



DSUB/ HO/SARFAESI/35/2025-26

DATE :- 31/01/2026

**By Registered Post with Acknowledgement due**

**DHARMAVIR SAMBHAJI URBAN CO OP BANK LTD**

HO-391 , The Melange , Mumbai – Pune Road , Phugewadi , Pune - 411012

To

- 1) Mrs.Sujata Sandeep Lunawat (Borrower & Mortgagor )  
425/73 , S -1 , Parivar Apartment  
TMV Colony , Gultekadi , Pune 411037 .
- 2) Mr.Anand Atmaram Shrikhande (Guarantor)  
604, Shalmalee D.S.K Ranwara, Pashan  
N.D.A Road Bavdhan  
Pune :- 411021
- 3) Mr Vishal Sampatlal Lunawat (Guarantor)  
S.r No 557/ A Flat No -2, Keshar - Mutha  
Apartment Gultekadi , opp Creasant HighSchool  
Pune :- 411037
- 4) Mr Jayantilal Hastimal Baldota (Guarantor)  
796, Near Moti Chowk, Raviwar Peth  
Pune :- 411002

Dear Sir / Madam,

**Sub: Sale of Secured Assets under provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and the Rules framed there under.**

Loan A/C No.3/173/30812 The Authorized Officer has issued Demand Notice U/S 13(2) dated 27/04/2021 there by calling upon all of you Mrs.Sujata Sandeep Lunawat ( Borrower & Mortgagor ) Mr.Anand Atmaram Shrikhande (Guarantor) , Mr Vishal Sampatlal Lunawat (Guarantor) , Mr Jayantilal Hastimal Baldota (Guarantor) , to pay as on 31/03/2021 Rs:- 62,56,414/- ( Rupees Sixty Two Lakh Fifty Six Thousand Four Hundred Fourteen Only) together with interest thereon at the contractual rate from 01/04/2021 till the date of payment due to the secured creditor. within a period of 60 days from the date of receipt of the said notice.

However in-spite of receipt of the said notice, you all have failed to repay the dues of the bank as mentioned in the said notice. In view of the same, the Authorized Officer proceeded further and has taken possession of secured assets dt on 20/10/2021 and also moved an application U/S 14 of Securitisation Act Before District Magistrate Pune and obtained order 24/06/2022 for Physical possession of Mortgaged property. There after on or about 24/07/2025. The Tahasildar Pune City has taken possession of the Mortgaged property handed



over the same to the Authorized Officer A panchnama Dt.24/07/2025 to that Effect Also Drawn. The Authorised officer vide notice dated 17/12/2025 advised to pay the dues within 30 days. The same was not responded by you favorably. Therefore , the Bank in exercise of its rights granted under the Act and Rules, issue this notice under rule 8(6) (immovable) and Rule 9 of the Security Interest (Enforcement) Rules,2002 calling upon you to discharge in full liabilities amounting dated on 31/03/2021 Rs:- 62,56,414/- ( Rupees Sixty Two Lakh Fifty Six Thousand Four Hundred Fourteen Only) + interest and Other Charges there on from 01/04/2021 as Mentioned in the notice Under Section13(2) from the date of this notice, failing which , the Bank shall proceed under the Act with the sale of the secured assets by inviting bids through Public Auction to realize the above stated outstanding, with interest and costs on the terms and conditions as will be stipulated by the undersigned.

Please note that expenses pertaining to Demand Notice, taking possession, valuation and sale Procedure etc, shall be first deducted from the Sale proceeds, which may be realized by the undersigned and the balance of sale proceeds, will be appropriated towards your liability aforesaid. You are at liberty to participate in the Public Auction to be held or may bring suitable buyers on the terms and conditions. Please look for the sale advertisement that will appear on or before 05/02/2025 in the leading newspapers in English (Indian Express ) and in Marathi (Loksatta ) in due course.

This notice is issued without prejudice to any other rights available to the Bank under the subject Act or any other law in force.

**DETAILS OF THE IMMOVABLE PROPERTY**  
**SCHEDULE**

All that piece and parcel of the land bearing Survey No 696, 697 and 698 having its final Plot / Tenement No 424, T.P.S 3, out of which Maharashtra Housing And Area Development Authority, Pune - 411037, allotted Gala / Kholi No 433, Building / Chawl No 56, Land area admeasuring 65 Sq. Mts. I.e 700 Sq. Fts, ( Approx ) and Four Rooms including toilet & bathroom in R.C.C. Construction on the same plot area admeasuring about 26.10 Sq. Mtrs. I.e. 280 Sq.Fts. At village Gultekadi, Location Maharshi Nagar , Tal - Haveli, Dist - Pune within the local limits of Pune Muncipal Corportation and within the limit of Sub Registrar , Haveli and Tal. Haveli, Dist - Pune which is bounded as under :-

Boundaries	
East	By lane / Bol & house property of Mr Desai
West	By House Property of Mr Shingare.
South	By Road
North	By House Property of Mr Jadhav.

Date:- 31/01/2026

Place:- Pune



*Y. D. D. D.*  
Authorised Officer

Dharmavir sambhaji Urban  
Co-op Bank Ltd.

Enclosure:-

1.Public notice for sale to be published (annexure 1)

**Note:-**Your attention is also drawn towards Sub-Section 8 of Section 13 of SARFAESI Act 2002. Please treat this Notice also as Notice of redemption of property whereby you may redeem the property till the date of sale.

### ANNEXURE I



**DHARMAVIR SAMBHAJI URBAN CO OP BANK LTD**

**Branch Office :-**

Old Add : 38 , Shivdarshan Complex , Vinayaknagar , Navi Sangavi , Pune 411061  
New Add : S.No.81/1/1A, Nandaraj Sankul , Shop No.14 &15 , Navi Sangavi , Pune 411027

**Head Office :-**

391 , The Melange , Mumbai Pune Road , Phugewadi , Pune – 411012  
Mo.No.7057235336 / 7887882882  
Email – sambhajibank@dsub.in Website – www. Sambhajibank.com

### **Public Notice for the Sale of Immovable Property**

Where as the Authorized Officer of Dharmavir Sambhaji Urban Co Op Bank Ltd (hereinafter referred to as 'the Bank'), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act) and in exercise of powers conferred under section 13(12) read with the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under sec. 13(2) of SARFAESI Act **on:- 27/04/2021** calling upon **Mrs.Sujata Sandeep Lunawat** and others Borrowers / Mortgagors / Guarantors to repay the amount mentioned in the notice being the amount due together with further interest and Other Charges thereon at the contractual rate plus all costs charges and incidental expenses etc, till the date of payment within 60 days from the date of the said notice. The Borrower / Mortgagors / Guarantors having failed to repay the above said amount within the specified period, the authorized officer has taken over **Symbolic possession** in exercise of powers conferred under section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002 on **20/10/2021**, which is to be sold by way of **Auction on "As Is Where Is Basis",As Is What Is Basis" and "Whatever There Is Basis"**, for realization of Bank's dues under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002 by inviting tenders/bids as per below Auction Schedule:

### **AUCTION SCHEDULE**

**DESCRIPTION OF PROPERTY / HOUSE HAVING ABOUT**

**All that piece and parcel of the land bearing Survey No 696, 697 and 698 having its final Plot / Tenement No 424, T.P.S 3, out of which Maharashtra Housing And Area Development Authority, Pune - 411037, allotted Gala / Kholi No 433,**



	<p><b>Building / Chawl No 56, Land area admeasuring 65 Sq. Mts. I.e 700 Sq. Fts, ( Approx ) and Four Rooms including toilet &amp; bathroom in R.C.C. Construction on the same plot area admeasuring about 26.10 Sq. Mtrs. I.e. 280 Sq.Fts. At village Gultekadi, Location Maharshi Nagar , Tal - Haveli, Dist - Pune within the local limits of Pune Muncipal Corportation and within the limit of Sub Registrar , Haveli and Tal. Haveli, Dist - Pune which is bounded as under :-</b></p> <p><b>On or towards the East :- By lane / Bol &amp; house property of Mr Desai</b></p> <p><b>On or towards the West :- By House Property of Mr Shingare.</b></p> <p><b>On or towards the South :- By Road</b></p> <p><b>On or towards the North :- By House Property of Mr Jadhav.</b></p>
<b>KNOWN ENCUMBRANCES ( IF ANY )</b>	No
<b>RESERVE PRICE (IN RS.)</b>	<b>Total Fair Market Value of the property :- Rs. 77,47,600/- (Rupees in Words Seventy Seven Lakh Forty Seven Thousand Six Hundred Only)</b>
<b>EARNEST MONEY DEPOSIT (IN RS.) THROUGH DD/ PO IN FAVOR OF DHARMAVIR SAMBHAJI URBAN CO OP BANK LTD PAYABLE AT PUNE.</b>	<b>Rs.7,75,000/- (Rupees in Words Seven Lakh Seventy Five Thousand Only)</b>
<b>BID INCREMENTAL AMOUNT</b>	<b>Rs. 50,000/- (Rupees in Words Fifty Thousant Only)</b>
<b>LAST DATE , TIME AND VENUE FOR SUBMISSION OF</b>	<b>Till 12/03/2026 up to 06:00 P.M At</b>



<b>BIDS WITH SEALED OFFER/ TENDER WITH EMD</b>	Dharmavir Sambhaji Urban Co-Op Bank Ltd .391, The Melange, Mumbai-Pune Road, Phugewadi, Pune :- 411012
<b>DATE , TIME AND VENUE FOR OPENING OF BIDS.</b>	<b>13/03/2026</b> on <b>06.00 p.m</b> At Dharmavir Sambhaji Urban Co-Op Bank Ltd .391, The Melange, Mumbai-Pune Road, Phugewadi, Pune :- 411012
<b>INSPECTION OF PROPERTY</b>	Property will be shown for Inspection dated on <b>06/03/2026</b> to <b>11/03/2026</b> in working hours from 11.00 am to 06.00 pm for the same Please contact to <b>Mr. Youvraj S. Jagade</b> within office hours on the following Moblie number :- <b>7057235336 / 7887882882</b>
<b>COST OF TENDER / BID CUM AUCTION FORM</b>	Rs. 500/-
<b>RETURN OF EMD OF UNSUCCESSFUL BIDDERS</b>	within <b>10 working days</b> from the date of Auction.
<b>LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER ( INCLUSIVE OF EMD )</b>	The payment should be made latest by <b>Same day</b> from the date of bid confirmation.
<b>LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID</b>	Within <b>30 days</b> from the date of sale Confirmation.
<b>LOAN DETAILS</b>	
<b>BORROWER / GUARANTORS / MORTGAGOR NAME &amp; ADDRESS</b>	<p><b>1. Mrs.Sujata Sandeep Lunawat (Borrower &amp; Mortgagor )</b> 425/73 , S -1 , Parivar Apartment TMV Colony , Gultekadi , Pune 411037 .</p> <p><b>2.Mr.Anand Atmaram Shrikhande (Guarantor)</b> 604, Shalmalee D.S.K Ranwara, Pashan N.D.A Road Bavdhan Pune :- 411021</p> <p><b>3. Mr Vishal Sampatlal Lunawat (Guarantor)</b> S.r No 557/ A Flat No S-2, Keshar -</p>



	<p>Mutha Apartment Gultekadi , opp Creasant HighSchool Pune :- 411037</p> <p>4.Mr Jayantilal Hastimal Baldota (Guarantor) 796, Near Moti Chowk, Raviwar Peth Pune :- 411002</p>
DATE OF DEMAND NOTICE U/SEC.13(2) OF SARFAESI ACT.	09/05/2018
AMT.OF DEMAND NOTICE U/S-13(2) OF SARFAESI ACT (IN RS.)	As on 27/04/2021 Rs:- 62,56,414/- ( Rupees Sixty Two Lakh Fifty Six Thousand Four Hundred Fourteen Only) + Interest and Other Charges there on From 01/04/2021
DATE OF SYMBOLIC POSSESSION	20/10/2021
PUBLICATION DATE OF POSSESSION NOTICE	20/10/2021
OUTSTANDING DUES ( IN RS.) As on 31/01/2026 Rs.1,39,83,149/-	Rs. 1,39,83,149/- ( Rs in words:- One Core Thirty Nine Lakh Eighty Three Thousand One Hundred Forty Nine Only.) + Interest and Other Charges there on From 01/02/2026

### TERMS & CONDITION OF AUCTION

1. Bidder shall have to give complete offer.
2. The bidders have to submit the bid form in a sealed envelop with the details like, (i) full name and particulars of the individual bidder/ bidder company/ bidder firm/ bidder organization (ii) copy of pan card (iii) Active mobile Number (iv) Email Address and (v) Proof of Address. the offers along with the relevant KYC documents and the EMD shall be put in an envelope which should be sealed and super scribed with " Offer from Mr/ Ms/ M/s...( Name of the bidder)..." for purchase of the Secured Asset(s)/ Property of **Mrs.Sujata Sandeep Lunawat , Mortgagors** and the envelope be dropped during normal working hours in the Tender Box kept/ in the office of the Authourised Officer at Dharmavir Sambhaji Urban Co-Op Bank Ltd. 391, The Melange, Mumbai-Pune Road, Phugewadi. Pune:-411012.
3. Each tender / Bid / offer shall be accompanied by and Earnest Money Deposit (EMD) OF **Rs.7,75,000/- (Rupees in Words Seven Lakh Seventy Five Thousand Only)** by D.D./ Pay Order in favour of 'Dharmavir Sambhaji Urban Co-Op Bank Ltd'. payable at Pune. D.DS / P.OS should by purchased by the tenderer/ bidder or on his behalf only.



4. The Bid/(s) need to be submitted above the Reserve Price amount and any bid/ (s) received after the due date, time will not be considered as valid.
5. The tenderer/ bidder will have to abide by the rules and regulations of the Local Authority with respect to transfer or use of the said property.
6. As per Section 194 of Income Tax Act ( as amended time to time), if property is sold above 50 lakhs then buyer will have to pay appropriate TDS to the Government treasury and the TDS certificate has to be deposited in the Bank.
7. The Successful bidder shall deposit 25% of the bid amount (including EMD deposited with the bid) latest by next working day from the date of bid confirmation. Payment has to be made only in the form of DD/PO drawn in favour of "Dharmavir Sambhaji Urban Co-Op Bank Ltd" payable at Pune.
8. In case the successful bidder fails to deposit 25% of the bid amount as above earnest money deposit shall be forfeited by the Bank without any notice. The successful bidder shall deposit the balance 75% amount within 15 days from the date of confirmation of sale by the Bank. In case of default in payment, entire amount so deposited shall be Forfeited without notice and the property shall be resold. In such case the successful bidder shall have no claim/s in regard to the property or to any part of the sum for which it may be sold subsequently. The Bank also reserves the right to sell the property to any third party by any of the modes prescribed under the SARFAESI Rules Act, 2002.
9. Inter-se bidding to all the eligible bidders is allowed. The bidder may improve his offer by way of inter-se bidding among the bidders. The inter-se bidding shall commence at the moment of highest bid is opened. The bidder may improve their offer in multiple of the amounts mentioned under the column " Bid Increment Amount". The bidder who submits the highest bid amount and / or win in the inter-se bidding (not below the Reserve Price) shall be declared as Successful Bidder and a communication to that effect will be issued to the said highest bidder subject to approval by the Authorised Officer.
10. In the event of any default in payment of any of the amounts, or if the sale is not completed by reason of any default on the part of the purchaser/ bidder within the aforesaid time limit, the Bank shall be entitled to forfeit all the monies paid by the purchaser / bidder till then and put up the secured asset(s) / property(ies) for sale / disposal again, in its absolute discretion and may also resale / offer the same to the second highest bidder. Further, all costs, charges and expenses incurred by the Bank on account of such resale shall be borne and paid by the defaulting purchaser. The Bank Reserves its right, solely at its discretion and on such terms and conditions it may stipulate, to extend the aforesaid time limit.
11. Tenders/ Bids will be opened by the Authorised Officer of the Bank in the presence of the borrowers/ Legal heir/ Co-borrowers, mortgagors (if available) and the prospective buyers or their authorized representatives who may choose to remain present on the day and time as aforesaid, inter alia, for negotiations, for raising/ revising their respective offers.
12. Any disputes/ differences arising out of sale of the immovable property (ics) / secured asset(s) offered for sale shall be subject to the exclusive jurisdiction of Courts / Tribunals at Pune only.
13. The tenders/ bids below Reserve Price and / or not accompanied by the appropriate EMD and all other documents as mentioned in clause 2 above shall be treated as invalid. However, the Authorised Officer reserves its right, at its sole discretion, to treat all such or any such tender/ bids as valid/ invalid. The EMD will be returned to the unsuccessful tenderer/ bidders within seven working days from the date of auction, without any interest thereon. The Tenderer / bidders will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever.
14. To the best of knowledge and information of the Bank, there are no other encumbrances as mentioned in the chart above. Statutory dues like property taxes, maintenance, taxes for essential commodities etc. be ascertained by the prospective purchaser (s) and are the liability of the



prospective purchaser (s).

15. The secured Asset (s) / property(ies) is / are offered for sale on "As Is Where Is", "As Is What Is", "Whatever There is" and "No Recourse" Basis. The Bank does not undertake any responsibility to procure any permission / license etc. in respect of the secured asset (s) / immovable property(ies) offered for sale or for any dues/ charges including outstanding water/ service charges, transfer fees, electricity dues, dues of the local authority and / or any other dues, taxes, encumbrances if any, in respect of the said immovable secured asset (s) / immovable property(ies).
16. The tenderers / bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/ area of the immovable secured assets in question as also ascertain any other dues/ liabilities./ encumbrances from the concerned authorities to their satisfaction before submitting the tenders/ bids. No queries in this regard shall be entertained at the time of opening tenders/ holding auction. Offer(s) / Tenderer (s) whose offer is accepted by Authorised Officer shall not raise any grievance/ complaint and shall not be permitted to withdraw after his offer is accepted by the Authorised Officer, either on the ground of discrepancy in size/ area, defect in title or any other ground whatsoever. After the offer of tender/ bid is accepted, such successful purchaser/ his nominee shall be deemed to have unconditionally accepted all the terms and conditions of sale of immovable property(ies) / secured asset(s) and further shall be deemed to be waived all objections as to the title, descriptions, measurements etc. in respect of such immovable assets.
17. Tenders/bids with conditional offers shall be treated as invalid. likewise correspondence about any change in the offers will not be entertained. If any tenderer/ bidders wishes to give a fresh offer for the secured asset(s) / immovable property advertised on or before the last date prescribed for submission of the tender / bid in the concerned advertisement, he/ she/ its they may submit a fresh tender / bid with appropriate EMD, subject to withdrawal of the earlier submitted offer.
18. The purchaser shall be required to bear all the necessary expenses like stamp duty, registration expenses, transfer fee and other charges etc. for transfer of the secured asset (s) / immovable property (ies) in his/ her/ their/ its name (s).
19. The Bank reserves its right to accept or reject highest, any or all offer (s) without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the tenderers/ bidders or to sell the secured asset(s) / immovable property (ies) through private negotiations with any of the tenderers/ bidders or any other party/ parties. The Bank's decision in this behalf shall be final and binding.
20. The Bank will be at liberty to amend/ modify/ delete any of the above conditions at its sole discretions as may be deemed necessary or warranted in the light of the facts and circumstances of the case without giving any further notice to the bidders/ tenderers and the tenderers/ bidders shall be deemed to have accepted such revised terms and would accordingly be bound by them.
21. The Bank shall not be held responsible/ liable for any charge, lien, encumbrances, in ascertaining the genuineness/ marketability in the title, property tax or any other dues to the government or anybody in respect of secured assets.
22. The sale is subject to confirmation by the Bank.
23. For inspection of the properties or for any other assistance, the intending bidders may contact **Mr Youvraj Sopan Jagade Authorised Officer of the Bank at Pune during office hours from 10.00 a.m to 5.00 p.m. on Mob No 7057235336/7887882882** or may visit the Head Office at Dharmavir Sambhaji Urban Co-Op Bank Ltd, 391, The Melange, Mumbai-Pune Road, Phugewadi Pune :-411012.

Dated:-. 31/01/2026

Place :- PUNE



*Y. Jagade*  
Authorised Officer  
Dharmavir Sambhaji  
Urban Co-Op Bank Ltd.

## धर्मवीर संभाजी अर्बन को ऑप बँक लि. पुणे



शाखा कार्यालय  
जुना पत्ता : ३८, शिवदर्शन कॉम्प्लेक्स, विनायक नगर, नवी सांगवी, पुणे ४११०६१  
नवीन पत्ता :- स.नं.८१/१/१अ, नंदराज संकुल, शॉप नं. १४व १५, नवी सांगवी, पुणे ४११०२७

मुख्य कार्यालय  
३९१, दि मेलॉज, मुंबई पुणे रोड, फुगेवाडी, पुणे ४११०१२  
मो. नं.: ७०५७२३५३३६/७८८७८८२८८२

ई मेल : sambhajibank@dsub.in | वेबसाईट : www.Sambhajibank.com

### जप्त तारण स्थावर मिळकतीची विक्री नोटीस

सरफेरी अॅक्ट २००२ आणि सिव्क्युरिटी इंटरस्ट इन्फोर्समेंट कायदा अधिनियम २००२ उपनियम ८ (६) च्या अन्वये जप्त तारण स्थावर मिळकतीची लिलाव विक्री सुचना

तमाम लोकांस आणि विशेष करून कर्जदार / जामीनदार / गहाणदार यांना या नोटीसीद्वारे सुचित करणेत येते की खाली नमुद केलेली स्थावर मालमत्ता सुरक्षित धनको (सिव्क्युअर्ड क्रेडिटर) यांचे कडे गहाण / ताब्यामध्ये असून तिचा प्रतिकार्यक ताबा अधिकृत अधिकारी यांनी दि. २०.१०.२०२१ रोजी घेतलेला आहे. सदर मालमत्तेची कर्ज वसुली एस. एल / ३०८१२ सी सुजाता संदीप लुणावत, रकम रु.१३९८३१४९/- (अक्षरी रु. एक कोटी एकोणचाळीस लाख त्र्यांशे हजार एकशे एकोणपण्णास फक्त) तसेच करारात नमुद असलेल्या व्याजदराने व्याज लागू असलेल्या तारखेपासून कर्जदार सी. सुजाता संदीप लुणावत कर्जदार / गहाणखत करून देणार तसेच जामीनदार १. श्री आनंद आत्माराम श्रीखंडे २. श्री. विशाल संपतलाल लुणावत ३. श्री जयंतिलाल हस्तीमल बलदोटा रकम रु. १३९८३१४९/- (अक्षरी रु. एक कोटी एकोणचाळीस लाख त्र्यांशे हजार एकशे एकोणपण्णास फक्त) यांनी सुरक्षित धनको (सिव्क्युअर्ड क्रेडिटर) यांना कर्ज रकमेची परत फेड न केल्याच्या तारखेपर्यंत होणाऱ्या व्याजासहित वसुलीसाठी 'जशी आहे तशी', 'जिथे आहे तिथे', 'जशी आहे त्या स्थितीत', या तत्वावर विकण्यात येणार आहे सदर मालमत्तेचे बाजवी बाजार मूल्य रकम रु. ७७४७६००/- (अक्षरी रु. सत्याहतर लाख सहाचाळीस हजार सहाशे फक्त) असून अनामत ठेव रकम रु. ७७५०००/- (अक्षरी रु. सात लाख पंच्याहतर हजार फक्त) हि डिमांड ड्राफ्ट द्वारे भरावयाची आहे.

#### लिलावाचे वेळापत्रक (Auction Schedule)

अनामत ठेव रकमेसह बंदीस्त प्रस्ताव / निविदा पाठविण्याची अंतिम तारीख वेळ आणि ठिकाण	दि.१२.०३.२०२६ रोजी सायं.०६.०० वाजेपर्यंत धर्मवीर संभाजी अर्बन को ऑप बँक लि. ३९१, दि मेलॉज, ४ था मजला ऑफीस नं. ४०१ आणि ४०२, मुंबई - पुणे रोड, फुगेवाडी, पुणे ४११०१२ येथे
निविदा उघडण्याची तारीख वेळ व ठिकाण	दि.१३.०३.२०२६ रोजी सायं. ०६.०० वाजेपर्यंत धर्मवीर संभाजी अर्बन को ऑप बँक लि. ३९१, दि मेलॉज, ४ था मजला ऑफीस नं. ४०१ आणि ४०२, मुंबई पुणे रोड, फुगेवाडी, पुणे ४११०१२ येथे
मालमत्तेची पाहणी	दि.०६.०३.२०२६ ते दि. ११.०३.२०२६ रोजी सकाळी ११.०० ते सायं. ०६.०० या वेळेत मालमत्ता दाखविली जाईल यासाठी श्री युवराज सोपान जागडे अधिकृत अधिकारी यांच्याशी कार्यालयीन वेळेत संपर्क साधावा. मो. नं. ७०५७२३५३३६/७८८७८८२८८२

#### जप्त तारण स्थावर मालमत्तेचे वर्णन

तुकडी पुणे, पोट तुकडी व तालुका हवेली, मे दुय्यम निबंधक हवेली यांच्या हद्दीतील तसेच पुणे महानगरपालीका यांच्या कार्यक्षेत्रातील गाव मीजे गुलटेकडी (महर्षी नगर) येथील सर्व्हे नं. ६९६/६९७/६९८ यांसी फायनल प्लॉट नं. ४२४, टी. पी. एस. ३ पैकी महाराष्ट्र गृहनिर्माण व क्षेत्र विकास मंडळ, पुणे १ यांनी अॅलॉट केलेला गाळा /खोली नं.४३३, विल्डींग / चाल नं. ५६ यांसी अंदाजे क्षेत्र ७०० चौरस फुट म्हणजेच ६५ चौरस मीटर ही जमीन मिळकत व या जमीन मिळकतीवर वाळू सिमेंटमध्ये बांधलेल्या चार खोल्या व तसेच संडास बाथरूमसह यांसी बांधकाम क्षेत्र २६.१० चौरस मीटर म्हणजेच २८० चौरस फुट ही मिळकत यांसी इमारतीच्या चतुःसिमा :- पुर्वेस : बोक व श्री. देसाई यांचे घर, दक्षिणेस : रस्ता, पश्चिमेस : श्री शिनगारे यांचे घर मिळकत, उत्तरेस : श्री. जाधव यांचे घर

विक्रीच्या तपशिलवार अटी आणि शर्तीसाठी कृपया सुरक्षित धनको (सिव्क्युअर्ड क्रेडिटर) यांची

वेबसाईट [www.Sambhajibank.com](http://www.Sambhajibank.com) याचा संदर्भ घ्यावा.

शिक्का

दिनांक : ०५.०२.२०२६

ठिकाण : पुणे

अधिकृत अधिकारी

धर्मवीर संभाजी अर्बन को ऑप बँक लि.

टीप : उपरोक्त मराठी जाहीरात हे इंग्रजी जाहीरातीचे प्रारूप (कॉपी) असून जाहीरातीतील मजकुराच्या तसेच अटी व शर्तीच्या अधिक स्पष्टतेसाठी किंवा हरकतीच्यावेळी इंग्रजी जाहीरातीतील मजकुरच ग्राह्य धरला जाईल याची नोंद घ्यावी.

**DHARMAVIR SAMBHAJI URBAN CO-OP BANK LTD. PUNE****Branch Office :**

**Old Add :** 38, Shivdarshan Complex, Vinayaknagar,  
Navi Sangavi, Pune 411061  
**New Add :** S.No.81/1/1A, Nandaraj Sankul, Shop No.14 & 15,  
Navi Sangavi, Pune 411027

**Head Office :** 391, The Melange, Mumbai Pune Road,  
Phugewadi, Pune 411012

**Mo.No.:** 7057235336 / 7887882882

**Email :** sambhajibank@dsub.in | **Website :** www.Sambhajibank.com

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

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

Notice is hereby given to the public in general and in particular to the Borrower(s) / Guarantor(s) / Mortgagor(s), that the below described immovable property mortgaged/ charged to the secured creditor, the Symbolic possession of which has been taken by the Authorised Officer of Secured Creditor on 20.10.2021, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of amount Loan A/C No.3/173/30812 Mrs. Sujata Sandeep Lunawat, Rs. 1,39,83,149/- (Rs in words:- One Core Thirty Nine Lakh Eighty Three Thousand One Hundred Forty Nine Only.) + Interest and Other Charges there on From 01/02/2026 together with interest thereon on the contractual rate from last interest application date till the date of payment due to the secured creditor from the borrower Mrs.Sujata Sandeep Lunawat (Borrower & Mortgagor) Mr. Anand Atmaram Shrikhande (Guarantor), Mr Vishal Sampatlal Lunawat (Guarantor), Mr Jayantilal Hastimal Baldota (Guarantor) Total Amount Rs. 1,39,83,149/- (Rs in words:- One Core Thirty Nine Lakh Eighty Three Thousand One Hundred Forty Nine Only.) + Interest and Other Charges there on From 01/02/2026 The Total Fair Market Value of the property :- Rs. 77,47,600/- (Rupees in Words Seventy Seven Lakh Forty Seven Thousand Six Hundred Only) and the earnest money deposit will be Rs.7,75,000/- (Rupees in Words Seven Lakh Seventy Five Thousand Only) by way of Demand Draft.

**AUCTION SCHEDULE**

<b>LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS WITH SEALED OFFER/ TENDER WITH EMD</b>	Till 12/03/2026 up to 06:00 P.M At Dharmavir Sambhaji Urban Co-Op Bank Ltd .391, The Melange,4th Floor Office No 401 & 402 Mumbai-Pune Road, Phugewadi, Pune :- 411012
<b>DATE, TIME AND VENUE FOR OPENING OF BIDS.</b>	13/03/2026 on 06.00 P.M At Dharmavir Sambhaji Urban Co-Op Bank Ltd .391, The Melange, 4th Floor Office No 401 & 402 Mumbai-Pune Road, Phugewadi, Pune :- 411012
<b>INSPECTION OF PROPERTY</b>	Property will be shown for inspection dated on 06/03/2026 to 11/03/2026 in working hours from 11.00 am to 06.00 pm for the same Please contact to Mr. Youvraj S. Jagade within office hours on the following Mobile number : 7057235336 / 7887882882

**Description of the immovable property:**

All that piece and parcel of the land bearing Survey No 696, 697 and 698 having its final Plot / Tenement No 424, T.P.S 3, out of which Maharashtra Housing And Area Development Authority, Pune - 411037, allotted Gala / Kholi No 433, Building / Chawl No 56, Land area admeasuring 65 Sq. Mts. i.e 700 Sq. Fts, (Approx) and Four Rooms including toilet & bathroom in R.C.C. Construction on the same plot area admeasuring about 26.10 Sq. Mtrs. i.e. 280 Sq.Fts. At village Gultekadi, Location Maharshi Nagar, Tal - Haveli, Dist - Pune within the local limits of Pune Municipal Corporation and within the limit of Sub Registrar, Haveli and Tal. Haveli, Dist - Pune which is bounded as under :-

On or towards the East :- By lane / Bol & house property of Mr Desai

On or towards the West :- By House Property of Mr Shingare.

On or towards the South :- By Road

On or towards the North :- By House Property of Mr Jadhav.

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e [www.sambhajibank.com](http://www.sambhajibank.com).

(Seal)

Date : 05/02/2026  
Place : PUNE

Authorised Officer  
Dharmavir sambhaji urban co-op bank ltd.