FINANCIAL EXPRESS



PUNE CAMP BRANCH 2A, ARORA TOWERS, 9, MOLEDINA ROAD, PUNE CAMP - 411001 IFSC CODE: UBIN0532177 EMAIL: UBIN0532177@UNIONBANKOFINDIA.BANK

DRAFT DEMAND NOTICE UNDER SEC. 13(2)

Ref: UBI/PUNECAMP/SARFAESIA/DEMAND/562506650001178

Date: 28/08/2025 Place: Pune

1. THE BORROWER

MR. MAHENDRA KISAN BHUJBAL

(A) FLAT NO 06, 1ST FLOOR, J BUILDING, SIMPLE PARK SASANE NAGAR, BEHIND KALE COLONY. HADAPSAR. PUNE-411028

(B) FLAT NO C/J2 SIMPLE PARK, SASANE NAGAR,

BEHIND KALE COLONY, HADAPSAR, PUNE-411028 (C) 517, STERLING CENTRE, MG ROAD, CAMP, PUNE-411001

2. GUARANTOR

MR. DILIP JANRAV KADAM

(MR. DEELIP JANRAV KADAM)

HADAPSAR, PUNE-411028

(A) FLAT NO 301, A WING, NAMO VIHAR, SATAV NAGAR HANDEWADI ROAD, HADAPSAR, PUNE-411028

(B) 517, STERLING CENTRE, MG ROAD, CAMP, PUNE-411001

(C) FLAT NO B/F/3, S NO 72/2E, SIDDHIVINAYAK VIHAR,

Sir/Madam.

Sixty One only)

Notice Under Sec.13 (2) Read With Sec.13 (3) Of Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002.

You the addressee No 1 herein have availed the following credit facilities from our PUNE CAMP BRANCH, PUNE and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 01-05-2023. As on 31-07-2025 a sum of Rs. 20,83,736.61 (Rupees Twenty Lakh Eighty Three Thousand Seven Hundred Thirty six and Paise Sixty One only) is outstanding in your account/s.

The particulars of amount due to the Bank from No.1 of you in respect of the aforesaid account/s are as under:

ı	Type of Facility	Type of Facility Outstanding		Penal	Cost/Charges	Total dues	
l		amount as on		Interest	incurred		
l	31.07.2025		31-07-2025	(Simple)	by Bank.		
ı	Home Loan	Home Loan Rs. 16,09,296.61		4,74,440.00 -		Rs. 20,83,736.61	
ı	Total Dues:	Rs. 20,83,736.61					
ı	Total Dues: Rs. 20,83,736.61(Rupees Twenty Lakh Eighty Three Thousand Seven Hundred Thirty six and Paise						

To secure the repayment of the monies due or the monies that may become due to the Bank, MR. MAHENDRA KISAN BHUJBAL AND MR. DILIP JANRAV KADAM (MR. DEELIP JANRAV KADAM) had/have executed documents on 30-03-2011 and created security interest by way of:

Mortgage of immovable property described here in below:

All piece and parcel of property situated on Flat No J-6. First Floor, J Building, Simple Park, Survey No 26a /2a/1 And Survey No 26a/2a/2, Village Hadapsar, Taluka Haveli, Distt Pune-411028 Total Area Of Property: 74.32 Square Meter (Flat + Terrace) Along With One Car Parking Space Owner: Mahendra Kisan Bhujbal Having Boundries As Under(As Per Sale Agreement): East - 5 Mtr Wide Road And Green Belt West - By Plot No 8 And Remaining Portion Of S No 26 Of Mr. Baburao Kale South - By 7.50 Meters Wide Road North - By Hissa No 01

Therefore, you are hereby called upon in terms of section 13(2) of the Securitization and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of Rs. 20,83,736.61 (Rupees Twenty Lakh Eighty Three Thousand Seven Hundred Thirty six and Paise Sixty One only) together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained/prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Yours faithfully, **AUTHORISED OFFICER**

यूनियन बैंक 🕼 Union Bank भारता सरकार वट उपक्रम

PUNE CAMP BRANCH 2A, ARORA TOWERS, 9, MOLEDINA ROAD, PUNE CAMP - 411001 IFSC CODE: UBIN0532177 EMAIL: UBIN0532177@UNIONBANKOFINDIA.BANK

DRAFT DEMAND NOTICE UNDER SEC. 13(2)

Ref: UBI/PUNECAMP/SARFAESIA/321706650067274 To.

Date: 16/08/2025 Place: Pune

1a. MR. RAJESH KESHAVPRASAD RAJHUNS (A) 16 QUEEN GARDEN, 3/8 DEFENCE AUDIT COLONY

A Government of India Undertaking

(NEAR RESIDENCY CLUB) PUNE-411001

(B) FLAT NO 206, SECOND FLOOR, D WING, TARA ALICIA PROJECT, GAT NO 1029 (NEW) OLD GAT NO 1073

AND OLD SURVEY NO 257/1/A VILLAGE KUNJIRWADI, TALUKA HAVELI, DISTRICT: PUNE 412201

1b. MRS.RAJESHWARI RAJESH RAJHUNS (A) 16 QUEEN GARDEN. 3/8 DEFENCE AUDIT COLONY

(NEAR RESIDENCY CLUB) PUNE-411001

(B) FLAT NO 206, SECOND FLOOR, D WING,

TARA ALICIA PROJECT, GAT NO 1029 (NEW) OLD GAT NO 1073

AND OLD SURVEY NO 257/1/A

VILLAGE KUNJIRWADI, TALUKA HAVELI, DISTRICT - PUNE 412201

GUARANTOR

1. THE BORROWER/S

MR. BHARAT SURESH KSHIRSAGAR

TYPE II/9. DEFENCE AUDIT COLONY, 16 QUEENS GARDEN, PUNE-411001

Sir/Madam.

Notice Under Sec.13 (2) Read With Sec.13 (3) Of Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002.

You the addressee No 1 herein have availed the following credit facilities from our PUNE CAMP BRANCH, PUNE and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 29-06-2025. As on 14-08-2025 a sum of Rs.8,93,908.30 (Rupees Eight Lakh Ninety Three Thousand Nine Hundred Eight and paise Thirty Only) is outstanding in your account/s.

The particulars of amount due to the Bank from No.1 of you in respect of the aforesaid account/s are as under:

Type of Facility	ype of Facility Outstanding		Un applied interest Penal		Total dues	
amount as on		till	Interest	incurred		
14-08-2025		14-08-2025	(Simple)	by Bank.		
Home Loan Rs. 8,78,038.07		15,870.23 -		- [Rs. 8,93,908.30	
Total Dues:						
Total Dues: Rs.8	Total Dues: Rs.8,93,908.30 (Rupees Eight Lakh Ninety Three Thousand Nine Hundred Eight and paise					

Thirty Only) To secure the repayment of the monies due or the monies that may become due to the Bank, MR. RAJESH KESHAVPRASAD RAJHUNS, MRS.RAJESHWARI RAJESH RAJHUNS AND MR. BHARAT SURESH KSHIRSAGAR had/have executed documents on 03-05-2014 and MR.RAJESH KESHAVPRASAD RAJHUNS AND MRS.RAJESHWARI

RAJESH RAJHUNS have created security interest by way of: Mortgage of immovable property described here in below:

All piece and parcel of property situated on Flat No 206, Second Floor, D Wing, Tara Alicia Project, Gat No 1029, 1030/1. 1030/2 (New) Old Gat No 1073 And Old Survey No 257/1/A, Village Kunjirwadi, Taluka Haveli, District – Pune-412201 (Built Up Area: 53.25 Sq Meter) Having Boundries As Under (As Per Latest Valuation Report): East- Remaining Part Of Gat No 1030 West - Property Of Hole South - Property Of Murlidhar Jadhav North - Property Of Ankush Dhondiba Jadhav (Owner Of Property: Rajesh Keshavprasad Rajhuns And Mrs.rajeshwari Rajesh Rajhuns)

Therefore, you are hereby called upon in terms of section 13(2) of the Securitization and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of Rs.8,93,908.30 (Rupees Eight Lakh Ninety Three Thousand Nine Hundred Eight and paise Thirty Only) together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained/prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to

redeem the secured assets. Yours faithfully

AUTHORISED OFFICER



DATE: 11.09.2025

Phoenix Arc Private Limited REGISTERED OFFICE: 3rd Floor | Wallace Towers (earlier known as Shiv

Building) | 139/140/B/1 | Crossing of Sahar Road and Western Express Highway | Vile Parle (E), Mumbai - 400 057

POSSESSION NOTICE

Whereas, the Authorized Officer of Phoenix ARC Private Limited (acting as trustee of Phoenix Trust - FY 20-9) (Phoenix) under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of the powers conferred under section 13(2) reac with rule 3 of the security interest (enforcement) rules, 2002 issued demand notices to the borrowers, co-borrowers, quarantors as detailed hereunder. calling upon the respective borrowers, co-borrowers, quarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the same. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, coborrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act r/w rule 8 of the said rules on the dates mentioned along with. The borrowers co-borrowers, guarantors in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Phoenix for the amount specified therein with future interest, costs and charges from the respective dates. Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section

	SI. No.	Name and Address of the borrower, Co-Borrower, Loan account No., Loan amount	Details of the securities	1. Demand notice date 2. Date of Symbolic/Physical Possession 3. Amount due in Rs.				
		1.SANDEEP RAMDAS CHAVAN (S/D/W Of Ramdas Chavan) Saraswati Nagar Indapur Indapur Pune Maharashtra (India)- 413106 2.SAKHARBAI RAMDAS CHAVAN (S/D/W Of Ramdas Chavan) Saraswati Nagar, Indapur, Indapur Pune,Maharashtra,(India)- 413106 Loan Account Number: LXDAU00316-170024463 Loan Amount Sanctioned:Rs.17,23,883/- (Rupees Seventeen Lakhs Twenty Three Thousand Eight Hundred And Eighty Three Only)	House No/ W6z3002823, Old No/ 933/2,Near Govt Iti College , Village Taluka Indapur, District Pune-	1) Demand Notice Date 20-11-2018 2) Date Of Physical Possession 08-09-2025 3) Amount Due In Rs. 18,07,181/- (Rupees Eighteen Lac Seven Thousand One Hundred Eighty One Only) Due And Payable As Of 16-11-2018 With Applicable Interest From 17-11-2018 Until Payment In Full.`				
I	PLACE: PUNE AUTHORISED OFFICER							

money deposit will be as under

IDBI Bank Ltd., Retail Recovery, IDBI House, (T) IDBI BANK 1st Floor, Dryaneshwar Paduka Chowk

CIN: L65190MH2004GCI148838 F.C. Road, Shivaji Nagar, Pune- 411004. NOTICE PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX IV-A (See proviso to Rule 8(6)* E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6)* of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is"

and "Whatever there is" and "without recourse" on 26.09.2025. The Reserve price and Earnest

DESCRIPTION OF IMMOVABLE PROPERTIES

Reserve Price (RP) Inspection Name of the Borrower/ Outstanding amount as & Earnest Money **Property Description** per Demand Notice Deposit (EMD) Rs.35.75.000/- & 16.09.2025 Shri Ferozali Niyamatali Khan Rs. 29,47,913/-(Borrower) & Smt. Sharifan Bibi (Rupees Twenty Nine Rs.3,57,500/-(Co-Borrower)- Flat No. 32, Bldg 9, Lakhs Forty Seven S. No. 48, Ambanagari, Dhanori Rd. housand Nine Hundred Vishrantwadi, Pune-411015, Thirteen only) as on Maharashtra, admeasuring 662 Sq.ft. 09.08.2021 plus further (Carpet area 41.80 Sq.mtr & Terrace unapplied interest & area 7.43 Sq.mtr). charges thereon. Shri Ganesh More (Borrower), Flat Rs.42,13,979.72/-Rs.43,00,000/- & 17.09.2025 No.705, 7th Flr. Micassa, Wing-G. (Rupees Forty Two Lakhs Rs.4.30,000/-PH-2, Gat-878, 879, Wagholi, Pune-Thirteen Thousand Nine 412207, admeasuring Carpet area Hundred Seventy Nine 36.08 Sq.mtr + Balcony area 4.56 & Seventy Two paise Sq.mtr + adjoining Balcony area 2.61 only) as on 10.06.2024 Sq.mtr + adjoining Terrace area 4.64 | plus further interest & Sq.mtr + One open Car parking area. charges thereon.

For detailed terms and conditions of the sale, please refer to the link provided in www.bankeauctions.com and IDBI Bank's website i.e. www.idbibank.in. Bid Document, which contains the detailed terms and conditions of sale, bid forms etc. may be obtained from any of our branch office free of charge, on all working days or can be downloaded from IDBI's website www.idbibank.in and www.bankeauctions.com from 11.09.2025. For any clarification and E Auction support, the interested parties may contact Mrs Monika Mavi, AGM (Contact-9920824836).

E-AUCTION SALE NOTICE

AUTHORIZED OFFICER

IDBI BANK LTD, Pune

RBLBANK

13(2) and amounts claimed there under are given as under:

RBL BANK LIMITED

FOR PHOENIX ARC PRIVATE LIMITED. (TRUSTEE OF PHOENIX TRUST FY21-14)

(UNDER SARFAESI ACT, 2002) Registered Office: 1st Lane, Shahupuri, Kolhapur-416001

apno ka bank Branch Office at: RBL Bank Limited, Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016. E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND

Date: 11.09.2025 Place: Pune

ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES") Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the Actual Physical Possession of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on 30/09/2025, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule: Brief Description of Parties, Outstanding dues and Property

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amount as per Demand Notice Date of Demand & Possession Notice under SARFAESI Act	Inspection Date and Time	Reserve Price EMD Bid Increase Amount	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
Mr. Amol Tukaram Yadav (Applicant) Smt. Sona Tukaram Yadav (Co-Applicant & Mortgagor) Address for Correspondence Gram Panchayat Milkat No- 813, At Village Soni, Taluka Miraj, District Sangli- 416420,	Property Owned by Smt. Sona Tukaram Yadav All the piece and parcel of immovable property and construction standing thereupon bearing Gram Panchayat Milkat No- 813, Admn. Area 65.40 Sq.Mtr (703.96 Sq.ft.) At Village Soni, Taluka Miraj, District Sangli- 416420 Bounded and surrounded by Towards East-Property of Nandkumar Jagannath Patil Towards South - Property of Pandit Shivaji Y Towards West - Property of Pandit Shankar Patil Towards North - Common Bol	Rs.5,84,119.00/- (Rupees Five Lakhs Eighty-Four Thousand One Hundred Nineteen Only) as on 06/07/2024 Demand notice dated 06/07/2024 Actual Physical Possession taken on 19/05/2025	22/09/2025 between 11:00 A.M. to 12:00 P.M.	Reserve price: Rs.9,75,000/- (Rupees Nine Lakhs Seventy Five Thousand Only) EMD: 10 % of Reserve Price Bid Increase amount: Rs.50,000.00 (Rupees Fifty Thousand Only)	30/09/2025 12:30 PM to 01:30 PM	On or Before 29/09/2025 upto 5:00 PM	Pandurang Katkar Mobile No. 9545244646 E-mail: Pandurang. Katkar@rbl bank.com)

Terms and Conditions:

(1) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of https://www.bankeauctions.com & https://www.rblbank.com/pdf-pages/news before submitting their bids and taking part in e-auction.

It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.

The interested bidders shall submit their EMD details and documents through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd. Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016 before 5:00 PM on or before 29/09/2025.

Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981124/25/26. Contact Person Mr. Hareesh Gowda Mob No: 09594597555, E-mail-Id: hareesh.gowda@c1india.com and for any query in relation to Property, they may contact Mr. Pandurang Katkar, Authorised Officer (Mobile No. 9545244646 / 86050092, E-mail: Pandurang.Katkar@rblbank.com)

The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.

The asset shall not be sold below reserve price.

The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful. Time and manner of payment:

a) Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day. b) Balance within 15 days of the confirmation of sale by the Bank.

c) In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.

(9) The above sale shall be subject to the final approval of Bank. (10) Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The

Bank does not undertake any responsibility of payment of the above dues. (11) The particulars in respect of the Secured Assets specified above have been stated to the information of the undersigned who however shall not be responsible for any error,

misstatement of omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders. (12) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.

(13) The bidders/tenderers/offerers shall improve their further offers in multiples of Rs.50,000/- (Rupees Fifty Thousand Only).

(14) The successful bidder/offerer shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.

(15) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues. Date: 11-09-2025 **Authorised Officer** Place: Pune / Kolhapur RBL Bank Ltd.

RBLBANK apno ka bank

schedule:

RBL BANK LIMITED Registered Office: 1st Lane, Shahupuri, Kolhapur-416001

Branch Office at: RBL Bank Limited, Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT, 2002)

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the Actual Physical Possession of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on 27/09/2025, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction

Brief Description of Parties, Outstanding dues and Property

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amount as per Demand Notice Date of Demand & Possession Notice	Inspection Date and Time	Reserve Price EMD Bid Increase	Date/ Time of E-Auction	Last Date for Receipt of Bids along with	Name of Authorised Officer/ Phone No./ Email Id
	morigago:	under SARFAESI Act	and time	Amount	E-MUCTION	documents	
1) Mr. Sumit Arun Bajaj (Applicant) 2) Mr. Arun Omprakash Bajaj (Co-Applicant and Mortgagor)	Property Owned by Mr. Arun Omprakash Bajaj Commercial property bearing Office No. D on Ground Floor, in the building constructed on land bearing CTS No 59, situated at village Rasta Peth, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation (PMC), admeasuring about 288.56 sq. fts. (i.e. 26.80 sq. mtrs) built up area, Which is bounded and surrounded by On or towards East - Passage of CTS No.59, On or towards South - Open Chowk & Staircase of CTS No.59, On or towards West - 3 Wide Lane at CTS	(Rupees Twenty Lakhs Sixty-Two Thousand Eighty-Three and Seventy-Two Paise	20/09/2025 between 11:00 A.M. to 12:00 P.M.	Reserve price: Rs.24,00,000/- (Rupees Twenty- Four Lakhs Only)	27/09/2025 12:30 PM to 01:30 PM	M Before 26/09/2025	Pandurang Katkar Mobile No. 9545244646 E-mail: Pandurang. Katkar@rbl bank.com)
Address of Correspondence 1) Cloud 09, Row House No.18,				EMD: 10% of Reserve Price			
Road, Mohmadwadi, Pune 411060. 2) Office No.D. Ground Floor, CTS	On or towards East - Passage of CTS No.59, On or towards South - Open Chowk & Staircase of CTS	Demand notice dated 09/10/2023 Actual Physical Possession taken on 10/01/2025		Bid Increase amount: Rs.50,000.00 (Rupees Fifty Thousand Only)			

Terms and Conditions:

(1) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of https://www.bankeauctions.com & https://www.rblbank.com/pdf-pages/news before submitting their bids and taking part in e-auction.

It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid. The interested bidders shall submit their EMD details and documents through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd. Ground Floor Shop No 5, ICC Trade

Centre, Senapati Bapat Marg, Pune-411016 before 5:00 PM on or before 26/09/2025. (4) Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981124/25/26. Contact Person Mr. Hareesh Gowda Mob No: 09594597555, E-mail-Id: hareesh.gowda@c1india.com and for any query in relation to Property, they may contact Mr. Pandurang Katkar, Authorised Officer (Mobile No.

9545244646, E-mail: Pandurang.Katkar@rblbank.com) (5) The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason whatsoever and his

decision in this regard shall be final and binding.

The asset shall not be sold below reserve price.

The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful. (8) Time and manner of payment:

a) Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.

b) Balance within 15 days of the confirmation of sale by the Bank.

c) In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.

(9) The above sale shall be subject to the final approval of Bank. (10) Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The

Bank does not undertake any responsibility of payment of above dues. (11) The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement of omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other

(12) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form. (13) The bidders / tenderers / offerers shall improve their further offers in multiples of Rs.50,000/- (Rupees Fifty Thousand Only).

(14) The successful bidder/offerer shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.

(15) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues. Date: 11-09-2025 **Authorised Officer** Place: Pune RBL Bank Ltd.

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details in respect of the Secured Assets before submitting tenders.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts

Pune