONAL HEAVY ENGINEERING CO-OP LTD**

**FORM NO. 16**  
(See Regulation 34(3))  
BY ALL PERMISSIBLE MODE

**OFFICE OF THE RECOVERY OFFICER - I/II**  
**DEBTS RECOVERY TRIBUNAL PUNE**

Unit no 307 to 310 3rd floor, kakade Bix Icon Building, Shivaji Nagar , Pune - 411016

**WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.**

RC/16/2025 16.12.2025

To  
(CDI) NATIONAL HEAVY ENGINEERING CO-OP LTD  
17, MAHATMA GANDHI ROAD, CAMP, PUNE, MAHARASHTRA-411001  
Whereas (C.D.) have failed to pay the sum of Rs.9,18,20,764.00 (Rupees Nine Crore Eighteen Lakhs Twenty Thousands Seven Hundred Sixty Four Only) along with cost, expenses and future interest @ 9% Simple Interest Yearly w.e.f. 30/03/2019 till realization and costs of Rs.1,75,005.00 (Rupees One Lakh Seventy Five Thousands Five Only ) payable by you in respect of Certificate No. RC/16/2025 drawn up by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE  
Whereas (C.D.) was ordered by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE who had issued the Recovery Certificate dated 28/01/2025 in OA/647/2019 to pay to the Certificate holder Bank Rs.9,18,20,764.00 (Rupees Nine Crore Eighteen Lakhs Twenty Thousands Seven Hundred Sixty Four Only) along with cost, expenses and future interest @ 9 % Simple Interest Yearly w.e.f. 30/03/2019 till realization and costs of Rs.1,75,005.00 (Rupees One Lakh Seventy Five Thousands Five Only ) and whereas the said has not been paid.  
2. It is ordered that you the Certificate Debtor as set forth are hereby prohibited and restrained until further order of the undersigned from transferring or charging the under mentioned property, in any way, and that all persons be, and that they are hereby prohibited from taking any benefit under such transfer or charge.  
3. You are required to appear before the Recovery Officer, DEBTS RECOVERY TRIBUNAL PUNE on 30/01/2026 at 10:30 A.M. to take notice of the date to be fixed for settling terms of proclamation of sale.

**Description of property**

Property Type	Details of Property																		
IMMOVABLE PROPERTY	All those piece and parcel of lands as detailed below totally admeasuring 42 Hectares 87.9 Ares, together with factory/office uilding and structures now standing and hereinafter from time to time constructed thereon together also with plants, machinery, equipments, installed/erected thereon situated at Talegaon Dhabhade ilage, within the limits of Municipal Council of Talegaon Dhabhade, within the subregistration District of Maval, Taluka Maval, District Pune: Survey wise details of lands are as under: <table><thead><tr><th>S.No</th><th>Area (Hectare/Are)</th></tr></thead><tbody><tr><td>342/B</td><td>8.61</td></tr><tr><td>343/1B</td><td>6.50</td></tr><tr><td>343/2</td><td>5.76.09</td></tr><tr><td>346/2A</td><td>8.36.95</td></tr><tr><td>346/2B</td><td>1.55.05</td></tr><tr><td>359</td><td>7.34.05</td></tr><tr><td>360/2</td><td>4.74.05</td></tr><tr><td>Total</td><td>42.87.19</td></tr></tbody></table>	S.No	Area (Hectare/Are)	342/B	8.61	343/1B	6.50	343/2	5.76.09	346/2A	8.36.95	346/2B	1.55.05	359	7.34.05	360/2	4.74.05	Total	42.87.19
S.No	Area (Hectare/Are)																		
342/B	8.61																		
343/1B	6.50																		
343/2	5.76.09																		
346/2A	8.36.95																		
346/2B	1.55.05																		
359	7.34.05																		
360/2	4.74.05																		
Total	42.87.19																		
MOVABLE PROPERTY	Movable properties i.e. Stocks of raw materials, semi-finished goods, stores and spares not relating to the plant and Machinery (consumable stores and spaces), bills receivables, book debts and all other movables of borrower (excluding movables permitted by the applicant) but including documents of title to goods and other assets such as outstanding moneys, receivables, including receivable by way of assistance and to cash, including under the cash incentive scheme or any other scheme claims by way of refund of customs/excise duty under the drawback credit, bills, invoices, documents, contracts, engagements, securities, investments and rights, both present and future on borrower being lying in premises or godowns or rented and either lying loose used in business belonging to the borrower.																		

Given under my hand and the seal of the Tribunal, on this date: 16/12/2025.  
(VINAY SAXENA)  
RECOVERY OFFICER - II  
DEBTS RECOVERY TRIBUNAL PUNE



**PUNJAB NATIONAL BANK**  
Versus  
**SAMEERUDDIN QUADIRUDDIN SHEIKH & ORS.**

**FORM NO. 16**  
(See Regulation 34(3))  
BY ALL PERMISSIBLE MODE

**OFFICE OF THE RECOVERY OFFICER - I/II**  
**DEBTS RECOVERY TRIBUNAL PUNE**

Unit no 307 to 310 3rd floor, kakade Bix Icon Building, Shivaji Nagar , Pune - 411016

**WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.**

RC/52/2024 22.12.2025

To  
(CD 1) Mr. Sameeruddin Quadiruddin Sheikh,  
Proprietor M/S. Alfa Traders, Shop No. 3, H.Y.M Complex, Survey No. 582, Wanvadi, Pune-411040.  
**And Also at** - Flat No. 801, 8th floor, Building - H, Hill Mist harmony CHS, S.No. 16+17+18, CTS No. 739, Kondhwa Khurd, Pune - 411048.  
(CD 2) Mrs. Zareen Sameeruddin Sheikh,  
Flat No. 801, 8th floor, Building - H, Hill Mist harmony CHS, S.No. 16+17+18, CTS No. 739, Kondhwa Khurd, Pune - 411048.  
(CD 3) Mr. Mohammed Rafique Ismlie Shaikh,  
Survey No. 58, Mahnisha Apartments, Mithanagar, Kondhwa, Pune 411048.  
Whereas (C.D.) have failed to pay the sum of Rs.1,21,59,994.00 (Rupees One Crore Twenty One Lakhs Fifty Nine Thousands Nine Hundred Ninety Four Only) along with cost, expenses and future interest @ 9 % Simple Interest Yearly w.e.f. 07/12/2018 till realization and costs of Rs.1,49,005.00 (Rupees One Lakh Forty Nine Thousands Five Only ) payable by you in respect of Certificate No. RC/52/2024 drawn up by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE.  
Whereas (C.D.) was ordered by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE who had issued the Recovery Certificate dated 09.10.2024 in OA/361/2019 to pay to the Certificate holder Bank Rs.1,21,59,994.00 (Rupees One Crore Twenty One Lakhs Fifty Nine Thousands Nine Hundred Ninety Four Only) along with cost, expenses and future interest @ 9 % Simple Interest Yearly w.e.f. 07/12/2018 till realization and costs of Rs.1,49,005.00 (Rupees One Lakh Forty Nine Thousands Five Only) and whereas the said has not been paid.  
2. It is ordered that you the Certificate Debtor as set forth are hereby prohibited and restrained until further order of the undersigned from transferring or charging the under mentioned property, in any way, and that all persons be, and that they are hereby prohibited from taking any benefit under such transfer or charge.  
3. You are required to appear before the Recovery Officer, DEBTS RECOVERY TRIBUNAL PUNE on 15.04.2026 at 10:30A.M. to take Notice of the date to be fixed for settling terms of proclamation of Sale.

**Description of property**

Property Type	Details of Property
IMMOVABLE PROPERTY	Mortgage of the immovable properties i.e. (1) Flat No.801 , 8th Floor, admeasuring 877 Sq. feet i.e. 81.50 Sq. Meters and attached terrace admeasuring about 206 Sq. feet i.e. 19.14 Sq. Meters in the Building known as Hill Mist Harmony constructed on the land bearing S.No.13, Hissa No.16+17+18 bearing CTS 0.739, situated at Village Kondhwa Khurd, Pune and (2) Flat bearing No.20 on stilt Plus 4 floor in building E admeasuring about 102 Sq.Meters i.e. 1100 sq. Feet in Disney Park Co-operative Housing Society situated at S.No.58, Hissa No.6 Ullage Wanvadi, Taluka Haveli, District Pune.

Given under my hand and the seal of the Tribunal, on this date: 22/12/2025.  
(VINAY SAXENA)  
RECOVERY OFFICER - II  
DEBTS RECOVERY TRIBUNAL PUNE



**PUNJAB NATIONAL BANK**  
Versus  
**MR. RAVI MATURI NIWANGUNE & ORS.**

**FORM NO. 16**  
(See Regulation 34(3))  
BY ALL PERMISSIBLE MODE

**OFFICE OF THE RECOVERY OFFICER - I/II**  
**DEBTS RECOVERY TRIBUNAL PUNE**

Unit no 307 to 310 3rd floor, kakade Bix Icon Building, Shivaji Nagar , Pune - 411016

**WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.**

RC/101/2025 29.12.2025

To  
(CD 1) MR. RAVI MATURI NIWANGUNE,  
S.No. 125 A, RAJ SOCIETY, LIC COLONY, PAUD ROAD, KOTHRUD, PUNE, MAHARASHTRA - 411038.  
ALSO AT :- FLAT NO. A-06, GOLDEN CITY, S.NO. 1