



बँक ऑफ महाराष्ट्र
Bank of Maharashtra
बँक ऑफ महाराष्ट्र

Ghorpadi Branch : Pune Contonment Building, Ghorpadi Bazar, Pune-41001
TELE : 020-26840701 & 26840172

E-mail: brmgr184@mahabank.co.in/bom184@mahabank.co.in

Possession Notice (Appendix IV under the Act-Rule-8(1))

Whereas, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Sec. 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice dated 27.06.2025** calling upon the **Borrower, i) M/s. Connect Enterprises, Prop: Mr. Chetan Shankar Walunj, Sabalewadi, Post Bhaul, Shikrapur Chakan Road, Tal. Khed, Dist Pune 410501** to repay the amount of **Rs.1,62,89,855.00 Plus Unapplied Interest @ 13.55% p.a. w.e.f. 01.02.2025** as mentioned in the Demand Notice within 60 days from the date of receipt of the said Notice.

The Borrower and Guarantors, having failed to repay the amount, notice is hereby given to the Borrower as well as Guarantor and the Public in general that the undersigned has **taken Symbolic possession** of the property described herein below in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **9th September 2025**.

The Borrower in particular and the Public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Bank of Maharashtra, Ghorpadi Branch** for an amount mentioned above.

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

The details of the properties mortgaged to the Bank and taken symbolic possession by the Bank are as follows:

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

The details of the assets hypothecated to the Bank and taken possession by the Bank are as follows:

1. Hypothecation of TST cutting machines 7 Nos
2. Hypothecation of PAC print single colour (Manual)
CERSAI ID: 200074574938

Date : 09/09/2025
Place : Pune

Chief Manager & Authorised Officer,
Bank of Maharashtra, Ghorpadi Branch

PUBLIC NOTICE

NOTICE is hereby given that the below mentioned Authorised Person is no longer affiliated as Authorised Person of Kotak Securities Limited.

Authorised Person Name	Trade Name	Exchange Registration Numbers of Authorised Person	Address of Authorised Person
MONEY TIMES FINANCIAL SERVICES	MONEY TIMES FINANCIAL SERVICES	NSE - AP029176331 BSE - AP0106730120153	A-704 TTH FLR ISHAN SRUJITH WARE PUNE 411058

Please note that above mention Authorised Person (AP) is no longer associated with us. Any person henceforth dealing with above mention AP should do so, at their own risk. Kotak Securities Ltd. shall not be liable for any such dealing. In case of any queries for the transactions till date, Investors are requested to inform Kotak Securities Ltd. within 15 days from the date of this notification, failing which it shall be deemed that there exists no queries against the above mentioned AP.

**Kotak** Kotak Securities Limited. Registered Office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051. CIN: U99999MH1994PLC134051. Telephone No. +22 43360000. Fax No. +22 67132430. Website: www.kotak.com / www.kotaksecurities.com. Correspondence Address: Infinity IT Park, Bldg. No 21, Opp. Film City Road, A K Vaidya Marg, Malad (East), Mumbai 400097. Telephone No: 42856825. SEBI Registration No: IN2002020137 (Member of NSE, BSE, MSE, MCX & NCDEX). AMFI ARN 0164. PMS INP000000258, and Research Analyst INH000000586. NSD/CDSL: IN-IN-DP-629-2021. Compliance Officer Details: Mr. Hiren Thakkar Call: 022-4295 8484, or Email: ks.compliance@kotak.com

PUBLIC NOTICE

NOTICE is hereby given that the below mentioned Authorised Person is no longer affiliated as Authorised Person of Kotak Securities Limited.

Authorised Person Name	Trade Name	Exchange Registration Numbers of Authorised Person	Address of Authorised Person
MADHAVI SANDEEP PATIL	MADHAVI SANDEEP PATIL	NSE - AP0291093011 BSE - AP0106730170107	57 B Uttar Shivaji Nagar, Baiji Mir Road, Sangli Maharashtra Sangli 416416

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IKF HOME FINANCE LIMITED
Plot No.30/A, Survey No.83/1, My Home Twitza, 11th Floor, Diamond Hills, Lumbini Avenue, Beside 400/220132KV GIS Substation, APJC Hyderabad Knowledge City, Raidurg, Hyderabad-081. Ph: 040-23412083.

DEMAND NOTICE
UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

The below mentioned Borrowers, Co-Borrowers and Guarantors have availed Loan(s) Facility (ies) from IKF Home Finance Limited by mortgaging their Immovable Properties and defaulted in repayment of the same. Consequent to your defaults your Loans were classified as Non Performing Assets by **IKF Home Finance Limited** and hence all its rights, title, interest, benefits dues receivable from you as per document executed by you to avail the said Loan(s) along with the underlying security interest created in respect of the securities for repayment of the same. **IKF Home Finance Limited** has pursuant to the said Assignment and for the recovery of the outstanding dues, issued Demand Notice under Section 13(2) of the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 (The Act). The contents of which are being published herewith as per Section 13(2) of the act read with Rules 3(1) of The Security Interest (Enforcement) Rules, 2002 as and by way of Alternate Service upon you. Details of the Borrowers, Co-borrowers, Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under are given as under:

Name of the Applicant: Mr. Bharat Balu Kadu, S/o Mr. Balu Baburao Kadu, SR No.67, Flat No. 203 Jay Shankar Colony, No-2 Santosh Nagar Nr Water Tank, Katraj Pune -411046. And Also At: Mr. Bharat Balu Kadu O/o KGOC GLOBAL LLP, Akruti Chambers Nr Swargate, Mukundnagar-Pune-411042. Co-Applicant: Mrs. Shila Bharat Kadu W/o. Mr. Bharat Balu Kadu, SR No.67, Flat No.203 Jay Shankar Colony, No-2 Santosh Nagar Nr Water Tank, Katraj Pune -411046. And Also At: Mrs. Shila Bharat Kadu O/o. Samarth Super Market, Rukmini Niwas SR.No.67, Santosh Nagar, Katraj, Pune-411042. Guarantor: Mr. Sarang Shrivling Swami, S/o Mr Shrivling Swami, 624/2B/1 Prasadibwale lane No.8, Behind Aai Mata Mandir Pakie Bibewadi, Pune-411032.

Loan Amount: HL: Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)
Loan Account No: HL: LNPUN02022-230005124

DESCRIPTION OF THE IMMOVABLE PROPERTY

All the piece and parcel of the Flat No.203, admeasuring area 465 Sq. Ft. e 43.21 Sq.Mt, on Second Floor in the Building laying & being on Survey No.67 Hies No.3+4+5/2/31, New Survey No.67/3d/1 admeasuring 00H 2.5 Are Situated at village Katraj, Tal. Haveli Dist. Pune, Which is Within the Local Limits of Pune Municipal Corporation within the Jurisdiction of Sub-Registrar Haveli, Pune.

Non Performing Asset (NPA): 06.08.2025	Demand Notice Date: 02.09.2025
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AMOUNT DUE: HL: Rs.16,27,160.92/- (Rupees Sixteen Lakhs Twenty Seven Thousand One Hundred Sixty and Ninety Two Paise Only) due and payable as on **14.08.2025.**

Date: 10.09.2025, Place: Pune **Sd/- Authorised Officer, IKF Home Finance Limited**

PUBLIC NOTICE

NOTICE is hereby given that the below mentioned Authorised Person is no longer affiliated as Authorised Person of Kotak Securities Limited.

Authorised Person Name	Trade Name	Exchange Registration Numbers of Authorised Person	Address of Authorised Person
NRP CAPITALS	NRP CAPITALS	NSE - AP0291388331 BSE - AP01067301142003	Flat No 504 Building A 24k Opus Apt Pimple Nisakh Vishal Nag Ar Near Petrol Pump Pune 411027

Please note that above mention Authorised Person (AP) is no longer associated with us. Any person henceforth dealing with above mention AP should do so, at their own risk. Kotak Securities Ltd. shall not be liable for any such dealing. In case of any queries for the transactions till date, Investors are requested to inform Kotak Securities Ltd. within 15 days from the date of this notification, failing which it shall be deemed that there exists no queries against the above mentioned AP.

**Kotak** Kotak Securities Limited. Registered Office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051. CIN: U99999MH1994PLC134051. Telephone No. +22 43360000. Fax No. +22 67132430. Website: www.kotak.com / www.kotaksecurities.com. Correspondence Address: Infinity IT Park, Bldg. No 21, Opp. Film City Road, A K Vaidya Marg, Malad (East), Mumbai 400097. Telephone No: 42856825. SEBI Registration No: IN2002020137 (Member of NSE, BSE, MSE, MCX & NCDEX). AMFI ARN 0164. PMS INP000000258, and Research Analyst INH000000586. NSD/CDSL: IN-IN-DP-629-2021. Compliance Officer Details: Mr. Hiren Thakkar Call: 022-4295 8484, or Email: ks.compliance@kotak.com

PUBLIC NOTICE

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Authorised Person Name	Trade Name	Exchange Registration Numbers of Authorised Person	Address of Authorised Person
RAJENDRA P VADANGEKAR	RAJENDRA P VADANGEKAR	NSE - AP029108801 BSE - AP01067301115991 NCDEX - 123133 MCX - 138568	S/O 1134 PLOT No 319 319 J J DYNASTY APARTMENT GODDAMP UNIT NO 10 PANJAPUR CITY KOLHAPUR 416009

Please note that above mention Authorised Person (AP) is no longer associated with us. Any person henceforth dealing with above mention AP should do so, at their own risk. Kotak Securities Ltd. shall not be liable for any such dealing. In case of any queries for the transactions till date, Investors are requested to inform Kotak Securities Ltd. within 15 days from the date of this notification, failing which it shall be deemed that there exists no queries against the above mentioned AP.

**Kotak** Kotak Securities Limited. Registered Office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051. CIN: U99999MH1994PLC134051. Telephone No. +22 43360000. Fax No. +22 67132430. Website: www.kotak.com / www.kotaksecurities.com. Correspondence Address: Infinity IT Park, Bldg. No 21, Opp. Film City Road, A K Vaidya Marg, Malad (East), Mumbai 400097. Telephone No: 42856825. SEBI Registration No: IN2002020137 (Member of NSE, BSE, MSE, MCX & NCDEX). AMFI ARN 0164. PMS INP000000258, and Research Analyst INH000000586. NSD/CDSL: IN-IN-DP-629-2021. Compliance Officer Details: Mr. Hiren Thakkar Call: 022-4295 8484, or Email: ks.compliance@kotak.com



IDBI BANK Ltd., Retail Recovery, IDBI House, 1st Floor, Dnyaneshwar Paduka Chowk, F.C. Road, Shivaji Nagar, Pune- 411004.

SALE NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A (See provision to Rule 8(6)/9(1))

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 any recourse on 26-09-2025** for recovery of Rupees as mentioned in table below due to IDBI Bank Ltd., Secured Creditor from Borrower(s) as mentioned below. The reserve price and earnest money deposit will be as under:

Sr No	Borrower Name & Account Number	Date of Demand Notice & Date of Possession	Reserve Price (in Rs.)	EMD (In Rs.)	Date Of Property Inspection	Property Address
1	Mr. Tanaji Shivaji Deshmukh (Borrower) & Mrs. Punam Tanaji Deshmukh (Co-Borrower) Loan Account No. 0677675100012661	14-12-2023 & 29-08-2024 (Physical)	16,00,000.00	1,60,000.00	15-09-2025	All that piece & parcel of the premises at Flat No: 102, 1st Floor, Building H/V Residency, Old s no 660 part, New S.No 406+408, CTS No.7578,7579 having admeasuring area 520 sq.ft. i.e., 48.32sq.mtr built up area situated within the village Talegaon Dabdhade, Tal. Malavi within the limits of District Pune in the state of Maharashtra.
2	Mr.Naravathi Babaso Shinde (Borrower) & Mrs. Reshma Babaso Shinde (Co-Borrower) Loan Account No. 1786675100000897 1786675100001021 1786675100000903	21-05-2024 & 16-04-2025 (Physical)	21,60,000.00	2,16,000.00	16-09-2025	All that piece and Parcel of Land comprised in and forming part of Flat No:101, 1st floor wing D Avneesh Pride Gat No.63, Medankarwad, Chakan Pune -410 501 having admeasuring 417 Sq.ft. i.e. 38.75 Sq.Mtrs Carpet area + Terrace area 55 sq.ft. i.e., 5.11 sq.mtrs total Builtup area 555 Sq.Ft. i.e., 51.57 sq.mtr Situated within the limits of Village Medankarwadi, Chakan Taluka Khed Registration District Pune, in the State of Maharashtra.
3	Mr. Aaba Brahmadeo Ingole (Borrower) & Mrs. Trupati Aaba Ingole (Co-Borrower) Loan Account No. 0087675100026497 0087675100026576	14-11-2022 & 12-09-2023 (Physical)	17,10,000.00	1,71,000.00	15-09-2025	All that piece and Parcel of Land comprised in and forming part of Flat No 1103, 11th Floor; Wing K, Abhimani Homes, Gat No. 8,12,16,18,19,20, Shingoon, Pune -412402. Admeasuring Total Carpet area 327.33 Sq.ft. i.e 30.45 Sq. Mtr. along with terrace, lobby and open Terrace 104.73 Sq.ft. i.e. 9.73 Sq. Mtrs and car parking.
4	Shri Deepak Dhoneidam Gurav (Borrower) & Smt Jyoti Deepak Gurav (Co-Borrower)	06-01-2024 & 05-03-2025 (Physical)	10,80,000.00	1,08,000.00	17-09-2025	Flat No. F-410, 4th Floor, Wing F, Apla Ghar Sanaswadi, Phase II, Gat No. 181 and 183 admeasuring built up area 420 Sft. Carpet Area- 311 Sq.ft. Located at Dingrajwadi, Shirur, Pune, Maharashtra-412216
5	Shri Ghanshyam Namdeo Sonawane (Borrower) & Smt Komal Ghanshyam Sonawane (Co-Borrower)	01.11.2023/ 19.03.2025 (Physical)	31,50,000.00	3,15,000.00	18-09-2025	Flat No. 607 at Sixth Floor in Building Wing 'C' at "AKSHA VRUNDAVAN" Gat No.117, 118 having admeasuring Built up area of 690 sq. ft. i.e., 64.09 sq.mtr, Carpet Area of 452 sq. ft. i.e., 42.00 sq.mtr situated within the village Chikhali, Taluka Haveli, District Pune, Maharashtra-411062.

For detailed terms and conditions of the sale, please refer to the link provided IDBI Bank's website i.e. www.idbibank.in. For any clarification and E-auction Support, the interested parties may contact Shri Bharmavathi Rakesh Nayak (Contact No.9502336113; Mail id: br.nayak@idbi.co.in) Recovery Officer/Retail Recovery, IDBI Bank Ltd. Maratha Chambers, Plot No 3, 1, SDC /Sector 25, Bheh Chowk Road Nigdi Pune Maharashtra-411 044 and Potnuru Chandra Shekar (Contact No: 9008694761; Mail id: chandra.potnuru@idbi.co.in).

The 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.bankesauctionswizard.com.

Date: 10-09-2025
Place: Pune

Sd/-
AUTHORIZED OFFICER



CFM ASSET RECONSTRUCTION PRIVATE LIMITED

REGISTERED OFFICE: Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S.G.Highway, Makarba, Ahmedabad-380051 Gujarat. **Corporate Office:** 1st floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai -400038. **EMAIL:** sapna.desai@cfmrc.in arnold.pinto@cfmrc.in **CONTACT:** 022-40555230/ 8878989050/ 8655623693

APPENDIX - IV POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas, the Authorized Officer of the **CFM Asset Reconstruction Pvt. Ltd. (CFM-ARC)** assignee of The Vaidyanath Urban Co-Op. Bank Ltd., Parli 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 the security Interest (Enforcement) Rules 2002 issued **Demand Notices Dated 08/12/2022 under section 13(2) of the SARFAESI Act, 2002** calling upon the borrower(s) **1) Mrs. Smita Laxman Kothawale [Borrower/ Mortgage], 2) Mr. Narendra Namdev Sawant [Guarantor], 3) Mrs. Rani Rangnath Bangar [Guarantor], 4) Mr. Nilesh Rangnath Bangar [Guarantor], to repay Rs. 42,28,980.90/- (Rupees Forty-Two Lakhs Twenty-Eight Thousand Nine Hundred Eighty and Paise Ninety Only) as on 08/12/2022** together with further interest plus costs, charges and expenses etc. within 60 days from the date of receipt of the said notice.

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 Physical Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **09th of September 2025**.

The borrower(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 CFM-ARC for a total outstanding amount of **Rs. 42,28,980.90/- (Rupees Forty-Two Lakhs Twenty-Eight Thousand Nine Hundred Eighty and Paise Ninety Only) as on 08/12/2022** together with further interest plus costs, charges and expenses etc. thereon till the realization of the entire outstanding dues.

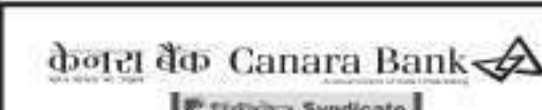
The borrower(s) attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the Property bearing Flat No. 03 on Ground Floor, Wing No. 'B', Jeevan Aangan Co-Operative Housing Society Ltd., Sector No. 16, Constructed on Plot No. 131 (Old Survey No. 257), out of that Sub Plot No. 2 to 17, admeasuring area 54.85 sq. mtrs. Carpet area+ Porch area 8.53 Sq. mtrs. + Open Marginal space area 24.62 Sq. mtrs+ Undivided share in Common areas and Facilities 3.00%, having its registration No. PNA/PNA (3) /HSG/(TC)/10963/2011, dated 01/01/2011, situated at Village Chikhali, Taluka - Haveli, Dist. Pune, and within the local limits of Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, Pune owned by Mrs. Smita Laxman Kothawale. **BOUNDARIES:** East: Plot No. 18 to 23. West: Road. South: Road. North: Plot No. 139.

Place: PUNE
Date: 09th September, 2025.

Sd/- Authorized Officer
CFM Asset Reconstruction Pvt Ltd
(Acting as trustee of CFMARC Trust 139)



Recovery Section, Regional Office, Pune 1,
Premium Point Building, 4th Floor, Jangli Maharaj Road,
Opp. Modern High School, Shivaji Nagar, Pune 411005
recorpune@canarabank.com, Landline: 020 25512118

ONLINE GOLD AUCTION NOTICE

The under mentioned persons are hereby informed that they have failed to pay off the liability in the loan accounts. Notices sent to them by Registered Post have been returned undelivered, to the Bank. They are therefore requested to pay off the liability and other charges and redeem the pledged securities within 7 days from the date of publication of this auction notice failing which the said securities will be sold by the Bank in public auction at the cost of the borrower at the Branch premises at **12:00 PM to 03:00 PM on 20/09/2025** or on any other convenient date thereafter without further notice, at the absolute discretion of the Bank.. Notice is hereby given to the borrower and the public in general that the undersigned will conduct online auction of the gold ornaments strictly on **"As is What is Basis" & "Whatever there is Basis" & "Without recourse Basis"**. The auction will be conducted online through <https://egold.auctiontiger.net> on **20/09/2025 at 12:00PM to 03:00PM**

S. N.	Branch Name & Name of Borrower	Account No.	Outstanding Liability	Loan Date	NPA Date
1	Branch : Khadakwasla[02580] Mob.9902413758 Chaitanya Parshuram Waghmare, Hingane Khurhd, S. N. 13 J Ghar No. 381, Mahadev Nagar, Shejari, Pune, Maharashtra-411051	180267482070	46,410.19	31-01-2024	23-06-2024
2	Branch : Khadakwasla [02580] Mob.9902413758 Suryakant Dagdu Sonavane, N D A Road, Near Rameshwa Bank, Nanded Pune City, Vadgaon Budruk, Pune Maharashtra - 411041	164049239268	21,330.85	27-12-2024	29-04-2025
3	Pune Dhankawadi [03265] Mob.9677115123 Tribhuvan Shardaprasad Saroj, Co. Shardaprasad. Saroj Laxmi Krupa, 201 Jadhav Nagar, Sr. No. 49 3, Nr. Gujjarwadi Phata, Pune Maharashtra 411046	180078516470	1,71,988.26	23-05-2022	22-05-2025

The legal heirs of the deceased borrower has right to redeem the Gold prior to Auction. The borrower should repay the amount within 7 days of the publication of this notice, failing which the bank will auction the Gold and use the amount for recovery of its arrears and other expenses.

Term and Conditions for Auction:

- No responsibility attaches to the bank for the quality and the specifications of the Gold. The Gold are being auctioned in "as is where is" condition at risk of the customer and the purchaser.
- The bank reserves its right to accept or reject any bid without assigning any reason whatsoever.
- The last Date for submitting application, KYC and EMD amount by bidder will be on or before **17/09/2025**
- The bidders will be permitted to submit the KYC documents and remit the Earnest Money Deposit amount **up to 2 working days** before e-auction.
- No Bidder Application and EMD will be considered after last date for submission of EMD i.e. **after 17/09/2025**
- The bidders shall be permitted to inspect the gold jewellery before the auction and such date will be notified in the e-auction portal after registration of bidders. Inspection of jewellery shall be permitted only after remitting the EMD amount.
- It shall be the responsibility of Bidder to make due diligence and physical verification of the gold jewellery and satisfy themselves about the Purity of the gold Jewellery and Specifications before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of the gold jewellery put on auction will be permitted to registered bidders at branch office **between 17/09/2025 to 19/09/2025 from 11.00 PM to 04.00 PM**
- Once bidders fail to put bid within specified auction period, there will be no extension granted after auction time.
- The Earnest Money Deposit (EMD) amount to be remitted by a bidder for participating in e-auction is fixed at **Rs. 25,000.00 (Twenty-five thousand only)**.
- The Bank will auction only as many items as necessary to clear the liability of the borrower.
- The successful bidder should make full payment at least by next working day of the auction. Otherwise, bid shall be forfeited and EMD amount shall not be returned. The Bid will be cancelled
- Public Auction for Gold will take place on **20/09/2025 between 12.00 p.m. to 3.00 p.m.** at the above mentioned Branches.
- The successful bidder will borne GST as applicable rate on final bidding amount.
- Other details regarding description of gold ornaments and auction will be made available at site Visit <https://egold.auctiontiger.net>.
- Bank reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

Please contact Branch Number mentioned above or Call 6352634523 / 9023724780 for more information. Visit <https://egold.auctiontiger.net> for detailed terms & conditions.

Date : 08/09/2025
Place : Pune

Manager, Recovery Section
Canara Bank



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 FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITIZATION 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 Mortgage (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 schedule:

Brief Description of Parties, Outstanding dues and Property

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgage	Amount as per Demand Notice	Inspection Date and Time	Reserve Price	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
		Date of Demand & Possession Notice under SARFAESI Act		EMD Bid Increase Amount			
1) Mr. Zubair Moidu Masthan (Applicant & Mortgage) 2) Mrs. Shahanaaz Usman Byari (Co-Applicant)	Property owned by Mr. Zubair Moidu Masthan All the piece and parcel of Residential Property bearing Flat No.304, area admeasuring 44.22 Sq. mtrs. carpet along with Terrace area admeasuring about 6.41 Sq. mtrs. on the 3rd Floor in the building known as "Unnati Avenue Co-Operative Housing Society Ltd", along with car parking No.31 area admeasuring about 9.29 Sq. mtrs. constructed upon the Land bearing Survey No.32, Hissa No.1/1 & 1/2 area situated at village Kondhawa Budruk, Pune City District Haveli Pune, Building bounded and surrounded by.... Towards East - By New Survey No.32 (Old Survey No.27/1/1), Towards South - Property bearing Old Survey No. 27 of Mr. Maral, Towards West - By Old Survey No.27 of Mr. Chintaman Maral, Towards North - By Road to Pisoli.	INR of Rs.33,00,388/- (Rupees Thirty Lakhs Ninety-Seven Thousand Three Hundred and Eighty-Eight Only) Demand notice dated 01/10/2024 Actual Physical Possession taken on 12/07/2025	20/09/2025 between 11:00 A.M. to 12:00 P.M.	Reserve price: Rs.33,00,000/- (Rupees Thirty-Three Lakhs Only) EMD: 10% of Reserve Price Bid Increase amount: Rs.50,000.00 (Rupees Fifty Thousand Only)	27/09/2025 12:30 PM to 01:30 PM	On or Before 26/09/2025 upto 5:00 PM	Pandurang Katkar Mobile No. 9545244646 E-mail: Pandurang.Katkar@rblbank.com)

Terms and Conditions:

- 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.bankauctions.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.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.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.**
- 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)
- 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:
 - 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.
 - Balance within 15 days of the confirmation of sale by the Bank.
 - 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.
- The above sale shall be subject to the