



सिंडिकेट Syndicate

Asset Recovery Management Branch 1259, Deccan Gymkhana, Renuka Complex, 1st Floor, Jangli Maharaj Road, Pune - 411004. Phone No. +91 20 25511034/8739018778/ 7509985705.

Email: cb5208@canarabank.com

Sale **Notice**

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8/ (6) & 9 of the Security Interest (Enforcement) Rules, 2002

Security Interest (Enforcement) Rules, 20							
	From previous page (All amounts in						
SI. No	Name of the Borrowers & Guarantors	Outstanding Amt. & Type of Possession	Location & Details of the Properties	Reserve Price	EMD & Last Date to Deposit EMD	Known Encumbrance	
20	M/s Rutu Enterprises (Borrower), Mr. Tusshar Ashok Munoat (Borrower/Guarantor) & Mrs. Pragati Tusshar Munoat (Guarantor).		Showroom on ground floor "M-Arch Centre", S No. 48/1/2/12, 18/1/2/13 & 48/1/2/3, Pashan Sus Road Opposite Audi Service station Baner, Tal-Haveli, Dist — Pune., admeasuring 3381.59 Sqft Carpet area and space aside showroom—admeasuring 2482.55 Sqft and also 6 parking spaces at basement level — II. Bounded by:East : Part S.No. 48/1/2/1, West : 5 Mtrs wide land piece being used as access, South : Part of S.No.48/1/2/1, North : Sus Road [Under Symbolic Possession]	Rs. 3,65,00,000/- (Rupees Three Crore Sixty five Lakhs Only)	Rs. 36,50,000/- (Rupees Thirty Six Lakhs Fifty Thousand Only) 24.08.2025 till 05.00 PM	Not known to bank	
	M/s S S Agencies (Borrower), Gat No 173 Padegaon Nira Lonand Road, Khandala, Pune-415521 Mr. Prakash Sampatrao Chorge (Proprietor), Ward No. 02, Surmal Jeur, Pune-413205		All piece and parcel of plot NO 1, 6, 7, 13, 15, 24, 25, 27, & 28 of Gat No. 362 admeasuring 1907.73 sq mtr situated at Phaltan-Satara Road, at Mirgao, Tal. Phaltan & Dist Satara.	Rs. 61,02,000.00 (Rupees Sixty One LakhTwoThousand Only)	Rs. 6,10,200.00 (Rupees SixLakhTen Thousand Two Hundred Only) by 24.08.2025 till 5.00 pm	Not known to bank	
	Homeopathic Medical College at Plot No 19, MIDC Gadhinglaj, Village Badyachiwadi, Tal. Gadhinglaj, Dist – Kolhapur 416502 2. Shri. Eknath Bayaji Gadkari, (President), 3. Shri. Sagar Eknath Gadkari, (Vice President), 2 & 3 Both at: Flat No 402, Veermahal Co-operative Society, Dr. Babasaheb Ambedkar Road, Lalbaugh, Mumbai 400012 4. Shri. Shekhar Appaji Hodage, (Treasurer), 32/04, E Ward, Mahalaxmi Prasad, S-3, Tarabai Park, Kolhapur 416003. 5. Smt. Neelam Eknath Gadkari, (Trustee), Flat No 402, Veermahal Co-operative Society, Dr. Babasaheb Ambedkar Road, Lalbaugh, Mumbai 400012 6. Shri. Vaibhav Vishwas Patil, (Trustee), A/p. Hattiwade, Tal. Ajara, Dist Kolhapur 416505 7. Smt. Kranti Shekhar Hodage, (Trustee), 32/04, E Ward, Mahalaxmi Prasad, S-3, Tarabai Park, Kolhapur 416003	x Crore Forty-five Lakh Twenty-three housand Five Hundred Fifty-four and aise Forty-eight Only) as on 5.07.2025 plus further interest and harges	All that piece & parcel of the property consisting of Land & Building including furniture & fixtures situated at Plot No 19 (Predetermined lease area 39720 sq mtrs) MIDC Gadhinglaj Industrial area, within the limits of Badhyachiwadi & outside the limits of Gadhinglaj Municipal Council, Tal- Gadhinglaj, Dist Kolhapur in the name of M/s Disha Shikshan V Vikas Kendra and bounded as: East – MIDC 10 mtrs road strip, West – B 39 & open space, North – MIDC Land, South – MIDC Road	Rs. 3,79,64,000/- (Rupees Three Crore Seventy Nine Lakhs Sixty Four thousand Only)	Rs. 37,96,400/- (Rupees Thirty Seven Lakh Ninety Six Thousand Four Hundred Only) 24.08.2025 till 05.00 PM	Not Known to Bank	
		All that piece & parcel of the property consisting of Bunglow at Gat No 728, admeasuring 0H 33R out of which 0H 4.5R, its GP Milkat No 557 admeasuring 1596 sq ft & Milkat No 558 admeasuring 425 sq ft situated at village — Batkanangale, Mouje — Gadhinglaj, Tal — Gadhinglaj, Dist — Kolhapur. belonging to Mr. Eknath B Gadkari and bounded as : East — Property of Harsh Walve, West — Road, North — Portion of Gat 728, South — Property of Matkar.	Rs. 40,00,000/- (Rupees Forty Lakhs Only)	Rs. 4,00,000/- (Rupees Four Lakhs Only) 24.08.2025 till 05.00 PM	Not Known to Bank		
	 Smt. Sunanda Suryakant Redekar, (Trustee), A/p. Lingnur, Tal. Gadhinglaj, Dist Kolhapur 416502 Smt. Kanchan Vishwas Patil, (Trustee), A/p. Hattiwade, Tal. Ajara, Dist. Kolhapur 416505 Shri. Bhagvan Krushna Patil, (Trustee), Krishnakunj Niwas, Jijamata Colony, A/p. Ajara, Tal. Ajara, Dist Kolhapur 416505. 					· Y	

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com, https://baanknet.com) or may contact Chief Manager, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 1st Floor, Jangli Maharaj Road, Pune -411004, Phone No. (020) 25511034, 8739018778, 7509985705. during office hours on any working day. Authorized Officer, Canara Bank Date: 28/07/2025, Place: Pune



Zonal Office, Kolhapur Legal Department : Zonal Office : Mahabank Bldg., Kavala Naka, Kolhapur-416001.Phone: 0231-2533412, 14 Email: legal_kol@mahabank.co.in

POSSESSION NOTICE (Appendix IV, Rule-8(1))

WHEREAS, the undersigned being the Authorised Officer of Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 22.05.2025 calling upon the Borrower M/s. Rohit Engineers, through its Prop. Mr. Ashok Shivgonda Patil to repay amount aggregating Rs. 4,71,87,410/-(Rupees Four Crore Seventy-One Lakhs Eighty-seven Thousand Four Hundred and Ten only) plus unapplied interest plus penal interest & charges/expenses 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/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 described herein below in the exercise of powers conferred on him under Sub Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 29th day of July of the year 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 Bank of Maharashtra, Mid-Corporate Branch for the amount mentioned hereinabove.

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. This notice is also being published in vernacular. The English version

shall be final if any question of interpretation arises. Description of the Immovable Property:

All those pieces and parcels of Industrial land bearing Plot No. F35, admeasuring 720 Sq. Mtrs. and all building and structures constructed thereon, situated at MIDC Gokul Shirgaon, Tal. Karveer, Dist. Kolhapur. CERSAI ASSET ID 200074988278.

Date: 29.07.2025 Place: Karveer

Chief Manager & Authorized Officer Bank of Maharashtra, Kolhapur Zone





BRANCH: KALYANI NAGAR Bunglow No.D-2/1AB, Jupiter Park C.H.S. Central avenue, Kalyani Nagar, Pune-411006

Phone: 020 26650105, 26650106 | E-mail: kalyaninagar@indianbank.co.in POSSESSION NOTICE (for immovable property)

[Appendix IV under the Act - rule- 8(1)]

Whereas The undersigned being the Authorised Officer of the Indian Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) read with rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 27.03.2025 calling upon the Borrower/Guarantor M/S SNEHA TRANSPORT Prop. Ramesh Sopan Ghorpade (Since deceased), Sharda Ramesh Ghorpade (Guarantor) Mr Kundalik Laxman Jadhav (Guarantor)and others (Legal Heir of pplicant and Co-applicant) with our Kalyani Nagar Branch to repay the amount mentioned in the notice being Rs. 27,84,553/-(Rupees, Twenty seven lakh eighty four thousand five hundred fifty three only) as on 26.03.2025 with further interest from 27.03.2025 till date of payment within 60 days from the date of receipt of the said notice. The amount due as on 26/03/2025 is Rs. 27,84,553/- (Rupees. Twenty seven lakh

charges thereon W.e.f 27.03.2025 The borrower having failed to repay the amount, notice is hereby given to the borrower, guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with rule 8 and 9 of the said rules on this 22nd day of Nov

enghty four thousand five hundred fifty three only) with further interest and other

The borrower/guarantor 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 Indian Bank, Kalyani Nagar Branch for an amount of Rs. 27,84,553/- (Rupees. Twenty seven lakh eighty four thousand five hundred fifty three only) As on 26.03.2025 with further interest costs, other charges and expenses thereon W.e.f. 27.03.2025.

SCHEDULE OF PROPERTY:

The specific details of the assets in which security interest is created are enumerated hereunder:

Mortgaged assets Property 1- Commercial property in the name of Mr. Ramesh Sopan Ghorpade situated at Gala No.3, Upper Ground floor, Wadeshwar Sadan, S.No.49/2/6, Nagar-Mundhwa Road, Wadgaonsheri Pune-411 014, area of the shop admeasuring 155 sft, valued at Rs. 25.11 lacs (Realizable value) as per EVR dated 10.07.2018 by Mr. Amit. K. Mudvikar Bounded by: Row House

East - Passage and open space (Road) West-Duct Area North-Shop number 4

South - Shop number 2

Property 2- Extension of EM on Residential Flat Bearing No. 1101, IIth Floor, Building A. Ratan Prestige Housing Complex, S.No.27, Hissa No. 10, Pathare Wasti, Vill-Kharadi, Tal-Haveli, Dist Pune admeasuring 75.29 Sqm that is: 810.00 Sqft carpet area within PMC limits valued at Rs. 72.48 lakhs (Realizable value) as per EVR dated 11.07.2018 by Mr. Amit. K. Mudvikar.

East: Flat Number 1102 West: By Road

North: By Parking road & Shop No. 1 South: By Shop No. 3 & 4

Date:31.07.2025 **Authorized Officer** Place: Pune Indian Bank



Name of Borrowers &

ZONAL OFFICE, PUNE

2nd Floor, Hermes Waves Central Avenue Road, Lane No. 3, Kalyani Nagar, Pune 411006. Ph.: 020-26656663 / 26656660 Email- z043@indianbank.co.in

E-Auction 20.08.2025

Outstanding

Reserve Price

Sale notice for sale of immovable properties APPENDIX- IV-A" [See proviso to rule 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 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor Indian Bank, the possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 20.08.2025, for recovery of its dues. The reserve price & property details appended:-

Description of the Immovable Properties having type of

No.	Branch Name	Symbolic/Physical Possession & Property ID NO.	Amount As on	(EMD)
	Partner & Mortgagor M/s Landmark Logistix,	Property No1.: (Symbolic Possession) All the piece and parcel of Flat No.503, on Fifth Floor, admeasuring 730 sqft i.e 67.84 sqmt in the project called "KP Tower-1", Co-Operative Housing Society Ltd, at plot no.2, survey No.17A, Hissa No. 8, near Diamond Bakery Fatimnagar, Wanowrie standing in the name of Mr.Shiv C Prasad. Bounded by: East: By Flat no 502 West: By Flat no 505 North: Open to Sky South: By Flat no 504 IDIB6165592904A		Reserve Price Rs. 37,58,000 EMD Rs. 3,75,800
1	Mr. Shiv C Prasad Partner Mr. Nishant Shiv Prasad S/o Shiv C Prasad	Property No2.: (Symbolic Possession) All the piece and parcel of Flat No.302, in building No. C on the 3rd floor of M/s Camellia Co-Operative Housing Society admeasuring 999.60 sqft i.e 92.90 sqmt in Hissa No.1ABCD, corresponding CTS No.1309, village Wanawadi standing in the name of Mr. Shiv C Prasad. Bounded by: East: by Lift/Duct & Flat no 303 West: Open to Sky North: Adjacent to Flat no 301 South: By Flat no.301 IDIB6165592904B	The amount due as on 31.07.2025 is Rs. 3,03,49,867/- (Rupees Three Crore Three Lakh Forty Nine Thousand Eight Hundred Sixty Seven Only) with further interest, costs, other charges and expenses thereon from 01.08.2025.	Reserve Price Rs. 67,50,000 EMD Rs. 6,75,000
	Wanawadi Branch	Property No3.: (Symbolic Possession) All the piece and parcel of Office No.503, on Fifth Floor admeasuring around 407.04 sqft i.e 37.82 sqmt in the project called "Metro House Co-operative Housing Society Ltd", at city S.No. 471, CTS No. 21/8B Bund Garden Road Sangamwadi T.P Scheme (Old SNo.471B/7B village Munjri), village Munjri Taluka Haveli District Pune standing in the name of Mr. Shiv C Prasad. Bounded by: East: Office No.504 West: Office No.502 North: Open to Sky South: Open to Sky IDIB6165592904C		Reserve Price Rs. 58,61,000 EMD Rs. 5,86,100
2	Borrower & Mortgagor M/s Sai Prasad Cold Storage Prop. Mr. Rajendra Laxman Kumbhar	(Physical Possession): All Piece and Parcel of Industrial Property (M/S Sai Prasad Cold Storage) having Part of Gat No.261/2 on Kupwad Savali Road of Village Savali in name of Shri Rajendra Laxman Kumbhar Bounded as under: East: Property of Gat No.262 West: Property of Vyanketeshrao Chavan North: Property of Namdev Suryavanshi South: Road & amp; part area given on lease to Saipurva Petroleum IDIB6567070526A	The amount due as on 29.07.2025 is Rs.1,62,46,908/- (One Crore Sixty Two Lakhs Forty Six Thousand Nine Hundred Eight Only) with further interest, costs, other charges and expenses thereon from 30.07.2025	Reserve Price Rs. 4,05,00,000/- EMD Rs. 40,50,000/-
3	Borrower Mr. Neelesh Rajendra Abhonkar Pune Cantanment Branch	(Symbolic Possession) All that piece and parcel of Flat no. 606 admeasuring carpet area 31.46 sq meters i.e. 338 sq. ft. enclosed balcony area 7.28 sq. meters i.e. 78.36 sq. ft. and open terrace area 3.30 sq. meters i.e. 35.52 sq. ft. on sixth floor in Building Name "Swayambhu Shrushti" constructed on land bearing Gat no. 62 all situate, lying and being at Village Uruli Kanchan Taluka Haveli and District Pune and lying within the Registration District of Pune sub district Taluka Haveli District Pune and the same is bounded as under:- To East: Open to Sky To South: Flat no 607 To West: Flat no 605 To North: Open to Sky		Reserve Price Rs. 28,60,000 EMD Rs. 2,86,000
4	Borrower & Mortgagor M/s Akshara Enterprises Prop.Mrs. Adhika Chandrakant Babar M/s Samiksha Enterprises Prop.Mr. Chandrakant Bhimrao Babar Sangli Main Branch	Arag, Tal Miraj, Dist- Sangli in the name of Mrs. Adhika Chandrakant Babar admeasuring 1283.00 Sqm Bounded as: - East: Gat No 886 West: Gat No 880 and gavthan Boundry North: Gat No 876 & Road South: Gat No 882	The amount due as on 29.07.2025 is Rs. 31,90,959/- (Rupees Thirty One Lakhs Ninety Thousand Nine Hundred Fifty Nine Only) for account M/S Akshara Enterprises Prop Mrs. Adhika Chandrakant Babar and Rs. 30,94,110/- (Rupees Thirty Lakhs Ninety Four Thousand One Hundred Ten Only) for account M/S Samiksha Enterprises Prop Mr. Chandrakant Bhimrao Babar with further interest, costs, other charges and expenses thereon from 30.07.2025.	Reserve Price Rs. 28,00,000/- EMD Rs. 2,80,000/-
5	Borrower & Mortgagor Mr. Atul Bhagwan Bhandare Satara Branch	(Symbolic possession): All that piece and parcel of said property bearing name as the FLAT No B-1 admeasuring about 60.69 Sq.Mtrs. i.e 563 Sq.Mtrs. (Saleable Area) along with a garden situated on the ground floor of the building constructed in the above mentioned property i.e C.T.S. No.85 A, known as the "GURU MAUL!" in the name of Mr Atul Bhagwan Bhandare & Mrs Pooja Atul Bhandare and said property is butted and bounded as follows To East: By Staircase & Parking To West: By Open Space of the building To North: Flat No. B-2 To South: By Open Space of the building IDIB30274975630	The amount due as on 29.07.2025 is Rs.20,92,229/- (Twenty Lakhs Ninety Two Thousand Two Hundred Twenty Nine Only) with further interest, costs, other charges and expenses thereon from 30.07.2025	Reserve Price Rs. 19,12,000/- EMD Rs. 1,91,200/-
6	Mr. Dnyaneshwar Bhaurao Barade Mrs. Shital Dnyaneshwar Barade Karvenagar Branch	(Physical Possession): All Piece and Parcel of Flat No 404 on the 4th floor admeasuring built up area 374 sqft (34.758 sqm) attached terrace area of 189 sqft (17.56 sqm) built up and Flat no 503 on the 5th Floor, admeasuring built up area 347 sqft (32.249 sqm) attached terrace area of 75 sqft (6.97 sqm) built up in the scheme known as Sparkle Avenue co-op hsg society ltd situate at S . no. 55/1/15/a, 55/1/1/5/B, 55/1/1/5/c, and 55/2 in village Katraj Pune . bounded as under: For Flat 404 :- East : Flat No 403/ Staircase West : Flat No 405/ Staircase North : Flat No 401 South : Open Space	The amount due as on 29.07.2025 amount Rs. 56,43,259 /- (Rupees Fifty Six Lakh Forty Three Thousand Two Hundred Fifty Nine Only) with further interest, costs, other charges and expenses thereon from 30.07.2025.	Reserve Price Rs. 37,00,000/- EMD Rs. 3,70,000/-
7	Borrower & Mortgagor Mr. Madhukar Ramdas Gaydhane Co-Borrower Mrs. Sheetal Madhukar Gaydhane Laxmi Road Branch	(Symbilic Possession): Residential Flat No.A-903, 9th Floor, Total extent 69.00 sq.Mts at Property "Golden nest phase- 1" in sy No.1 Hissa No.3/1, Undri-Handewadi Raod, Village Autade Handewadi, Tq. Haveli, Pune 411060. Property. Boundaries: East: By remaining part of S No.1/3/1 West: By remaining part of S No.1/3/1 North: By remaining part of S No.1/3/1 South: Road Boundaries of the Flat: East: Open to sky West: Passage+Flat No.904 North: Open to sky South: Staire + Lift then Flat No.902	The amount due as on 29.07.2025 amount Rs. 47,82,803/- (Rupees Forty Seven Lakh Eighty Two Thousand Eight Hundred Three Only) with further interest, costs, other charges and expenses thereon from 30.07.2025.	Reserve Price Rs. 47,63,000/- EMD Rs. 4,76,300/-

Earnest Money Deposit: 10% of Reserve Price Last date & time for submission of process Compliance form with EMD Amount Bid Incremental Value is : Sr.No. 1,3,4,5,6,7 : Rs 10,000/- Sr.No. 2 : Rs. 50,000/-

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (https://www.baanknet.com) for depositing in bidders e-Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

E-auction through https://www/baanknet.com, Registration should be completed by Intending bidder on or before EMD Date and there should be EMD balance in global wallet

Date and Time of E-Auction 20.08.2025 From 11:00 AM to 17:00 PM. (with unlimited extension) at the platform of https://www/baanknet.com (platform of Service Provider) Detail of encumbrance: There is no encumbrance on the property described herein to the best of knowledge & information of the Authorized Officer. For downloading further details and Terms & Conditions.

please visit: https://www.indianbank.in & https://www/baanknet.com For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank Branch during office hours between 10:00 am to 4:00 pm.

Platform (https://www.ebkray.in) for e-Auction will be provided by our e Auction service provider PSB alliance Pvt. Ltd., Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400 037(Contact Ph: 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://www.baanknet.com.

Indian Bank

For more information Please Contact: Zonal Office Pune, Mithilesh Kumar - M.No. 8695109188, Babita Mandpe - 7263997474 Sangli Br.Manager: 98662 11600, Pune Cantonment Br. Manager: 97899 96571, Satara Br.Managar: 87889 44625, Karve Nagar: 77988 81567, Laxmi Road Branch: 94582 18596

Date: 31.07.2025, Place: Pune

This is also a notice to the borrower/guarantors/mortgagors of the above said loan about holding of this sale on the above mentioned date and other details.

Authorised Officer Indian Bank