



ARMB : Ground Floor, Aurora Towers, 9, Moleadina Road, Pune - 411001  
E mail: cs8762@pnb.BANK.IN

**Sale Notice For Sale of Immovable Properties**

**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**

Registered Office : "Cosmos Tower", Plot No. 6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 07, Phone : 020-67085308/67085311

**POSSESSION NOTICE**  
Rule 8(1) (For Immovable property)

Whereas, the undersigned being the authorised officer of the Cosmos Co-op. Bank Ltd under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 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 18.04.2024 calling upon Mr. Gopal Sukumaran Vallyavettill & Mrs. Lisha Gopal Vallyavettill to repay the amount mentioned in the notice being Rs. 28,87,083.04 (Rupees Twenty Eight Lakhs Eighty Seven Thousand Eighty Three & Paise Four Only) + interest & further charges 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 constructive possession of the property described herein below in exercise of powers conferred on him/her under sub-section 4 of section 13 of the Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this the 04<sup>th</sup> day of May of the year 2026.

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 Cosmos Co-op. Bank Ltd for an amount Rs. 28,87,083.04 (Rupees Twenty Eight Lakhs Eighty Seven Thousand Eighty Three & Paise Four Only) and interest thereon. The borrowers 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.

**Description of the Immovable Property**  
All that piece and parcel of Flat no. G-4 adm. area 88.25 sq. mtrs. at ground floor, garden adm. about 9.20 sq. mtrs. and parking adm. about 20.44 sq.mts. on ground floor in Govind Arcade building constructed on land at C. S. No. 484B/1 having area of 1266.6 sq. mtrs and C.S. No. 484 B/2 having area of 1259.8 sq.mtrs. situated at Peth Sadar bazar, City Satara, Satara.

**Mr. Rajesh Shah**  
Asst. General Manager & Authorised officer  
The Cosmos Co-Operative Bank Ltd.

Date : 04.05.2026  
Place: Satara

Lot No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagers of property(ies)) & Details of the encumbrances known to the secured creditors	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 30/04/2026 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction
13	Branch : Pune Camp-038600 Swaraj Education Society M/s Swaraj Education Society Add: "Saideep", Vinayak Colony, Agashivnagar, Malkapur, Taluka- Karad, District- Satara- 415 539. Also : M/s Swaraj Education Society's Swaraj Institute of Management. Add : NH-4, Vanvasmachi, Taluka Karad, District Satara- 415 105. Also : Mr. Ajit Dinkarrao Thorat, Mr. Deepak Dinkarrao Thorat, Mr. Dinkarrao Shankar Thorat Add: "Saideep", Vinayak Colony, Agashivnagar, Malkapur, Taluka- Karad, Satara- 415 539 Also : Mr. Balajiraje Prithviraj Naik Nimbalkar Add : 870/A, Satyaki Bungalow, Kasba Bawda Road, Kolhapur-416 006 Also : Mr. Sharadchandra Vishnu Desai Add : 10, ZP Colony, Agashivnagar, Karad, District Satara- 415 539 Also : Mr. Ajit Kakaso Pawar Add : At & Post Chitali, Taluka Khatav, Dist. Satara- 415 102 Also : Mr. Deepak Keshav Nagane Add : Shreyas Bungalow, Karamveer Nagar, M G Vidyalaya Parisar, Ashta, Taluka-Valava, Sangli- 416 301	4. NA Open Plot Gat No. 808, Near Swaraj Institute of Management, Bangalore Highway, Village Vanvasmachi (Umbraj), Tal. Karad, Dist. Satara. Encumbrances : Not Known 5. NA Open Plot Gat No. 809, Near Swaraj Institute of Management, Bangalore Highway, Village Vanvasmachi (Umbraj), Tal. Karad, Dist. Satara. Encumbrances : Not Known 6. College premises consisting Ground Floor + 1st Floor, Gat No. 636, Near Jain Mahavir Temple, Bangalore Highway, Village Vanvasmachi (Umbraj), Tal. Karad, Dist. Satara-415105 Encumbrances : Not Known	A) 03/11/2018 B. 642.78 Lakh 30/04/2026 + further interest w.e.f 01.05.2026 + Other charges C 13/03/2019 D Symbolic Possession A 03/11/2018 B. 642.78 Lakh 30/04/2026 + further interest w.e.f 01.05.2026 + Other charges C 13/03/2019 D Symbolic Possession A 03/11/2018 B. 642.78 Lakh 30/04/2026 + further interest w.e.f 01/05/2026 + Other charges C 13/03/2019 D Symbolic Possession	Rs. 25.11 Lakh Rs. 2.52 Lakh Rs. 21000/- Rs. 21.87 Lakh Rs. 2.22 Lakh Rs. 21000/- Rs. 402.14 Lakh Rs. 40.22 Lakh Rs. 2.00 Lakh	Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
14	Branch : KOTHRUD (397400) M/S GAYO ENTERPRISES 1. M/s Gayo Enterprises, Add: Plot No. 234, Sector No. 28, P. C. N. T. D. A., Pune - 411 044 ALSO : Mr. Narayan S Yande, Add: Commercial Building at Gat no. 502, KasarAmboli, Taluka- Mulshi, District- Pune- 422 108 ALSO : Mr. Anand Pratap Desai, Add: Flat no. 123, Friends Co Operative Housing Society, Walekar Nagar, Parvati, Pune- 411 009 ALSO : Mr. Mahesh Narayan Yande, (Proprietor of M/s Gayo Enterprises), Add: Flat no. B-13 on Third Floor, Building- B, Pradyangad Apartments, Parvati, Sinhgad Road, Pune - 411 029 ALSO : Mr. Anil Suryakant Desai, Add: Flat no. 24/24, Aryabhata Society, Near Sant Nagar, Aranyeshwar, Parvati, Pune- 411 009 ALSO : Mr. Amol Ramchandra Jadhav, Add : Flat No. 3, Shri Kunj Housing Society, Plot No. 27, S. No. 129, Kothrud, Pune - 411 038	1. CTS No. 541/1 at Flat No. 2,3,4 and 5, situated Near Dnyan Prabodhini school, Off Laxmi Road, Sadashiv Peth/Navli Peth, Pune Encumbrances : "This sale is subject to outcome of SA/187/2018 & SA/214/2018 & SA/240/2019 files before DRT Pune" 2. Flat No. B-13, Building No. "B" 3rd floor, Pradyangad Apartments, plot no. 3, S. No. 119, Hissa No. 3, Near NavshyaMarutiMandir, Parvati, Pune Encumbrances : "This sale is subject to outcome of SA/187/2018 & SA/214/2018 & SA/240/2019 files before DRT Pune" 3. Flat No. 7, 2nd floor, KUBERA BAHAAAR, Bldg L., S No 131, Hissa No 2 Pashan Baner Link Road, Pune. Encumbrances : "This sale is subject to outcome of SA/187/2018 & SA/214/2018 & SA/240/2019 files before DRT Pune" 4. Flat No. 5, on Still 1st floor A wing, NaliniAnant Building, Plot No.s 14 & 15, S. No 21/1, 145/2/1, Near Siddhivinayak Manas, Dhayari, Pune Sinhgad Road, Pune. Encumbrances : "This sale is subject to outcome of SA/187/2018 & SA/214/2018 & SA/240/2019 files before DRT Pune"	A) 18/05/2018 B) Rs 2924.48 Lacs + further interest w.e.f 01/05/2026 + other charges C) 28/08/2018 D) Symbolic Possession A) 18/05/2018 B) Rs 2924.48 Lacs + further interest w.e.f 01/05/2026 + other charges C) 28/08/2018 D) Symbolic Possession A) 18/05/2018 B) Rs 2924.48 Lacs + further interest w.e.f 01/05/2026 + other charges C) 31/08/2018 D) Symbolic Possession A) 18/05/2018 B) Rs 2924.48 Lacs + further interest w.e.f 01/05/2026 + other charges C) 28/08/2018 D) Symbolic Possession	Rs. 136.89 Lakhs Rs. 13.69 Lakhs Rs. 1.00 Lakhs Rs. 88.90 Lakhs Rs. 8.89 Lakhs Rs. 1.00 Lakhs Rs. 31.54 Lakhs Rs. 3.16 Lakhs Rs. 21,000/- Rs. 28.23 Lakhs Rs. 2.83 Lakhs Rs. 21,000/-	Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
15	Branch : KOTHRUD - 397400 M/s B D Mistry, Beharam D Sharma- Shri Soham Beharam Sharma M/s B D Mistry, Shri Soham Beharam Sharma, Guarantor and also son & Legal Heir of Late Shri Beharam D Sharma Prop M/s B D Mistry, Siddharth Tower Office No 318, 3rd Floor, Near Sangam Press Kothrud, Pune 411029 ALSO : Flat No. 22, 3rd Floor, "Rohan Corner", Gaurihar Co-Op Housing Society, Plot No. A-6 & A-7, Out of Sr. No. 120, Shivlirih Nagar Paud Road, Kothrud, Pune - 411038 ALSO : 1. Office No. 811 & 812, 8th Floor, Siddhartha Tower, Premises no. 1, CTS No. 421, S. No. 12/ 3B, Kothrud, Pune - 411038 ALSO : Industrial Unit 21, 1st floor, "Continental Industrial Estate", Plot No. 6 out of Sr. No. 17, Hissa No. 1-B, CTS No. 697, Near Sangam Press, Kothrud, Pune - 411038 ALSO : Flat No A2, 2 Yash Const, S No. 19 1 8b, Home Col Pl 30, Karve Nagar, Pune 411052	Industrial Unit No. 21, 1st floor, "Continental Industrial Estate", Plot no. 6 out of Sr. No. 17, Hissa No. 1-B, CTS No. 697, Near Sangam Press, Kothrud, Pune - 411038 Encumbrances : This sale is subject to outcome of SA/235/2024 filed before DRT Pune 1. Office No. 811, 8th floor, Siddhartha Tower, Premises no. 1, CTS No. 421, S. No. 12/ 3B, Kothrud, Pune - 411038 Encumbrances : Not Known 2. Office No. 812, 8th floor, Siddhartha Tower, Premises no. 1, CTS No. 421, S. No. 12/ 3B, Kothrud, Pune - 411038. Encumbrances : This sale is subject to outcome of SA/235/2024 filed before DRT Pune.	A) 30/08/2018 B) Rs. 654.36 Lacs + further interest w.e.f 01/05/2026 + other charges C) 01/12/2018 D) Symbolic Possession A) 30/08/2018 B) Rs. 654.36 Lacs + further interest w.e.f 01/05/2026 + other charges C) 01/12/2018 D) Symbolic Possession	Rs. 83.36 Lakh Rs. 8.34 Lakh Rs. 50000/- Rs. 178.79 Lakh Rs. 17.88 Lakh Rs. 1.00 Lakh	Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
16	Branch : Satara Road-398400 M/s Perfect Corporation Ltd Director-Santosh Bajirao Shelar AND Mrs. Sarika Santosh Shelar M/s Perfect Corporation Ltd Add 2 : Gat No.105, Piracha Mala Rahimatpur Road, at Kabse Mansur, Tal. Karad, Dist. Satara. ALSO : Mr. Santosh B Shelar, Mrs. Sarika Santosh Shelar, Gat No.105, Piracha Mala Rahimatpur Road, at Kabse Mansur, Tal. Karad, Dist. Satara. ALSO : Mr. Satish Pharande, Flat No.F2, 27/21A, Plot No.1, Shantia Shrushti - II, Teshwant Colony, Godoli, Satara - 415002. ALSO : Mr. Ramchandra Bableshwar Flat No.106, Building A, Heaven Park, Katraj Knodhwa Road, Pune - 411028.	Factory Land & Building situated at Gat No.105 (Old Gat No.934), Piracha Maal, Masur - Rahimatpur Road, Village - Masur, Taluka - Karad, District - Satara - 415106.) AND Plant and Machinery situated at above factory and useful in mfg of Pet Puffets Trays, Plastics films etc for agro & pharma industries Encumbrances : Not known	A) 02/01/2017 B) Rs. 1384.42 Lacs + further interest w.e.f 01/05/2026 C) 17/05/2017 D) Symbolic Possession	Rs. 418.84 Lakh Rs. 41.89 Lakh Rs.100000/-	Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
17	Branch : VIMAN NAGAR/114210 Rakesh Kumar Maurya and Mrs. Jayshree Rakesh Maurya Rakesh Kumar Maurya and Mrs. Jayshree Rakesh Maurya Add:- Flat No 201, 2nd Floor, Cozy Homes Apartment Condominium, Situated at Survey No. 19, Hissa No. 3/1/1/1, VIII- Dhanori, Tal- Haveli, Pune- 411015 in the name of Mr. Rakesh Kumar Maurya and Mrs. Jayshree Rakesh Maurya	Flat No 201, 2nd Floor, Cozy Homes Apartment Condominium, Situated at Survey No. 19, Hissa No. 3/1/1/1, VIII- Dhanori, Tal- Haveli, Pune- 411015 in the name of Mr. Rakesh Kumar Maurya and Mrs. Jayshree Rakesh Maurya Encumbrances : Not Known	A) Dt. 12/12/2024 B) Rs. 50,16,047/- as on 30/04/2026 + further interest w.e.f 01/05/2026 + Charges C) Dt. 13/02/2025 D) Symbolic	Rs. 62.08 lacs Rs. 6.21 lakhs Rs. 21000/-	Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
18	Branch : Pune Main (450800) M/s Rutu Enterprises Mr. Tusshar Ashok Munoat, To be served through The superintendent Yerwada Central Jail, 44, Samrat Ashok Path, Sector No. 5, Mohanwadi, Yerwada Pune 411006 Also : M/s Rutu Enterprises, Prop. Tusshar Ashok Munoat Shop No. 2, A Wing, Mani Bandh Complex, Opp. Nityanand Hall, Singhad Road, Hingane Khurd, Pune 411051 Also : M/s Rutu Enterprises, B-116, Parmar Trade Center, Sadhu Vaswani Chowk, Camp, Punr, Also : M/s Rutu Enterprises, 1228/B, Ground Floor, B-1, The Green Apartment Deccan Gymkhana Shivajinagar, Pune 411005 Also : M/s. Rutu Enterprises, Pragati Tusshar Munoat, Flat No. 1104, 11th Floor, Building No-E, Shanti Nagar Hsg Society, Near Durga Mata Mandir, Opp. Munot heights, gangadham Road, Kondhwa Budruk, Pune 411048 Also : M/s Rutu Enterprises, Pragati Tusshar Munoat, Flat No. 12, 3rd Floor, A-Wing, Vajinath Residency, Narhe, Pune 411041	Commercial Shop No. 30 and Showroom No. 13 Ground Floor, at Bizz Bay Mall, opp. SBI Bank, Near Dorabjee Mall, NIBM Road, Kondhwa Khurd, Pune in the name of Mr. Tusshar Ashok Munoat. Encumbrances : Not known	A) 04/02/2021 B) Rs. 2165.33 Lacs as on 30/04/2026 + further interest + Charges w.e.f. 01/05/2026 C) 16/06/2021 D) Physical Possession	Rs. 360.00 Lakh Rs. 36.00 Lac Rs. 100000/-	Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
19	Branch : Kothrud - 397400 Yashwant Ramchandra Haryan Yashwant Ramchandra Haryan, Mrs. Yamini Yashwant Haryan, Flat No. 508, 5th Floor, Building No. B-1, Acme Aureli Scheme, Ambegaon Budruk, Pune - 411046	Residential Flat No. 508, 5th Floor, Building No. B-1, Acme Aureli Scheme, S. No. 3/1 to 4/1/1, S. No. 3/1 to 4/1/4/2, S. No. 3/1 to 4/1/4/1, S. No. 4/1 to 4/1/3, 2/5/2/3, 2/5/2, 2/5/2/1, 2/5/2/2, 2/5/2/4, 2/5/2/2/5, 2/5/2/6, Plot No. B, Village: Ambegaon, Budruk, Taluka: Haveli, District - Pune Encumbrances : Not known	A) 04/01/2018 B) Rs. 91.24 Lacs + further interest w.e.f 01/05/2026 + other charges C) 24/05/2018 D) Symbolic Possession	Rs. 49.52 Lakh Rs. 4.95 Lakh Rs. 21000/-	Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
20	Branch : Pune Main Shri. Vikas Ramchandra Phadtare Shri. Vikas Ramchandra Phadtare, Flat No. 403, on the 4th Floor, Wing-A, in the building Nirmaann Serrene, bearing Survey No. 24, Hissa No. 1/1 of Village Undri, Tal- Haveli, Distt Pune, ALSO: Survey No. 34, Near Kondhwa Budruk, Kamthe Patil Mala, Yewalewadi, NIBM, Pune 411048	Flat No. 403 on the 4th Floor, Wing-A, in the building Nirmaann Serrene, bearing Survey No. 24, Hissa No. 1/1 of Village Undri, Tal- Haveli, Distt Pune 411048 Encumbrances : Not known	A) 17/09/2021 B) Rs. 4394380/- as on 30/04/2026 + further interest w.e.f 01/05/2026 + charges C) 22/03/2022 D) Symbolic Possession	Rs. 46.81 Lacs Rs. 4.68 Lacs Rs. 21000	Dt. 26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)

**TERMS & CONDITIONS** : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions : 1) The property/ies are being held on "AS IS WHERE IS", "AS IS WHAT IS BASIS" "WHATEVER THERE IS BASIS". 2) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 3) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on above mentioned. 4) For detailed term and conditions of the sale, please refer "https://baanknet.com" & [www.pnbindia.in](http://www.pnbindia.in).

Date : 05/05/2026  
Place: Pune  
STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002  
Authorised Officer,  
Punjab National Bank (Secured Creditor)

Khandala (Pargaon) Branch, Gadhawe Building, Main Road, Near Rajendra Vidyalaya Khandala, Dist Satara-412802  
Mobile No: 7021670800  
Mail ID: [ubindia0570800@unionbankofindia.bank](mailto:ubindia0570800@unionbankofindia.bank)

[Rule - 8 (1)]  
**POSSESSION NOTICE (For immovable property)**

Whereas, The undersigned being the authorised officer of Union Bank of India, Khandala (Pargaon) Branch, under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 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 09.02.2026 calling upon the borrower Mr. Atul Balaso Dhaygude & Mrs. Priyanka Atul Dhaygude to repay the amount mentioned in the notice being Rs. 10,10,319.76 (Rupees Ten Lakh Ten Thousand Three Hundred Nineteen and Seventy Six paise 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 Section 13(4) of the said Act read with rule 8 of the said rules on this 2<sup>nd</sup> day of May 2026.

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 UNION BANK OF INDIA for an amount Rs. 10,10,319.76 (Rupees Ten Lakh Ten Thousand Three Hundred Nineteen and Seventy Six paise only) and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower to redeem the secured assets.

**Description of Immovable Property**  
All that piece and parcel of the Flat/property within the limit of Nagarpanchayat Khandala, sub register Khandala Taluka Khandala District Satara bearing CTS No. 472 area 868.90 Sq. Mtrs. Out of 8 anna share 434.45 Sq. Mtrs in which building constructed known as "Kanti Residency" out of residential Unit on the first floor bearing flat NO F-01, carpet area of this unit is 29.02 Sq. Mtrs, its Nagarpanchayat No 2577 milkat No 98/21/5 and which is bounded by :-  
On or towards East: Staircase On or towards West: Open Passage  
On or towards South: Flat No F-07 On or towards North: Open Space

Date : 02.05.2026  
Place : Khandala, Pargaon  
Authorised Officer  
UNION BANK OF INDIA

## PUBLIC NOTICE

Public is hereby informed that Mrs. Miriam J. Batiwala is the owner of properties described in schedule below. The Owner is negotiating with our clients for the sale and transfer of her share, right, title and interest in the said properties in favour of our client. The Owner has represented to our client that the scheduled properties are fully owned and possessed by her and are free of encumbrances. Our client has instructed us to investigate the title in respect of the properties described in the schedule herein under. All persons, including any bank or financial institution, having claim or objection by way of sale, lease, lien, charge, mortgage, exchange, gift, trust, tenancy, possession, easement, occupancy rights or otherwise, including by way of exchange, share, acquisition, amalgamation, transfer, agreement, sale, assignment, hypothecation, lease, sub-lease, lien, lis pendens, license, pledge, Guarantee, easement possession, injunction, loans, advances, attachment or encumbrance, right of pre-emption or under any contract/agreement for sale or other disposition or otherwise in any manner whatsoever or pending litigation, partnership, joint venture, settlement or under any decree, order or award passed by any court or tribunal or otherwise howsoever including by operation of law, or claiming any share, right, title or interest of any nature whatsoever into, upon or in respect of scheduled property should notify the undersigned Advocate within 14 (Fourteen) days from publication of this notice and should satisfy the undersigned along with documentary proof thereof, failing which, the negotiations shall be concluded without reference to any such right, title and claim and the same, if any, shall be deemed to have been waived off and/or abandoned and no such claim will be deemed to exist.

**SCHEDULE**  
**All that piece and parcel of property being**  
1. 16875 'B' class equity shares of Rs. 10 each, having distinctive number 344396 to 361270 (both inclusive) of Woods Premises Private Limited, allotted by share certificate bearing number 17, in lieu of the said Shares right of occupancy in all that piece and parcel of Flat number B-53 (As per completion Certificate Flat number 19), admeasuring about 62.70 square meters i.e. 675 square feet of built-up area, along with rights of exclusive usage and ownership of overhead terrace area admeasuring about 58.06 square meters i.e. 625 square feet.  
2. 33125 'B' class equity shares of Rs. 10 each, having distinctive number 361271 to 394395 (both inclusive) of Woods Premises Private Limited, allotted by share certificate bearing number 18, in lieu of the said Shares right of occupancy in all that piece and parcel of Flat number B-54 (As per completion Certificate Flat number 20), admeasuring about 123.09 square meters i.e. 1325 square feet of built-up area, along with rights of exclusive usage and ownership of overhead terrace area admeasuring about 118.45 square meters i.e. 1275 square feet, along with one car parking space bearing number B-54, admeasuring about 15 square meters approx.  
Both units situated on the 5th (fifth) floor of building number B, in the project known as "The Woods Premises Private Limited", constructed on the land bearing Final Plot number 315, corresponding CTS number 9 and 10, of Village Ghorpadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, within the jurisdiction of the Sub-Registrar Haveli, District Pune and further along with fixtures, fittings, other attachments thereto and all rights and privileges attached thereto.  
Place: Pune.  
Dated: May 05, 2026.

For HK Legal  
Adv. Kedar Loya  
Office number 405, 4th Floor, City Point,  
Boat Club Road, Pune 411001. +91 20-41252999