





## महाराष्ट्र ग्रामीण बँक

### MAHARASHTRA GRAMIN BANK

SCHEDULED BANK OWNED BY GOVERNMENT

**Possession Notice**  
(Rule 8 (1) For Movable / Immovable Property)

Head Office : Plot No. 42, Gut No. 33 (Part), Gowladi Village, Growth Center, Waluj Mahanagar IV, CIDCO, Chh. Sambhajinagar 431 136

Regional Office : Pune

Whereas, the undersigned being the **Authorized Officer/Regional Manager, Maharashtra Gramin Bank, Regional Office : Pune (Branch: Indapur, Dist. Pune)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No.54 of 2002) and in exercise of powers conferred under Section 13 (12) read with rule 8 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice on date calling upon the concerned Borrower / Guarantor fully described to repay the amount mentioned in the notice with further interest, incidental expenses & cost within 60 days from the date of receipt of the said notice.

The following borrower / Guarantor having failed to repay the amount, notice is hereby given to the under noted Borrower / Guarantor and the Public in general that the undersigned has taken **Actual Possession** of the property in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule No. 8 of the said Rules on following dates described as below.

The borrower in particular and the public in general is hereby cautioned not to deal with the Movable / Immovable Asset / Property and any dealing with the Movable / Immovable Asset / Property will be subject to the charge of **Authorized Officer/Regional Manager, Maharashtra Gramin Bank, Regional Office : Pune (Branch: Indapur, Dist. Pune)** for the amount given & further interest, incidental expenses and cost.

**Description of Movable / Immovable Property**

Borrower/Guarantors Name with address	Particulars of Secured assets with boundaries	Dues as per Demand notice	Date of Demand Notice	Actual Possession Date	Branch Name
<b>Borrower- 1. Mr. Shivaji Dasa Shinde Co-Borrower : 2. Mrs. Radhika Shivaji Shinde</b> Address: A/P Post- Nirwanga, Tal- Indapur, Dist- Pune, 413106 Housing Loan A/C No: 80037552001	Equitable Mortgage of Residential Flat No. 16, 4th floor, A Wing, Nisarg Plaza situated on 216/2 (Old Survey No. 429), City Survey No. W123006165, at Babras Mala, Indapur, Tal- Indapur, Dist. Pune - 413106 (Admeasuring built up area 560 sq ft). Boundaries are as under: North- Out of Survey No. 216/2 South- Road & Out of Survey No. 216/2, East- Out of Survey No. 216/2, West- Out of Survey No. 216/2.	Rs. 10,47,866/- due as on date 30/01/2025 Plus Unapplied Interest and charges w.e.f. 01/01/2025	31/01/2025	18/02/2026	Indapur

Date : 20.02.2026  
Place : Pune

Authorized Officer / Regional Manager  
Maharashtra Gramin Bank, Regional Office : Pune

**JOINT E-AUCTION SALE NOTICE**  
**BASE CORPORATION LIMITED (in LIQUIDATION)**

CIN: U30007KA1987LC023168  
Reg. Office: Flat No. S2, 2nd Floor, No. 13 Lohan's Regent, Sundermury Road, Cox Town, Bangalore-560005.  
Liquidator's Address: No.12, Raheja Chambers, Museum Road, Bangalore-560001.  
Email: basecliquidator@gmail.com, ipkpraju@gmail.com

JOINT E-AUCTION SALE NOTICE UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016 AND SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

This Joint E-Auction Sale Notice is for Sale under the Insolvency and Bankruptcy Code, 2016 (Reg. 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016) together with sale of Immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Appendix IV-A and proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("SARFAESI ACT, 2002").

This Joint E-Auction Sale Notice is hereby given to the public in general including Corporate Debtor and Personal Guarantor under that the Company/Unit/Assets of the BASE CORPORATION LIMITED (in Liquidation) ("Corporate Debtor") is proposed to be sold as a Going-Concern Basis or "Mode of Sale" Basis as under Regulations 32 (f) of the Insolvency and Bankruptcy Board of India (Liquidation Process Regulations), 2016 forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC") read with Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") formed by the liquidator, under IBC and Regulation 32 of Liquidation Regulations jointly with land of the Personal Guarantor of the Corporate Debtor mortgaged/charged/freehold with the secured creditors forming integral part of the plant and machinery under SARFAESI ACT, 2002 read with Appendix IV and rule 6 proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002 on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" by way of an "online e-auction" through e-auction platform.

The said proposition for disposition is without any kind of warranties and indemnities.

The bidding of the assets stated in the below table shall take place through online e-auction service provider, via website <https://baanknet.com/>.

Submission of Requisite Forms, Affidavits, Declaration etc., by the Prospective Bidder.	Until 09-03-2026.
Site Visit / Inspection/Due Diligence Date.	On or before 09-03-2026.
Last Date for Submission of EMD.	09-03-2026 till the end of Banking Hours.
Date and Time of E-Auction, with unlimited extension of 5 minutes for incremental bids.	11-03-2026 10 A.M. to 5 P.M. (Sl.No.1), 11-03-2026 10 A.M. to 5 P.M. (Sl.No.2).
Declaration of Highest Bidder	15-03-2026

The Brief Particulars of sale are as follows:

Sl. Following Group/Lot of Assets available for sale in E-Auction.	Reserve Price (INR) (in Cr)	EMD (INR) (in Cr)
1. UNDER IBC CODE, 2016 and UNDER SARFAESI ACT, 2002 BASE Corporation Ltd (CD)'s Land and Building situated at Kharsa No. 357/192/140/2 having 29.04 Bighas and CD's Property on Personal Guarantor Mr. Rakesh Sharma's Land situated in the Factory Premises and adjoining admeasuring 85.06 Bighas situated at Kharsa No's 357/190/140/5, 357/190/140/3, 357/190/140/1, 357/190/140/2 at Village Oachghat, Solan District, Himachal Pradesh.	29.16	2.916
2. UNDER IBC CODE, 2016	Reserve Price (INR) (in Rs.)	EMD (INR) (in Rs.)
Lot of Two (2) No's of Vehicles at Bangalore.	2,55,500	25,550

The E-Bid will be with unlimited extension of 5 minutes for incremental bids.  
The BID Increment amount is Rs.20 Lakhs for Sl.No.1. The BID Increment amount is Rs.25,000 for Sl.No.2  
Under IBC, 2006 and SARFAESI ACT, 2002, all the part and parcel of the Mortgaged Property, belonging to CD and Mortgaged Property, Free-hold Property belonging to Mr. Rakesh Sharma (Personal Guarantor to Consortium of Banks), for recovery of Rs.36,63,58,49,663.76 including interest and charges thereon- as on the admission of Personal Guarantor to CD NCLT Admission dt 19-12-2023.

**TERMS AND CONDITIONS OF E-AUCTION 1.** The Auction Sale is being conducted by the Liquidator and Authorized Officer under the provisions of IBC, 2016 and SARFAESI ACT, 2002 with the aid and through Joint E-auction. This Joint E-Auction/Bidding shall be only through "Online Electronic Mode" through the website <https://baanknet.com/>. 2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of the bid documents, for obtaining the bid form <https://www.basecorp.in>, and as well as the website of the service provider, <https://bbi.baanknet.com/e-auction-bbbi/home> the details of the secured assets put up for auction. 3. The bidders may participate in the Joint e-auction quoting/bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/self. The Liquidator / Authorized Officer / Service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. For Asset / Sale related please contact Mr. Konduru Prasanth Raju, Liquidator at +91-9980591019 or e-mail at [basecliquidator@gmail.com](mailto:basecliquidator@gmail.com). For Secured Creditors Personal Guarantor related Please Contact Mr. Harsh Magia at +91-7506107562 or e-mail at [harsh.magia@phoenixarc.com](mailto:harsh.magia@phoenixarc.com) and/or Mr. Brij Kishore Mobile at +91-9828528909 or e-mail at [brijkishore.bilochi@idbi.co.in](mailto:brijkishore.bilochi@idbi.co.in). 4. Bidders may also go through the link of the "Data Room" for verifying the details of the secured asset put up for auction/ obtaining the bid form. 5. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold by way of an online e-auction on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" AND "WITHOUT RECOURSE" condition. 6. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as bidders and password free of cost to participate in the Joint e-auction on the date and time as mentioned aforesaid. 7. For participating in the Joint e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset and true copies of the PANCARD, AADHAR CARD, Board Resolutions in case of Company and Address Proof as per terms detailed in Tender Documents, on or before the Last date as mentioned in the above table. 8. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify and the bid submitted will be rejected. 9. The Prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the IBC Code, 2016 to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited. 10. As Per Security Interest (Enforcement) Rules, 2002, the successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer by way of RTGS/NEFT to the account mentioned in the Bid document on or before the close of banking hours on the date of Auction mentioned above or not later than the next working day, which deposit shall have to be confirmed by Liquidator / Authorized Officer, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited. 11. The EMD of all other bidders who did not succeed in the e-auction will be refunded within 30 working days of the closure of Joint e-auction. The EMD deposited by the unsuccessful bidder shall not carry any interest. 12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before Thirtieth (30th) day from date of E-Auction, the said secured asset or such extended period may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited. 13. No additions / deletions / Amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose. 14. At any stage of the Joint E-auction, the Liquidator / Authorized officer reserves their right to vary any of the terms and condition of this notice for sale, without prior notice, at their discretion and the Liquidator / Authorized Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 15. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her favour as per the applicable law. 16. The payment of all statutory/non statutory dues, taxes, assessments, charges, dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only. 17. It shall solely be the responsibility of the successful bidder to get the sale certificate registered. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to any other authority towards the transfer of the rights in / his / her favour. The sale certificate must be registered at the earliest as per state Law/Rules regarding transfer else the purchaser has to give the request letter to the Liquidator / Authorized Officer mentioning the reason of delaying the registration. 18. It is the responsibility of the successful bidder to obtain the NOC from the relevant authorities concerned as required for Registry of the sale including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to NOC Charges, electricity, water, maintenance charges and any charges required for transfer of the said property in favour of the successful bidder) should be undertaken by the successful bidder at its own cost, effort and liabilities. 19. The Secured Asset under Joint e-auction as mentioned in sale Notice shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the Sale by the Liquidator / Authorized Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature. 20. The Borrower/ Mortgagee, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, Regulations 32 (f) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC") read with Regulation 33 and Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") formed by the liquidator, under IBC about the holding of the above-mentioned auction sale. 21. To the best of knowledge and information of the authorized officer, there are no encumbrances on the secured asset, except, if any, mentioned in table above. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of the Liquidator / Authorized Officer. The Liquidator / Authorized Officer shall not be responsible in any way for any third-party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale. 22. The particulars specified in the Joint e-auction notice published in the newspaper have been stated to the best of the information of the Liquidator / Authorized Officer; however, the Liquidator / Authorized Officer shall not be responsible/liable for any error, misstatement or omission. 23. In the event, the Joint e-auction scheduled hereinabove fails for any reason whatsoever, Liquidator / Authorized Officer has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI ACT, 2002. And / Or Regulations 32 (f) of the Insolvency and Bankruptcy Board of India (Liquidation Process Regulations), 2016 forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC") read with Regulation 33 and Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") under IBC, 2016.

Sd/-

<b>Mr. KONDURU PRASANTH RAJU</b> Liquidator In the matter of BASE Corporation Limited.	<b>Mr. Harsh Magia</b> Authorized Officer of Phoenix ARC Limited acting in its capacity as Trustee of Phoenix Trust FY16-23 Lead Representative of Consortium of Banks
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Reg. No. I/BI/PA-002/IP-N00708/2018-2019/12200  
Date: 21-02-2026 | Place: Bangalore and Solan.



## Karnataka Soaps & Detergents Limited

(A Government of Karnataka Undertaking)

Sandal City: P.B. No. 5531, Bengaluru-Pune Highway, Bengaluru - 560 055.

Ph: 080-22164879, 22164886, Website: [www.mysoresandal.org](http://www.mysoresandal.org) e-mail: [ksdl.dgmmtis@gmail.com](mailto:ksdl.dgmmtis@gmail.com)

Date: 20.02.2026

**NOTICE INVITING TENDER**

Tenders are invited by **KS&DL** in two cover system through Karnataka Public Procurement Portal (Website <https://kppp.karnataka.gov.in>) with respect to supply of following Goods/Services/Works.

Sl. No.	Tender Number	Tender Name	Tender Quantity	Published date	Last Date of Submission
1	KSDL/2025-26/IND0948	Procurement of D-Limonene	1200 Kgs	19-02-2026	06-03-2026
2	KSDL/2025-26/IND0949	Procurement of Geranyl Tiglate	700 Kgs	19-02-2026	06-03-2026
3	KSDL/2025-26/IND0950	Procurement of Hexyl Cinnamic Aldehyde	2300 Kgs	19-02-2026	06-03-2026
4	KSDL/2025-26/IND0951	Procurement of Aldehyde C-10 decylic	300 Kgs	19-02-2026	06-03-2026
5	KSDL/2025-26/IND0952	Procurement of Nerol	2000 Kgs	19-02-2026	06-03-2026
6	KSDL/2025-26/IND0953	Procurement of LINALOOL EX-BASIL	1500 Kgs	19-02-2026	06-03-2026
7	KSDL/2025-26/IND0954	Procurement of Phenyl Ethyl Alcohol	10000 Kgs	19-02-2026	06-03-2026
8	KSDL/2025-26/IND0955	Procurement of Herculyn-D	1600 Kgs	19-02-2026	06-03-2026
9	KSDL/2025-26/IND0956	Procurement of Linalyl Acetate	3400 Kgs	19-02-2026	06-03-2026
10	KSDL/2025-26/IND0957	Procurement of Iso Menthone	3300 Kgs	19-02-2026	06-03-2026
11	KSDL/2025-26/IND0959	Procurement of Mentha Citrata Oil	16700 Kgs	19-02-2026	06-03-2026
12	KSDL/2025-26/IND0960	Procurement of Terpineol	6100 Kgs	19-02-2026	06-03-2026
13	KSDL/2025-26/IND0961	Procurement of Lemongrass oil	700 Kgs	19-02-2026	06-03-2026
14	KSDL/2025-26/IND0962	Procurement of Para Cresyl Phenyl Acetate	680 Kgs	19-02-2026	06-03-2026

For any further queries/clarifications please contact the undersigned.

Sd/-  
Asst. General Manager (Materials)



## State Bank of India, Regional Business Office, 'Jeevan Tara', B-wing, 513, Sadar Bazar, Opp. Collector Office, Satara-Koregaon Road, Satara - 415001.

**Publication of Notice regarding Symbolic Possession of property u/s 13(4) of SARFAESI**

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, a Demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrower/Guarantor having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of power conferred on him under section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned against each account.

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 **STATE BANK OF INDIA** for an amount and interest thereon.

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

Name of the Borrower & Address	Amount Outstanding	Date of Demand Notice	
		Date of Possession	Date of Possession
<b>Branch : Phaltan, Mrs. Arati Santosh Shinde</b> At Satphalga, Post- Sarade, Tal- Phaltan Dist- Satara HL-A/C No(s) - 38835773538, 38840168159	Rs. 19,65,744.00 (Rupees Nineteen Lakh Sixty Five Thousand Seven Hundred Forty Four only) as 14.11.2025 together with exclusive interest thereon at contractual rate(s) and incidental expenses, costs, charges incurred / to be incurred	14.11.2025	16.02.2026

**Description of immovable property :** All the piece and parcel of Residential Flat No. A/7, Plot No. 19 to 28, Housing Name Mauli Baug, C. S. No. 67/1/2/3, Near Rajlakhmi Mangal Kanyalay, Bhadkamkar Nagar, Phaltan, Tal- Phaltan Dist- Satara-415523 Owned by Mrs. Arati Santosh Shinde.

**Bounded as under :** On or towards East : By Internal Road, On or towards South : By Unit No. A-6, On or towards West : By Said Margin, On or towards North : By Unit No. A-8.

Date : 21.02.2026  
Place : Phaltan

Sd/- Authorized Officer,  
State Bank of India



## Zonal Office Kolhapur, Legal Department :

Mahabank Bldg, Kavala Naka, Kolhapur - 416001,  
Ph - 02312533412,14 Email- [legal\\_kol@mahabank.bank.in](mailto:legal_kol@mahabank.bank.in)

**Possession Notice (Appendix IV, Rule-8(1))**

Whereas the undersigned being the Authorized Officer of **Bank of Maharashtra** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Sub Section (12) section 13 read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices dated as mentioned below calling upon the following Borrowers to repay the amounts mentioned in the demand notices 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 properties described herein below in exercise of powers conferred on him under Sub Section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on the dates mentioned below.

The Borrowers in particular and the Public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Bank of Maharashtra** for the amounts mentioned herein below. 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.

Sr. No.	Name & Branches of the Borrowers	Outstanding Amount in Rs.	Date of Demand Notice	Date of Possession
1	<b>Branch : Laxmipuri Kolhapur</b> Borrowers : <b>Classic Gypsum Industries Private Limited</b> through its Director <b>1. Mr. Kunal Shirishkumar Sonavane, Director</b> <b>2. Mr. Rohit Shirishkumar Sonavane, Director</b> <b>3. Mr. Shirishkumar Ramkrishna Sonavane, Guarantors : 1. Mr. Haridas Ramkrishna Sonavane 2. Mr. Balasaheb Ramkrishna Sonavane &amp; 3. Mr. Vitthal Bhimrav Kalyankar</b>	Rs. 17,04,00,863/- (Rupees Seventeen Crore Four Lakh Eight Hundred & Sixty-three Only) (Cash Credit of Rs. 1,200.00 Lakhs is consortium along with Union Bank of India) plus interest plus future interest rate w.e.f. 10/12/2025	10/12/2025	17/02/2026
<b>Description of the Immovable Properties :</b> All the above credit facilities are further secured by below primary security-				
1. Cash Credit - Stock and Book Debts - CERSAI Asset ID - 200072531455				
2. Plant and Machinery - CERSAI Asset ID - 200268362142				
<b>Description of Immovable Property and other collateral property details are mentioned in the table :-</b>				
Sr. No.	Description of the Security	Owner of the Security	Nature of the charge	
1.	Pari- Passu Charges on Commercial Property bearing address 718 /K/1/18, Gargoli Kalamba Road, 'A' Ward, Race Course Naka, Tal. Karveer, Dist. Kolhapur.	Shirishkumar Ramkrishna Sonavane.	Collateral	
2.	Pari- Passu Charges on Open Plot S No 217/1 Kandalgao, Tal. - Karveer Dist. Kolhapur.	Balasaheb Ramkrishna Sonavane.	Collateral	
3.	Pari- Passu Charges on Residential NA plot R.S. No. 634, Hissa No. 25, Plot No. B-211, Jawahar Nagar Co- Op Housing Society Ltd, Jawahar Nagar, Kolhapur.	Vitthal Bhimrav Kalyankar	Collateral	
4.	Pari- Passu Charges on Open Plot Gat No- 357, Mouje Kasaba Vadgaon, Tal. Hathkanagale, Dist- Kolhapur.	Kunal Shirishkumar Sonavane.	Collateral	
5.	Natural Gypsum Calcination Plant.	Classic Gypsum Industries Pvt Ltd	Primary	
6.	Pari- Passu Charges on Stock and Receivables.	Classic Gypsum Industries Pvt Ltd	Primary	
7.	Pari- Passu Charges on Residential Open Plot situated at Gat No 644/2/B, Plot No C/5, Jawahar Nagar, Ward B, Kolhapur.	Haridas Ramkrishna Sonavane.	Collateral	
8.	Pari- Passu Charges on 5-star MIDC Plot in the name of M/s. Classic Gypsum Industries Pvt. Ltd. Plot no. - F12, Kagal Hathkanagale Five Star MIDC, Village Talandage	Classic Gypsum Industries Pvt Ltd	Collateral	
9.	Pari- Passu Charges on Plot no. C24 & building, MIDC Shirol, Tal. Hathkanagale, Dist. Kolhapur (Site of Shri Mahalaxmi Industries)	Shirishkumar Ramkrishna Sonavane.	Collateral	
2	<b>Branch : Sangrul</b> Borrowers : <b>Mr. Pradeep Narayan Nale &amp; others</b>	Rs. 29,38,481/- (Rupees Twenty Nine Lakhs Thirty Eight Thousand Four Hundred Eighty one only) plus unapplied interest plus penal interest & charges/expenses w.e.f. 29/07/2024	09/12/2025	18/02/2026
<b>Description of the Immovable Properties :</b> All piece and parcel of land of Grampanchayat Milkat No. 1007, admeasuring 387.10 Sq Mtrs and construction made thereon having built up area of 288 Sq. Ft, situated at Village Sangrul, Tal. Karveer, Dist. Kolhapur and <b>Bounded as On the North</b> by Property of Akaram Nale, <b>On the East</b> by Road, <b>On the South</b> by Property of Keraba Khade, <b>On the West</b> by Share of Vasudev Nale in Milkat No. 1007. <b>CERSAI ID- 200100172831</b>				

Date : 17/02/2026, 18/02/2026  
Place : Kolhapur, Sangrul

Authorized Officer,  
Bank of Maharashtra, Kolhapur Zone



## Repco Home Finance Limited

WAGHOLI BRANCH: No.2, 1st Floor, Parjat Heights, Near Reliance Smart, Pune Nagar Road, Wagholi, Pune-412207

**E-AUCTION SALE NOTICE**

**Sale of Immovable Properties Mortgaged to Repco Home Finance Ltd. Under Securitization and Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002**

Whereas the Borrower: Mr. Sampat Jijabao Lande, S/o. Mr. Jijabao Lande, Co-Borrower: Mrs. Chaya Sampat Lande, W/o. Mr. Sampat Lande and Guarantor: Mr. Dharmendra Neha, S/o. Mr. Prakash Neha Shree Kanbhaya, have borrowed money from Repco Home Finance Limited, Wagholi Branch against the mortgage of the immovable property more fully described in the schedule hereunder. Since, the Borrowers failed to repay the loan amount, the Company has issued Demand Notice under Section 13(2) of the Sarfaesi Act, 2002 on 07.02.2025 calling upon them to repay the amount mentioned in the notice vide Loan Account Nos. 2261811000176 & 2261820000181 being ₹ 5,85,356/- & ₹ 1,54,284/- with further interest from 04.07.2025 together with costs and expenses within 60 days from the date of the said notice.

Whereas the Borrower, Co-Borrower & Guarantor, having failed to pay the amount due to the Company as called for in the said demand notice, the Company has taken possession of the secured asset more fully described in the schedule hereunder by issuing Possession Notice under Section 13(4) of the Act on 29.1.2025.

Whereas the Borrower, Co-Borrower & Guarantor, having failed to pay the dues in full, the secured creditor, Repco Home Finance Limited has decided to sell the under mentioned secured asset in "As is where is condition" and "As is what is condition" under Section 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules 2002 for realization of the debts due to the Company. The dues of the Borrower vide Loan Account Nos. 2261811000176 & 2261820000181 being ₹ 5,85,444/- & ₹ 1,44,214/- as on 10.02.2026

**Date / Time of E - Auction: 27.03.2026, Between 11.00 a.m. and 12.00 Noon (with unlimited auto extension of 5 minutes)**

**Last Date & time for submitting E-Tenders: 26.03.2026, 04.00 p.m**

**DESCRIPTION OF THE PROPERTY:** All that piece and parcel of the property bearing Flat No.11 on the Fourth Floor admeasuring about 560 Sq.ft i.e. 52.044 Sq.Mtrs built up in the Building known as Rajyog constructed on the land bearing S.No.78, Hissa No.2/1/19 admeasuring 00 H 02 Acres situated at Village Pimpale Gurav, Taluka Haveli, District Pune within the Registration District of Pune and within the Local Limits of Pimpri Chinchwad Municipal Corporation and is situated within the following boundaries: North: By Road, South: Property of Mr. Pingat. East: Property of Mr. Shekar. West: Property of Mr. Jadhav. Total Extent on 560 Sq.Fts. or 52.044 Sq.Mtrs. area of land and building has got all usual pathway rights and easement rights relating thereto.

**RESERVE PRICE ₹ 22,96,000/- EMD (10% of Reserve Price) ₹ 2,29,600/- Minimum Bid Increment Amount ₹ 10,000/-**

For E-Auction procedure, please contact M/s. C1 India Pvt. Ltd., Mr. Prabhakaran - 74182 81709.

For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, Wagholi Branch, on all working days between 10 a.m & 5 p.m. Contact No. 412207 & 9765111173

Date: 16.02.2026  
Authorized Officer, Repco Home Finance Limited



## ASREC (India) Limited

Bldg No. 2, Unit No. 201-202 & 200A-200B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

**APPENDIX-IV-A**

**Sale Notice for sale of immovable Assets Under Securitization and Reconstruction of Financial Assets and Security Interest Act Read with Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rules 2002**

E-AUCTION SALE notice for Sale of Immovable Properties under Rule 8(6) of Security Interest (Enforcement) Rule, 2002 will also serve as 15 days' notice to the borrowers, Joint/Co. borrowers and for sale of secured properties under SARFAESI Act and Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and Borrower(s) and guarantor(s) 1. M/s. Arambh NX through Proprietor, Mr. Kailash M. Kukejra, (Guarantors) 2. Mr. Ravi Murlihar Kukejra, 3. Mr. Ashok Kevalram Ranchali, 4. Mrs. Mamata Kailash Kukejra in particular that the Authorized Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand notice issued u/s 13 (2) after giving due credit to the payment received subsequent to the said notice if any, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited through online auction for the purchase of the property. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis under 8 & 9 of security interest (enforcement) Rules for recovery of dues. Recovery of Rs. 64,40,213.90 (Rupees Sixty-Four Lakh Forty Thousand Two Hundred Thirteen and Ninety-Nine Paise) as on 10.07.2025.

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakhs)	EMD (Rs. in Lakh)	Bid Increment (Rs. in Lakh)	Date & Time of E-auction and Place of sale
1	R.S. No 190 B/1+B(3) 2 pai flat no 124				