

Shree Warana Sahakari Bank Ltd.

(A State cooperative Bank)

Head Office :At Warananagar,Tal Panhala , Dist.Kolhapur 416113 Tel (02328)244286/87

Branch Office : Sr No.78,Plot No.156,Dattai Gala No.1,2&3,Left Bhusari colony,Kothrud,Pune

Tel:(020)25283152

SALE NOTICE

PUBLIC NOTICE FOR SALE OF THE IMMOVABLE PROPERTIES UNDER PROVISIONS OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002, AND RULES FRAMED THEREUNDER.

NOTICE UNDER RULE 8(6) OF THE SECUTIRY INTEREST (ENFORCMENT) RULES, 2002.

This is also a notice of 30 days under the aforesaid Rules to the Borrowers and others named herein below

The undersigned being the Authorized Officer of Shree Warana Sahakari Bank Ltd ; under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as “the said Act”) invites offers in the prescribed tender forms from interested parties to purchase the properties detailed herein below put up for sale by the Bank on ‘**AS IS WHERE IS WHAT IS**’ basis under provisions of the said Act and Rules framed there under to recover its dues. The properties are in Physical possession of the Bank in exercise of its powers under sections of the said Act and Rule framed thereunder.

Sr. No.	Name of Borrower& Guarantors	Amount Claimed being rupees	Description of property	Reserve price
1	<u>Borrower</u> 1)M/S. Swamitirth Promotors & Developers Pvt.Ltd. C/O Vaibhav Vilas Kulkarni,Flat No.101,Swamikrupa,Sr.No.1,Hissa No.7 B,Pune 2)Mr.Vaibhav Vilas Kulkarni. Retare khurd, Tal Karad,Dist Satara ,3)Mr. Kashinath Ramchandra Kulkarni (A-3,Flat no.04,Solase Park,B.T.Kavade Road,Ghorpadi,Pune4) Mr. Bibhishan Mahadeo Sonavane C/O Mahadeo Govind Sonawane,Wangi,Karmala,Solapur 5) Mr. Shekhar Suresh Charegaonkar Plot No.13,Mauli,ParshwanathNagar,Karad,Dist-Satara 6)Mr.Shardul Suresh Charegaonkar Plot No.13, Parshwanath Nagar,Karad,Dist-Satara 7) Mrs.Rahi Vitthal Kulkarni Gajanan Geet Appt.,Flat No.102,Near Bagul Garden,Shivdarshan,Parvati,Pune 8) Mrs. Ratnamala Laxman Godase Gat No.166, Takali,Tal Karmala, Dist. – Solapur	Rs. 28390535.58 (Rs. Two Crore Eighty Three Lakh Ninety Thousand Five Hundred Thirty Five & Paise Fifty Eight Only) due as on 29/11/2025 plus further interest at contractual rate of interest, cost, expenses etc; thereon	1) All piece and parcel of flat property bearing Flat No.401 adm. about 1520.19 sq.ft.along with parking area in redevelopment project situated on the land bearing plot no.13, Adwait Co.Op.Housing Society S.No.46/5,C.T.S. No.361/11,at Mouje Erandwane,Pune. 2)All piece and parcel of flat property bearing Flat No.501 adm.	1)Rs.2,06,00,000/- 2) Rs.2,06,00,000/- Total reserve price

		as detailed in the demand notice dated 02/12/2025 issued under section 13(2) of the said Act by the bank to the borrower & others together with further interest, expenses, cost etc.	about 1520.19 sq.ft.along with parking area in redevelopment project situated on the land bearing plot no.13, Adwait Co.Op.Housing Society S.No.46/5,C.T.S. No.361/11,at Mouje Erandwane,Pune.	Rs.4,12,00,000/-
	<u>This advertisement will also be published on the website https://bankauctions.in. for the purpose of e-auction.</u>			

Tender documents containing terms and conditions of sale are available at the Bank's Head Office and Kothrud, Pune Branch Office at the addresses stated above. **Offers for properties** are invited in sealed envelope accompanied with payment of tender fee and 10% earnest money deposit of offer amount payable by demand draft/pay order drawn in favor of the Bank payable at Pune as indicated in the terms and conditions of sale mentioned in the tender document. Separate tenders will be accepted for each property. The properties may be inspected with the prior appointment of Branch Manager of Kothrud, Pune branch Mr.Uttam Patil (Mob.No. 8605009561) on any working day upto 27/03/2026. Offers in the manner stipulated in the tender document will be received **till 28/03/2026 up to 11.30 a.m.** at the Bank's Kothrud, Pune Branch Office and will be opened **on 28/03/2026 at 1.30 p.m.** in the same office. **For the details information contact with Authorized Officer (Mob. No.9763716571/9763716393).**

Date :-25/02/2026

Place -Pune

Sd/-
Authorized Officer
Shree Warana Sahakari Bank Ltd