BHIWANDI BUILDING COLLAPSE KILLS 10

'Were packed to leave': Inside the minutes before mishap

Nayonika Bose
Bhiwandi, July 31



(From left) Sangita Prajapati Deepak Yadav (25) and Abhay Yadav (26), who injured in the collapse.

MANY RESIDENTS of Bhiwandi's Kohinoor building had sensed disaster was imminent and were either preparing to leave or had just begun packing when a portion of the four-storey structure collapsed late on Thursday night. Survivors recalled hearing frantic cries to flee, finding staircases blocked by debris, jumping out of windows to save their families and escaping with nothing but their lives.

After completing her household chores and feeding her children, Sangita Prajapati (36) was preparing to sleep when she heard loud shouts urging residents to 'escape the building'. Before she could get out, the building began to shake. "Sab kuch thartharane lage. (Everything started shaking) We had found out that the building had started shaking because of repair works underway. As I was running out, suddenly it was dark and I fainted," Prajapati told *The Indian Express*.

When she regained consciousness, she realised her husba-nd and neighbours had rescued her and taken her to Bhiwandi's Indira Gandhi Hospital.

While her husband and four children escaped safely, she suffered minor injuries to her hand. Prajapati was among the three residents injured in the collapse. The other two injured were identified as Deepak Yadav (25) and Abhay Yadav (26). Deepak and his maternal uncle Abhay said they were injured after jumping from the first floor to escape.

The six-member Yadav family had already decided to vacate the building that night.

"I returned home and finished my dinner. We had decided to vacate the building the same night as portions of the neighbouring wing had started to move. As we were packing our bags, there was a loud crashing sound," Deepak Yadav said. "When we saw out, the building's other wing had completely collapsed."

Deepak and Abhay tried to flee through the staircase but found it buried under debris. "We then decided to jump from the window on the first floor and escape to find some help," Deepak said. Both sustained leg injuries after jumping.

Abhay Yadav, a labourer in Bhiwandi's textile mills, said the family had no other option. "The staircase was blocked and we were left with no choice. We could either stay in and wait for the building to collapse on our family or escape from the window and try to find some help. We chose the latter." While three people were injured, residents said many others from the adjoining wing escaped moments before the collapse, preventing an even bigger tragedy.

Piyush Jaiswal, who lives in the chawl beneath the collapsed building, recalled hearing a deafening crash around 11.20 pm. "The sound sent ripples across the area. I ran away but I kept hearing my mom's cries. There was smoke and dust all around so it was impossible to see anything. Luckily, my mom managed to see me and we escaped." Like Jaiswal, many residents of the chawl were left homeless overnight after fire brigade and NDRF vehicles passed through their homes to access the collapse site.

Krishna Nisaad, a labourer who lives on the fourth floor of the building's other wing, said residents had already planned to leave after noticing the structure sinking. "Since the building had already started sinking, there was repair work underway to offer some support. Our plan was to escape the building soon after dinner. But before we could move out, the building collapsed. We managed to escape by the grace of god."

Although the remaining wing of the building is still standing, its residents have also been displaced.

"All our belongings including gas, electrical appliances, clothes and furniture are inside the building. We escaped as soon as we heard the crash without any care for anything. We have been living in this school in heavy rainfall with no answers," said Sujan Devi, who lives in the building with her family of five.

Why Bhiwandi's building collapse crisis refuses to end

Zeeshan Shaikh
Mumbai, July 31

THE COLLAPSE of a four-storey building in Bhiwandi on Thursday night has once again put the spotlight on the town's ageing buildings, rampant illegal construction and years of stalled redevelopment that have made structural collapses a recurring feature of every monsoon.

The scale of the problem in the town, around 50 km from Mumbai, far exceeds that of the neighbouring metropolis despite its much smaller size. Ahead of the 2026 monsoon, the Bhiwandi-Nizampur City Municipal Corporation (BNCMC) identified 1,790 dangerous buildings, including 227 in the C1 category that require immediate evacuation and demolition. By comparison, the Brihanmumbai Municipal Corporation identified 174 C1 buildings across Mumbai this year.

The contrast is stark. While Mumbai has a population of more than 1.25 crore spread over 603 sq km, Bhiwandi, with around 7.5 lakh residents across just 27 sq km, has more than 10 times as many dangerous buildings, underlining the extent of its structural safety crisis.

Urban planners and civic officials attribute the problem to decades of unplanned growth. Bhiwandi expanded rapidly as a powerloom town before emerging as one of India's largest warehousing hubs. Residential buildings, powerloom units and warehouses came up in close proximity, often without adequate planning or effective enforcement of building regulations.

Many of these structures are decades old and have seen little structural maintenance. Redevelopment has also remained slow because of ownership disputes, the pagdi tenancy system, litigation, and disagreements between landlords and tenants. Even after buildings are declared unsafe, many residents continue to occupy them because they have no alternative accommodation. Illegal construction has compounded the crisis. The Bombay High Court has repeatedly criticised civic bodies across the Mumbai Metropolitan Region for failing to curb unauthorised constructions despite a 2009 government resolution prescribing the procedure for dealing with them.

During hearings related to Bhiwandi, the High Court questioned the BNCMC's failure to act against illegal structures and described the situation as one of "lawlessness". Pulling up the civic body, the court asked why it had failed to approach civil courts to vacate status quo orders protecting certain illegal structures, observing that the municipal corporation was "still in a state of deep slumber".

Every monsoon, the BNCMC issues notices directing residents to vacate dangerous buildings. However, evacuation remains a challenge as many families cannot afford alternative accommodation, forcing thousands to continue living in structures already declared unsafe.

Bhiwandi has witnessed several major building collapses in recent years.

Veermata Jijabai Technological Institute (VJTI)
Matunga, Mumbai – 400019

Notice Inviting Tender

Tenders are invited from architectural firms with relevant experience for the work "Master Plan, Layout Approval and Comprehensive Architectural services for construction of Academic Block and Hostel Buildings for Veermata Jijabai Technological Institute (VJTI), Matunga, Mumbai 400019."

The tender document & information is available on www.vjti.ac.in & https://mahatenders.gov.in

Last date for submission of Tender is 31st August 2026 by 5.00 p.m.

Registrar,
VJTI, Matunga, Mumbai.19

[See Regulation-13 (1)(a)]
Form No. 3

DEBTS RECOVERY TRIBUNAL PUNE

Unit no. 307 to 310 3rd floor, Kakade Biz Icon Building, Shivaji Nagar, Pune-411005

Case No.: OA/207/2025

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

CANARA BANK
VS
DAGADU ALIAS PRATAP VITTHALRAO BANDAL

Exh. No.: 16234

To,
(1) SMT BEBI VASANTRAO PATHARE
AT BHUMKAR WASTI WAKAD PUNE, MAHARASHTRA-411001
(2) SMT SANGEETA BHAUYSAHEB SHIVALE
AT POST VASHU BK TAL SHIRUR PUNE, MAHARASHTRA-412208

SUMMONS

WHEREAS, **OA/207/2025** was listed before Hon'ble Presiding Officer/Registrar on **02/07/2026.**

WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs. 17133101/-** (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on **21/10/2026 at 10:30A.M.** failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date:16/07/2026.

Place: Pune
Note : Strike out whichever is not applicable

Signature of the Officer Authorised to issue summons.
Registrar, Debts Recovery Tribunal, Pune

DEBTS RECOVERY TRIBUNAL PUNE
Unit no 307 to 310, 3rd floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411005

Case No.: OA/338/2025

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Exh. No.: 16233

STATE BANK OF INDIA
VS
VIJAY OMPRAKASH AGARWAL

To,
(1) Vijay Omprakash Agarwal D/W/S/O- Omprakash, A-1, 405 Deccan Gold Kharadi Near Aaple Ghar Pune, Maharashtra - 411014

SUMMONS

WHEREAS, **OA/338/2025** was listed before Hon'ble Presiding Officer/ Registrar on **02.07.2026**

WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs.37,35,385/-** (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under :-

(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before **Registrar on 22/10/2026 at 10:30 A.M.** failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date :16.07.2026

Seal

Signature of the Officer Authorised to issue summons.
Registrar
Debts Recovery Tribunal, Pune

यूनियन बैंक ऑफ इंडिया **Union Bank of India**
A Government of India Undertaking

Regional Office :
1411 C, Maya Chambers, Laxmipuri, Kolhapur – 416 002.
Phone: 2641621, 2641622 E-mail: **crld.rokolhapur@unionbankofindia.bank.in**

POSSESSION NOTICE

Whereas; The, undersigned being the Authorized officer of **Union Bank of India, CIVIL HOSPITAL - SANGLI BRANCH** 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 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **02.03.2026** calling upon the Borrowers **Mr. Rajesh Ganpatrao Salunkhe** and **Mr. Dharmendra Ganpatrao Salunkhe** and Guarantor **Mr. Anilkumar Dnyandeo Sawant**, to repay the amount mentioned in the notice being sum **Rs. 13,88,462.39 (Rupees Thirteen Lakhs Eighty Eight Thousand Four Hundred Sixty Two Rupees and Paise Thirty Nine only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents within 60 days from the date of receipt of the said notice.

The borrowers 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 powers conferred on him under Section 13(4) of the said Act read with rules made there under on this **31.07.2026**.

The Borrowers 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 **Union Bank of India** for an amount of **Rs. 13,88,462.39 (Rupees Thirteen Lakhs Eighty Eight Thousand Four Hundred Sixty Two Rupees and Paise Thirty Nine only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents. 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 the Immovable Property

Plot property bearing City Survey No. 163 adm. 64.7 Sq.Mtrs. (House No. 116 and 117) located at Mouje Savali, Tal. Miraj, Dist. Sangli and within the limits of Grampanchayat Mouje Savali including building and construction thereon **which is bounded as under - Towards East:** Road; **Towards West:** City Survey No. 162; **Towards North:** City Survey No. 164; **Towards South:** Road.

Date: 31.07.2026
Place: SANGLI.

Seal

sd/-
Authorized Officer

JPPL-2026

THE LATUR URBAN CO-OP. BANK LTD, LATUR
Late.Ramgopalji Rathi Business Center, Shivajinagar, Latur-413531
Ph.No. (02382) 259503, Mob. 8888889757
Email: info@laturbank.co.in Website:-www.laturbank.co.in

LUB/SRO/09-LTL-15 & MTL- 28/2026-27/ 22 | **Date: 29/07/2026**

'FORM Z' (SEE SUB- RULE (11(D-1)) OF RULE 107)
POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas the undersigned being the Recovery Officer of the Latur Urban Co-op. Bank Ltd., Latur, under the Maharashtra Co-operative Societies Rules, 1961 issued a demand notice dated 11/06/2019 calling upon the judgement debtor. **Mr.Khomne Sanjay Shivaji, R/o. House No. 27, Mundhwa, near Lonkar School, Tq. Haveli, Dist. Pune-36, guarantors No. 1] Mr. Jaiswal Mohan Motilal, R/o. Sy. No. 014, Kharadikar Park, Kharadi, Tq. Haveli, Pune, 2] Mr. Bhandari Shivaji Husnnappa, R/o. Flat No. 1, Sy. No. 29, Yamuna Heights, Keshav Nagar, Mundhwa, Pune,** to repay the amount mentioned in the notice with further interest + charges from the date of receipt of the said notice and the judgement debtor having failed to repay the amount, the undersigned has issued a notice for attachment **dated 20/02/2026** and attached the property described herein below.

The judgement debtor having failed to repay the amount, notice is hereby given to the judgement debtor 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 rule 107(11)(D)1 of Maharashtra Co-operative Societies Rules, 1961 on this day of **29/07/2026.**

The judgement 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 Latur Urban Co-op. Bank Ltd., Latur, Br. Lulla Nagar, Pune, for

1] LTL-15Rs. 1,03,32,861/-
2] MTL-28Rs. 3,35,963/-
Total Rs.1,06,68,824/-

an amount **Rs. 1,06,68,824/-** as on 30/06/2026 and further interest plus charges thereon.

-: Description of the Immovable Property:-

Property Holder Name: - **Mr. Khomne Sanjay Shivaji -**
The building constructed on the plot-bearing Gat No. 31/1/4/B, admeasuring 0.05.00 hectares, situated at Mouje Mundhwa, Taluka Haveli, Pune - which is owned, possessed, and occupied by the borrower, Mr. Khomne Sanjay Shivaji.

Date: 29 /07/2026
Place: Mundhwa, Pune

Seal

Sd\-
Recovery Officer
The Latur Urban Co-Op Bank Ltd., Latur

THE JALGAON PEOPLES CO-OP. BANK LTD.
(Multi-State Scheduled Bank) since 1933
Regd.Off: 152, Polan Peth, Dana Bazar, Jalgaon. Ph: 0257-2227711 to 16.

Possession Notice

Under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, Section 13(4) & Rule 8(2).

Whereas,The undersigned being the authorised officer of The Jalgaon Peoples Co-op. Bank Ltd., Jalgaon under the Securitisation 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 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 24-05-2024 calling upon the borrower M/s Anil Jewellers, Prop- 1) Mr Anil Rajaram Dhamale Borrower (deceased Through his legal heirs) Smt Swarupa Anil Dhamale, Miss. Anupriya Anil Dhamale,Smt Swarupa Anil Dhamale on behalf of minor guardian Aryan Anil Dhamale 2) Smt Swarupa Anil Dhamale to repay the amount mentioned in the notice being Rs.04,30,41,664.00/- (In words Rupees Four Crore thirty Lakhs forty one Thousand six hundred sixty four only/-and Mr Anil Rajaram Dhamale Borrower (deceased Through his legal heirs) Smt.Swarupa Anil Dhamale, Miss. Anupriya Anil Dhamale, Smt Swarupa Anil Dhamale on behalf of minor guardian Aryan Anil Dhamale 2) Smt.Swarupa Anil Dhamale to repay the amount mentioned in the notice being Rs.76,08,809.97/-(Seventy Six Lakh Eight thousand Eight Hundred nine and ninty sevel paise) for HYPO-4, (Sangavi Branch), HSLN-5, TL-4 (Sinhgad Road Branch)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 as per order passed by Hon. Chief Judicial Magistrate Pune dtd. 29.05.2026, the undersigned has taken physical possession of the property described herein below in exercise of powers conferred to him under section 13(4) of the said Act read with rule 9 of the said rule on this 30th day of July 2026.The borrower and Mortgagor 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 Jalgaon Peoples Co-op. Bank Ltd., Jalgaon for an amount Rs.04,30,41,664.00 /- and 76,08,809.97/- and interest thereon.

Description of the Immovable Property

Full details of properties mortgaged by Borrower /Guarantor/ Mortgagor-
1) All that piece and parcel of showroom No.02 on stilt Floor admeasuring 50.67 sq mtrs +Mezzanine are 23.27 sq mtrs Carpet +exclusive right of open space in front of showroom are 35.77 sq mtrs in Tulip Tower constructed on S.No163 Hissa No 3-A, lying and situated at village Baner ,Taluka Havelli, Dist Pune .
2) All that piece and parcel of Showroom No.02 On Ground Floor Strong Room area 10.94 Sq.Mtrs. carpet in Tulip Tower constructed on S.No163 Hissa No 3-A, lying and situated at village Baner ,Taluka Havelli, Dist Pune.
3) All that piece and parcel of Flat No 15, on fourth floor admeasuring about 1128 Sq.ft i.e. 104.81 Sq Mtr carpet i.e. 131 Sq mtrs saleable built up +One covered car parking No 5 Building No A-5 in CONFORT ZONE PHASE-1 APPARTMENT CONDOMINIUM together with undivided 0.2581% share common area constructed on Surve no survey no 14 Hissa No 1, 1A, 3, 4, 5A, 5B, 6,7,8,10,11 & 12 and Survey 15/1B lying and situated at Village Baner Taluka Havely District Pune.

Place: Pune.
Date : 30.07.2026

Authorised Officer
The Jalgaon Peoples Co-op. Bank Ltd. Jalgaon.

FORM NO. 14
[See Regulation 33(2)]
By Regd. A/D, Dasti failing which by Publication.

OFFICE OF THE RECOVERY OFFICER - I/II
DEBTS RECOVERY TRIBUNAL PUNE
Unit no 307 to 310 3rd floor, kakade Biz Icon Building, Shivaji Nagar, Pune - 4110016

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.

RC/88/2024 | **09.07.2026**

THE SOUTH INDIAN BANK LTD
Versus
MR. SANDEEP VILAS DESHMUKH

To
(CD1) MR. SANDEEP VILAS DESHMUKH
(CD2) MRS. NAMRATA SANDEEP DESHMUKH.
A) FLAT NO. 01, JIJAI GARDEN, SURVEY, NO.14/7, TAPODHAM, KARVE ROAD, WARJE, PUNE-411052
B) HAVING ADDRESS AT; FLAT NO.201, 2ND FLOOR, RAINBOW RESIDENCY, PLOT NO. 15B, MOHAN NAGAR COOPERATIVE HOUSING SOCIETY, BANER, PUNE-411045

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE in **OA/255/2020** an amount of **Rs.49,05,772.00./- (Rupees Forty Nine Lakhs Five Thousand Seven Hundred Seventy Two Only)** along with cost, expenses and future interest @ 9 % Simple Interest Yearly w.e.f. **30/05/2020** till realization and costs of **Rs.77,005.00 (Rupees Seventy Seven Thousands Five Only)** has become due against you (Jointly and severally).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.
3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.
4. You are hereby ordered to appear before the undersigned on **15.10.2026** at 10:30 a.m. for further proceedings.
5. In addition to the sum aforesaid, you will also be liable to pay:
(a) Such interests as is payable for the period commencing immediately after this notice of the certificate/execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date: 09.07.2026

Seal

[VINAY SAXENA],
RECOVERY OFFICER II
DEBTS RECOVERY TRIBUNAL, PUNE.

COPY TO :-
THE SOUTH INDIAN BANK LTD
BRANCHES AT SHOP NO. 22,23,24, FORTUNE ESTATES, HADAPSAR, PUNE-411028

You are directed that the payment made, if any, by the Certificate Debtor(s) be credited to the consolidated account of all debts due in this case from the Certificate Debtor(s) and the Recovery Officer kept posted with the payment position regularly.

The consolidated account so maintained will be subject to the verification of the Recovery Officer. You are further directed to submit an up to date statement of the total claim in respect of the above matter and full details of property particulars wherefrom the recovery of the debt is to be made.

Ujjivan Small Finance Bank
Registered Office : Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.
Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune 411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of **Ujjivan Small Finance Bank Ltd.**, has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** on the date as prescribed as here under.

Sl. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.)	Date of Possession	Reserve Price in INR / EMD in INR
1	440425026000 0005 / 4404-HADAPSAR	**1. Ravinayak Ramnayak Vislavath, 2. Susheela Bai Vislvath** **All At:** Gat No. 1043, Bunglow No. 24, Ganesh Park, Kunjirwadi, Pune, Maharashtra - 412201. **Both Also At:** Dorepalle, Dorepally, Madduru, Nahabub Nagar, Telangana - 509411 **All Also At:** 1033, Pune Solapur Road, Kunjirwadi Nigade Wasti, Kinjirwadi, Pune, Maharashtra - 412201	02.01.2026 / Rs. 907044.39 as on 30.12.2025	24.06.2026	Rs. 1466000/- / Rs. 146600/-

Description of the Immovable Property: All the piece and parcel of the Land Admeasuring area 731. Sq. Fqts. Of Gat Number 1042, Private Plot No. 36, Milkat No. 2229, totally admeasuring area 00H 20R out of which area admeasuring 00H 10R, lying Situated at Mauje Kunjirwadi, Taluka Haveli and Dist. Pune comes within the local limits of Taluka Panchayat Samiti Haveli and Comes within the Jurisdiction of Office of the Sub Registrar Haveli Pune. **Property bounded as** East: Road, West: Open Plot, North: Property of D Y Patil, South: Open Plot. Property **Owned by** Mr. Ravinayak Ramaya Visalvath.

Date & Time of Inspection of the property(ies)	::	**06.08.2026 & 01.09.2026** Between 11.00 AM to 4.00 PM
Date for Submission of Bid & EMD	::	**07.09.2026,** Between 11.00 AM to 5.00 PM
Date and Time of Auction	::	**08.09.2026** From 2:00 PM to 5:00 PM

Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.")

Place of submission of bids & Auction : Ujjivan Small Finance Bank Ltd., Susangeet, Mitra Mandal Chowk, Opposite Marathon Bhavan Parvati Paytha Pune, Maharashtra-411037 **(Contact: Deepak Mantri - 9561157757, Akshay Andhare - 8600060500)**

Terms & Conditions:- The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS' and "whatever there is" BASIS".

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.
4. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - **M/s C1 India Pvt. Ltd.,**. Contact person - **Prabakaran M - (Mob. No. 7418281709).** The intending bidders are advised to visit **https://www.bankeauctions.com** or **https://www.ujjivansfb.in/e-auctions** for the details of the properties in the website and for taking part in the bid they should register their names at portal **https://www.bankeauctions.com** and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's-7291918824, 25, 26 support email id:- **support@bankeauctions.com**, Auction portal - **https://www.bankeauctions.com.**
5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer/Tender without assigning any reason.
6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/right in respect of property/ amount.
7. The publication is subject to the force major clause.
8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place: Maharashtra, Date : 01.08.2026 | **Sd/- Authorized Officer, Ujjivan Small Finance Bank**