

APPENDIX-IV-A**Sale Notice for sale of immovable Assets Under Securitisation 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, guarantors of **M/S Shrinivas Mangal Karyalaya Prop-Mr.Umesh Hari Pawar (hereinafter referred to as "the Borrower")**, **Mr Kailash Janardhan Dhumal and Mr Gaurav Vijay Khamkar** for sale of secured properties under SARFAESI Act and Security Interest (Enforcement) Rules. By virtue of Assignment Agreement dt. 30.03.2022 executed with **Chembur Nagrik Sahakari Bank Ltd** acting in its capacity as Trustee of ASREC-PS 08/2021-22 Trust has acquired the secured debt with securities from the original lender, notice is hereby given to the public in general and Borrower(s) and guarantor(s) in particular that the Authorised 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 secured 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. 5,91,83,031/- (Rupees Five Crore Ninety-One Lakh Eighty-Three Thousand and Thirty-One only) plus further interest as on 01.01.2026**

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakhs)	EMD (Rs. in Lakh)	Bid Increment (Rs. in Lakh)	Possession
1	All that piece or parcel of leasehold land known as "Shrinivas Mangal Karyalaya" Situated at Plot No. P-7, Having Land & Building in M.I.D.C. Territory in Wai, Taluka- Wai, Dist - Satara - 412803. Total Plot Area- 5595 Sq.Mtr & Total Build Up Area of Building-2676.391 Sq.Mtr. Owned By Mr. Umesh Hari Pawar, Prop. Of Shrinivas Mangal Karyalaya	767.00	76.70	1.00	Physical

E-Auction date 23.01.2026, last date for Submission of Bid Form is 22.01.2026 upto 4.00 PM. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily. **For detailed terms and conditions of the sale, please refer to our website: <https://asrecindia.co.in> and <https://sarfaesi.auctiontiger.net> or may Contact: Mr. Navinchandra Anchan - Cell No. 9820250145, 022 - 61387051, Mr. Dipesh Wadia - Cell no. 9821509508, 022-61387030 may be contacted for any query.**

Date: 31.12.2025

Place: Mumbai

Sd/-
Authorised Officer & DVP(BH)
Mr. Navinchandra Anchan,
ASREC (India) Ltd.