

FORM A**PUBLIC ANNOUNCEMENT**

(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

FOR THE ATTENTION OF THE CREDITORS OF ADITYAMAN ENTERPRISES PRIVATE LIMITED

RELEVANT PARTICULARS		
1.	Name of corporate debtor	Adityaman Enterprises Private Limited (Under CIRP)
2.	Date of incorporation of corporate debtor	29/11/2022
3.	Authority under which corporate debtor is incorporated / registered	Company Incorporated under the Companies Act, 2013 registered with Registrar of Companies, Maharashtra (Pune)
4.	Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U50500PN2022PTC216517
5.	Address of the registered office and principal office (if any) of corporate debtor	C/O Minakshi Kamble, H No.4 A/P-Mhaisal Tal-Miraj, Sangli, Maharashtra, India, 416409
6.	Insolvency commencement date in respect of corporate debtor	6th March, 2025.
7.	Estimated date of closure of insolvency resolution process	2nd September, 2025
8.	Name and registration number of the insolvency professional acting as interim resolution professional	Vivek Muralidhar Dabhade IBBI Registration No. IBBI/IPA-001/IP-P00166/2017-2018/10570.
9.	Address and e-mail of the interim resolution professional, as registered with the Board	Flat No.27, Rosewood-A, Riddhi Siddhi Paradise, Dhayari, Pune- 411 041, Maharashtra. Email: ipvivekdabhade@gmail.com
10.	Address and e-mail to be used for correspondence with the interim resolution professional	Flat No.27, Rosewood-A, Riddhi Siddhi Paradise, Dhayari, Pune- 411 041, Maharashtra. Email: adityamancirp@gmail.com
11.	Last date for submission of claims	20th March, 2025
12.	Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	Not Applicable
13.	Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	Not Applicable
14.	(a) Relevant Forms and (b) Details of authorized representatives are available at:	Web link: https://ibbi.gov.in/home/downloads Not Applicable

Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a corporate insolvency resolution process of the **Adityaman Enterprises Private Limited** on **6th March, 2025.**

The creditors of **Adityaman Enterprises Private Limited**, are hereby called upon to submit their claims with proof on or before **20th March, 2025** to the interim resolution professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.

A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorised representative from among the three insolvency professionals listed against entry No. 13 to act as authorised representative of the class in Form CA. [*Not Applicable*]

Submission of false or misleading proofs of claim shall attract penalties.

Sd/-

Vivek Muralidhar Dabhade

Interim Resolution Professional

IBBI/IPA-001/IP-P00166/2017-18/10570

AFA Valid up to – 31.12.2025

For Adityaman Enterprises Private Limited (Under CIRP)

Date: - 08.03.2025

Place: - Pune

SHIVAJI NAGAR BRANCH.
1170/4, J. M. ROAD, PUNE - 411 005.
PH. : 020 25535413,
E-MAIL : shipoo@bankofbaroda.com

POSSESSION NOTICE (for Immovable property only)

Whereas the undersigned being the Authorised Officer of the Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 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 09.12.2024 calling upon the Borrower Mr. Umashankar Uttamrao Mule and Mrs. Supriya Umashankar Mule to repay the amount mentioned in the notice being Rs. 16,32,270/- + Interest from 07.12.2024 (Rupees Sixteen lakh thirty two thousand two hundred seventy + interest Only) within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this 06th day of March 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 Baroda for an amount of being Rs.16,32,270/- + Interest from 07.12.2024 (Rupees Sixteen lakh thirty two thousand two hundred seventy + interest Only) and interest thereon.

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

Description of the Immovable Property:

All the piece and parcel of property located at Flat no. 404, 4th floor, Shree Ram Vihar Fursungi, CTS no. 783, 784, Fursungi Pune, Tal. Haveli, Dist. Pune, Pin 412308

Built up area : 493 sq.ft. **Carpet area :** 330 sq.ft. **Boundary: East :** Flat no 401 and staircase, **West :** By compound wall, **North :** By compound wall. **South :** Flat no 403

Date: 06.03.2025
Place: Pune

Chief Manager
Authorised Officer
Bank of Baroda, Shivajinagar, Pune

FORM A
PUBLIC ANNOUNCEMENT
(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

FOR THE ATTENTION OF THE CREDITORS OF ADITYAMAN ENTERPRISES PRIVATE LIMITED

RELEVANT PARTICULARS

1. Name of corporate debtor	Adityaman Enterprises Private Limited (Under CIRP)
2. Date of incorporation of corporate debtor	29/11/2022
3. Authority under which corporate debtor is incorporated / registered	Company incorporated under the Companies Act, 2013 registered with Registrar of Companies, Maharashtra (Pune)
4. Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U50500PN2022PTC226517
5. Address of the registered office and principal office (if any) of corporate debtor	C/O Minakshi Kamble, H No.4/A/PMhaisal Tal. Mahega, Sangli, Maharashtra, India, 416409
6. Insolvency commencement date in respect of corporate debtor	6th March, 2025.
7. Estimated date of closure of insolvency resolution process	2nd September, 2025
8. Name and registration number of the insolvency professional acting as interim resolution professional	M/S. Vivek Muralidhar Dabhadre IBBI/PA/001/PA/001/2017-2018/10570
9. Address and email of the interim resolution professional, as registered with the Board	Flat No.27, Rosewood A, Riddhi Siddhi Paradise, Dhayan, Pune - 411 041, Maharashtra. Email: ivivekdabhadre@gmail.com
10. Address and email to be used for correspondence with the interim resolution professional	Flat No.27, Rosewood A, Riddhi Siddhi Paradise, Dhayan, Pune - 411 041, Maharashtra. Email: adityamanorip@gmail.com
11. Last date for submission of claims	20th March, 2025
12. Classes of creditors, if any, under clause (b) of subsection (5A) of section 21, ascertained by the interim resolution professional	Not Applicable
13. Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	Not Applicable
14. (a) Relevant Forms and (b) Details of authorized representatives as available at:	Web link: https://ibbi.gov.in/home/downloads

Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a corporate insolvency resolution process of the Adityaman Enterprises Private Limited on 6th March, 2025.

The creditors of Adityaman Enterprises Private Limited, are hereby called upon to submit their claims with proof on or before 20th March, 2025 to the interim resolution professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit their claims with proof in person, by post or by electronic means. A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorised representative from among the three insolvency professionals listed against entry No. 13 to act as authorised representative of the class in Form CA. (Not Applicable)

Submission of false or misleading proofs of claim shall attract penalties.

Date : 08.03.2025
Place : Pune
Vivek Muralidhar Dabhadre
Interim Resolution Professional
IBBI/PA/001/PA/001/2017-2018/10570
AFA Valid up to - 31.12.2025
For Adityaman Enterprises Private Limited (Under CIRP)

Janata Sahakari Bank Ltd., Pune
(Multistate Scheduled Bank)

Head Office : 1444, Shukrawar Peth, Thorale Bajirao Road, Pune - 411002.
Phone : 020 - 24453258, 24453259, 24452894, 24453430.
Recovery Dept. - S. No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune Satara Road, Bibwewadi Pune - 411037. Ph. No. 020- 24404444/4400
E Mail : ho_recovery@janatabankpune.com, Web Site : www.janatabankpune.com

POSSESSION NOTICE

(For Immovable Property)
(Under SARFAESI Act 2002 (54 of 2002) and Security Interest (Enforcement) Rules 2002)

Whereas, The undersigned being the Authorised officer of the Janata Sahakari Bank Ltd., Pune 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. On 21/09/2022, issued a Demand notice i.e Ho/Legal-Rec/Sec Int/13 (2)/Indrapur/Shinde Vijaya /1531-837 1545-1890, 1551-1149/261 /22-23 Date: 21/09/2022 calling upon the Borrower and Mortgagee Mrs. Shinde Vijaya Shahaji Prop: Suryoday Electronics and Guarantors Mr. Vinchu Avinash Kisan and Mr. Shinde Jaykumar Kashinath to repay the entire aggregated outstanding amount, mentioned in the notice being Rs. 16,12,625.84 (Rs. Sixteen Lakh Twelve Thousand Six Hundred Twenty Five Paisa Eighty Four Only), outstanding as on 31/08/2022 plus to pay further interest at contractual rate on the aforesaid amount together with incidental expenses, costs and charges etc. from 01/09/2022 thereon, within 60 days from the date of receipt of the said notice. Which you all have acknowledged.

The Borrower & Mortgagee and their Guarantors having failed to repay the amount, The Chief Officer being the Authorised Officer of the said Act has issued intimation of Possession Notice calling upon The Borrower & Mortgagee and their Guarantor to repay the entire outstanding amount as mentioned in the Said Notice, immediately failing which the Authorised Officer shall constrain to take possession of the Mortgaged Property. The Borrower, Mortgagee and Guarantor and their Guarantor acknowledged the Said Notice but failed to pay off the entire dues immediately.

Therefore Notice is hereby given to The Borrower & Mortgagee and their Guarantors and the public in general that The Honble District Magistrate, Solapur U/s. 14 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) through his Authorised Officer i.e. Circle Officer Akliu Taluka Malshiras District Solapur, has taken over Actual & Physical Possession of the Secured Immovable Property described herein below belongs to Borrower and Mortgagee Mrs. Shinde Vijaya Shahaji, on this 06th day of March of the year 2025 and handed over the Actual & Physical Possession of the mortgaged property on the same day i.e. 06th day of March of the year 2025 to the Chief Officer/ Authorised Officer, Janata Sahakari Bank Ltd, Pune.

The Borrower & Mortgagee and their Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property is and shall be null and void and not binding on Janata Sahakari Bank Ltd., Pune.

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.

Particulars of Secured Properties /Assets
SCHEDULE I
(Mortgage Property is owned by Mrs Shinde Vijaya Shahaji)

All that Piece and Parcel Of N A Land admeasuring 371.85 sq. mtr out of G No 27/1/1 Of Akliu, Tal. Malshiras Dist Solapur bearing Plot No 44 measuring East-West length 24.40 M and width South-North 15.24 M With right to access from East and North Colony Road and bounded as: **East :** Colony Road, **South :** Plot No 43, **West :** Plot No 42, **North :** Colony Road

Sd/-
Chief Officer (Authorised Officer)
Under SARFAESI ACT 2002
For Janata Sahakari Bank Ltd, Pune
(Multi State Scheduled Bank)

Date : 06/03/2025
Place : Pune

MAHATRANSCO
E-tender notice
Maharashtra State Energy Transmission Co. Ltd.

MSETCL invites online bids (E-Tender) from registered contractors/agencies on Mahatransco E-Tendering website <https://srmetender.mahatransco.in> for following works under EHV O&M Division, Kalwa,

Sr. No.	Tender No	Estimated Amount in Rs.	Nature of Work	Download of tender documents Date
1	EE/EHV/(O&M)/Dn./ KLV /TENDER/16/ 20/25-26	3,64,96,324.80	Providing services of 95 Nos. of skilled labours at various substations, 220 kV line maintenance S/Dn., Kalwa, 400kV lines S/Dn. Kalwa and Substation maintenance S/Dn., Kalwa under EHV (O&M) Dn., Kalwa FY 2 0 2 5 - 2 6 . (R F x . No.7000035659)	Tender Downloading Dates & time. From Dt. 08.03.2025 To Dt: 24.03.2025 up to 10:00 Hrs. Technical Opening:- Dt.24.03.2025 at 11:00 hrs (Onwards if possible) Commercial Opening :- Dt 24.03.2025 at 14:00 hrs (Onwards if possible)

Tender fee:- Rs. 500+GST
Contact Person : The Executive Engineer, Mob. No. 9930496231.

For further details visit our Mahatransco E-Tendering website <https://srmetender.mahatransco.in>
Note :- All eligible interested contractors are mandated to get enrolled on SRM E-Tender portal (New) - <https://srmetender.mahatransco.in>.
-Sd-
EE, EHV (O&M) Dn., Kalwa.

PUNE DISTRICT CENTRAL CO-OPERATIVE BANK LTD., PUNE
Head Office : 4B, B.J.Road, Pune - 411 001.

FORM Z

(See sub-rule (11(d-1)) of rule 107)

Whereas the undersigned being recovery officers Mr. V. B. Wagh Pune District Central Co-operative Bank Ltd., Pune of the Pune District under the Maharashtra Co-operative Societies Rules 1961 issued a demand notices calling upon the judgment debtor. Borrowers to repay the amount mentioned in the Notices plus interest with date of receipt of the said notice and the judgment debtor having failed to repay the amount the undersigned has issued a notice for attachment and attached the property describe herein below.

Sr No	Borrowers Name	Property Description	Demand Notice Date	Attachment Notice Date	Amount + Int.	Recovery Officer
1	M/s. Sai Vaibhav Packaging Prop. Mr.Suhag Raju Rupnar.	At Dapodi, Tal. Daund, Dist.Pune Gat No.555 Area - 01 H 73 R from that Loan Holder Suhag Shivaji Rupnarvar Area 00 H 23 R. Also Guarantor Rajulu Balaso Rupnarvar Area 00 H 25 R. Also Guarantor Rajulu Balaso Rupnarvar Area 00 H 25 R.	9/1/2025	12/2/2025	Rs.37,23,319/- + Int. + Charges thereon	V. B. Wagh
2		At Dapodi, Tal. Daund, Dist.Pune Gat No.559/2 Area -00 H 32 R from that Guarantor Shivaji Nanaso Rupnarvar Area 00 H 19 R. Also Guarantor Shahukumar Shivaji Rupnarvar Area 00 H 13 R.				

The judgment debtor having failed to repay the amount, Notice is hereby given to the judgment debtor and the public in general that the undersigned has taken possession of the property described herein above in exercise of powers conferred on him/her under 107(11) (D) of Maharashtra Co-operative Societies Rules, 1961 on this day of 04/03/2025.

The judgment debtor 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 Pune District Central Co-operative Bank Ltd., Pune for an amount above mentioned in the table (+) and further interest plus charges thereon.

Date : 05/03/2025
Place : Pune
Maharashtra Cooperative Societies Act 1960 And Rule 1961 Under 107

PUNE DISTRICT CENTRAL CO-OPERATIVE BANK LTD., PUNE
Head Office : 4B, B.J.Road, Pune - 411 001.

FORM Z

(See sub-rule (11(d-1)) of rule 107)

Whereas the undersigned being recovery officers Mr. N. M. Shirsam Pune District Central Co-operative Bank Ltd., Pune of the Pune District under the Maharashtra Co-operative Societies Rules 1961 issued a demand notices calling upon the judgment debtor. Borrowers to repay the amount mentioned in the Notices plus interest with date of receipt of the said notice and the judgment debtor having failed to repay the amount the undersigned has issued a notice for attachment and attached the property describe herein below.

Sr No	Borrowers Name	Property Description	Demand Notice Date	Attachment Notice Date	Amount + Int.	Recovery Officer
1	M/s. Swabharsh Paper Mills Pvt. Ltd.	At Girim, Tal. Daund, Dist.Pune Gat No.291 Area - 01 H 26 from that 00 H 38 R	9/1/2025	12/2/2025	Rs.12,94,67,273/- + Int. + Charges thereon	N. M. Shirsam
2		At Girim, Tal. Daund, Dist.Pune Gat No.292/1 Area 00 H o. 35 R from that 00 H 16 R				
3		At Ganeagao Dumala, Tal. Shirur, Dist.Pune Gat No.352 Area 00 H 48 R from that 00 H 30 R				
4		At Ganeagao Dumala, Tal. Shirur, Dist.Pune Gat No.353 Area 00 H 45 R from that 00 H 30 R				
5		At Tandakl, Tal. Shirur, Dist.Pune Gat No.384 Area 00 H 40 R 6				
6		At Tandakl, Tal. Shirur, Dist.Pune Gat No.385/1 Area 00 H 95 R from that 00 H 80 R				

The judgment debtor having failed to repay the amount, Notice is hereby given to the judgment debtor and the public in general that the undersigned has taken possession of the property described herein above in exercise of powers conferred on him/her under 107(11) (D) of Maharashtra Co-operative Societies Rules, 1961 on this day of 04/03/2025.

The judgment debtor 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 Pune District Central Co-operative Bank Ltd., Pune for an amount above mentioned in the table (+) and further interest plus charges thereon.

Date : 05/03/2025
Place : Pune
Maharashtra Cooperative Societies Act 1960 And Rule 1961 Under 107

GOVERNMENT OF MAHARASHTRA
Public Works Department

Department/Division Executive Engineer, P.W. Division, Kolhapur
E-Tender Notice No Notice No. 134 for 2024-2025

Following works are invited by the Executive Engineer, Public Works Division, Kolhapur

- All eligible/ interested contractors who want to participate in tendering process should compulsary get enrolled on e-tendering portal "<http://mahatenders.gov.in>" and further need to empanelled. Tenders should be submitted online on above website. This notice also available on www.mahapwd.com
- For submission of online E-tenders, tenderers should have Class II/III Digital signature and they should get enrolled on above website for submission of E-tender. Any queries of online submission email id support-eproc@nic.in & Telephone No. 0120-4200462, 0120-4001002
- All the payment towards EMD and cost of Tender forms will be done online only.
- Contact details for clarification of any doubts regarding submission of E-tender "Executive Engineer, Public Works Division, Kolhapur Phone No. 0231-2651457.

Sr. No.	Name of Work	Type of Tender	Estimated Cost (in Lakhs)	EMD	Tender Form Fee with GST	Work Completion Period	Class of Contractor
1	Construction of Sharan Sahitya Adhyasan Kendra at Shivaji University Kolhapur	B1	120.00	120000	2360/-	12 Months	IV And Above

Tender Schedule

Sr. No.	Stage	Date and Time
1	Publishing Date	10/3/2025 10.00 hrs.
2	Bid Submission Start Date	10/3/2025 10.00 hrs.
3	Bid Submission Closing Date	17/3/2025 17.30 hrs.
4	Submission of Hard Copy (Office Addresses)	18/3/2025 Office of the Executive Engineer, P.W. Dn, Kolhapur Executive Engineer, P.W. (South) Dn, Kolhapur. Superintending Engineer, P.W. Circle, Kolhapur. Address:- Near Head Post office, Ramanmala Tarabai Park, Kolhapur- 03. upto 11.00 hrs.
5	Bid Opening Date	18/3/2025 11.01 hrs. at Office of The Superintending Engineer, P.W. Circle, Kolhapur.

Correspondence Address
The Executive Engineer,
Public Works Division, Kolhapur
Near Ramanmala Head Post Office,
Tarabai Park, Kolhapur- 416003.
Tel- 0231-2651457, Fax-0231-2654919
email- kolhapur.ee@mahapwd.gov.in dgjpr/2024-25/6919 Public Works Division, Kolhapur

Sd/-
Rohit V. Tondale
Executive Engineer

MAHATRANSCO
E-tender notice
Maharashtra State Energy Transmission Co. Ltd.

MSETCL invites online bids (E-Tender) from registered contractors/agencies on Mahatransco E-Tendering website <https://srmetender.mahatransco.in> for following works under EHV O&M Division, Kalwa,

Sr. No.	Tender No	Estimated Amount in Rs.	Nature of Work	Download of tender documents Date
1	EE/EHV/(O&M)/Dn./ KLV /TENDER/16/ 2025-26	56,51,202.	providing the services of i) 4 Nos. Skilled labour against sanction outsource post of typist/steno typist/LDC (HR) at Division office (HR), EE personal staff, EHV Line Maintenance S/Dn Kalwa, 400kV Line maintenance s/dn Kalwa ii) 1 No. Skilled labour 1No. against sanction outsource post of Driver at EHV O&M Division Kalwa.iii) 4 No. of Un-Skilled labour against sanction outsource post of Peon at Division office.iv) 5 Nos. of skilled labour against sanction vacant post of LDC at HR Section, under EHV(O&M) Dn., Kalwa for FY 2025-26., (RFx No.7000035658)	Tender Downloading Dates & time. From Dt. 08.03.2025 To Dt: 24.03.2025 up to 10:00 Hrs. Technical Opening:- Dt.24.03.2025 at 11:00 hrs (Onwards if possible) Commercial Opening :- Dt 24.03.2025 at 14:00 hrs (Onwards if possible)

Tender fee:- Rs. 500+GST
Contact Person : The Executive Engineer, Mob. No. 9930496231.

For further details visit our Mahatransco E-Tendering website <https://srmetender.mahatransco.in>
Note :- All eligible interested contractors are mandated to get enrolled on SRM E-Tender portal (New) - <https://srmetender.mahatransco.in>.
-Sd-
EE, EHV (O&M) Dn., Kalwa.

The Vishweshwar Sahakari Bank Ltd. Pune
(Multi-state Bank)
471/472, Market Yard, Gultekdi, Pune - 411 037. Phone No.2426 1755 / 2426 2745
Email - agm_recovery@vishweshwarbank.com, Web : www.vishweshwarbank.com

SALE NOTICE THROUGH PUBLIC AUCTION

Whereas The undersigned being appointed as Authorised Officer, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002 dated 17/12/2002) 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 18.05.2024 under section 13(2) of the said act calling upon the borrower & guarantors. The borrowers having failed to repay the amount, the mortgage property was taken into Actual Possession by the undersigned on 22.07.2024 and 10.10.2024 and 06.12.2024 respectively in exercise of powers conferred on him under section 13(4) read with rule 8 of the said rules & the property mentioned in below schedule is part of the said mortgage property. The borrowers in Particular and public in general was also cautioned through our Possession Notice published in Daily Business Standard & Daily Saamana newspapers as required under the Act on 26.07.2024 and Daily LokSatta and Daily Financial Express on 12.10.2024 and Daily LokSatta and Daily Indian Express on 08.12.2024 not to deal with the property mentioned below. The secured asset mentioned in below schedule shall be sold by the undersigned on the following terms & condition on Monday, dt. 24.03.2025 at 12.00 noon at The Vishweshwar Sahakari Bank Limited, Pune, Head Office : 471/472, Market Yard, Gultekdi, Pune - 411 037.

Terms and Conditions of Sale

- The undersigned intends to sell the property "As is where is basis & As is what is condition & as is whatever basis". Bank will not responsible for condition & other thing related to the property.
- The purchaser are required to deposit the earnest deposit mentioned below with Authorised Officer before Auction Start by way of Pay Order/ Demand draft, payable at Pune and Favoring "The Vishweshwar Sahakari Bank Ltd., Pune". The earnest money of the depositor will not carry any interest
- Authorised Officer reserve the right to cancel the auction without assigning any reasons
- The successful purchaser of Immovable Property shall deposit 25 % of the amount of the sale price (adjusting the earnest deposit) immediately on the sale being knocked in his favour and the balance purchase price within 15 days of confirmation of the sale by the Authorized Officer.
- The successful purchaser on payment of entire sale price (Registration Fees & Stamp Duty, Other charges etc.) and on completion of sale formalities shall be issued a sale certificate by the authorized Officer.
- The bid will not be considered below Reserve price.
- The secured asset mentioned below are based on the Mortgage Charge created by the borrower in favor of the bank.
- The successful purchaser shall bear all Stamp duty, Registration fee, Transfer Fee, sale certificate registration charges and any other charges payable pertaining to the said property.
- The bank does not take any responsibility for any errors/omission/property tax /discrepancy /shortfall etc. in the Secured Asset or for the dues of any authority established by the law. Interested parties are advised to independently verify details of the property and to inspect the records relating to the mortgage available with the Authorized Officer on request.
- As per the best of knowledge and information of the Authorized Officer below mentioned amount is payable pertaining to said flats.

Flat No.	Property Tax	Society Maintenance	MSEB charges	Total
904	₹ 64,091	₹ 1,04,147	1320	₹ 1,69,558
604	₹ 41,371	₹ 1,04,899	-	₹ 1,46,270
Bhosari factory	₹ 1,72,157	-	₹ 44,060	₹ 2,16,217

- The purchaser can inspect the property from 19.03.2025 to 21.03.2025 between 11.00 am to 5.00 pm with prior permission of Authorised Officer.
- It shall be responsibility of the successful bidder to pay 1% T.D.S. of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof there of to Authorised officer.

Name of Borrower / Guarantors & Mortgagee

Borrower :-
M/s Prime Products, Partner - 1) Shri Toseef Tafazzul Saboowala, 2) Sou. Fatema Toseef Saboowala
Add 1:- Unit No. 3, Plot No. 71/1B, 2 & 3, Khira Industrial Co-Op. Society, General Block, Indrayani Corner, Bhosari, Pune - 411026.
Add 2 :- Flat No. 604, 6th Floor, 'B' Building, 'Brahma Exuberance', S. No. 13, Hissa No. 1+2+3 (Part), CTS No. 739, Kondhwa (Kh), Tal. Haveli, Dist-Pune-411048.
Guarantor & Mortgagee :-
1) Shri Toseef Tafazzul Saboowala,
2) Sou. Fatema Toseef Saboowala (Both Guarantor For Loan A/c. 153/217 & 153/228.)
Add:- Both R/A at: Flat No. 604, 6th Floor, "B" Building, "Brahma Exuberance", S. No. 13, Hissa No. 1+2+3 (Part), CTS No. 739, Kondhwa (Kh), Tal. Haveli, Dist-Pune-411048.
Total Loan Outstanding Balance as on 28.02.2025 ₹. 10,03,74,569.10 (for loan A/c No. 153/217 & 153/228) + Interest & other charges from 01.03.2025.

Description of Mortgaged property

Reserve Price:-	Earnest Money:-
₹. 1,05,00,000/-	₹. 10,50,000/-
Immovable Property : Property Owner :- Shri Toseef Tafazzul Saboowala and Sou. Fatema Toseef Saboowala	
1) All that piece and parcel of the Flat No. 904, admeasuring about 138.47 Sq. Mtr (Salable) i.e. 1490 Sq. Ft on the 9th Floor of the "D - 4" wing, ["D - 4" Building] and the parking space bearing No. DB- 18 admeasuring about 13.38 Sq. Mtr i.e. 144 Sq. Ft in "D" building in "Brahma Exuberance", at S. No. 13, Hissa No. 1+2+3(part), bearing CTS No. 739, at Kondhwa (Kh), Tal. Haveli, Dist. Pune.	
2) All that piece and parcel of the Flat No. 604, admeasuring about 100.83 Sq. Mtr + adjoining terrace admeasuring about 11.15 Sq. Mtr on 6th Floor, and the parking space bearing No. BA-17 admeasuring about 13.38 Sq. Mtr in "B" Building, in "Brahma Exuberance", at S. No. 13, Hissa No. 1+2+3 (part), bearing CTS No. 739, at Kondhwa (Kh), Tal. Haveli, Dist. Pune.	
3) All that piece and parcel of the land admeasuring about 562.50 Sq. Ft + RCC construction consisting of Ground + First Floor admeasuring about 625 Sq. Ft + open space in front gate admeasuring about 250 Sq. Ft. All out of unit No. 3 totally admeasuring about 2480 Sq. Ft. and the construction admeasuring about 2158 Sq. Ft [bearing PCMC Property No 01648] at sub Plot No 71/1B/2 and 71/1B/3 out of Plot No. 71/1B at "G" Block at MIDC Bhosari, Tal. Haveli, Dist. Pune.	
4) All that piece and parcel of the land admeasuring about 1667.50 Sq. Ft + RCC construction consisting of Ground + First Floor admeasuring about 1533 Sq. Ft out of Unit No. 3 totally admeasuring about 2480 Sq. Ft. And the construction about 2158 Sq. Ft. [bearing PCMC Property No 01648] at sub Plot No 71/1B/2 and 71/1B/3 out of Plot No. 71/1B at "G" Block at MIDC Bhosari, Tal. Haveli, Dist. Pune.	
Reserve Price:- ₹. 3,05,00,000/-	Earnest Money:- ₹. 30,50,000/-

STATUTORY SALE NOTICE UNDER SARFAESI ACT 2002

The borrower/Guarantor/Mortgagee are hereby notified to pay the sum mentioned as above before the date of auction, failing which the secured assets will be auctioned and balance