

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का बैंक एक परिवार एक बैंक प्रधान कार्यालय : 'लोकमंगल', 1501, शिवाजीनगर, पुणे - 411005. H. O. : 'Lokmangal', 1501, Shivajinagar, Pune - 411005.	अंचल कार्यालय: "यशोमंगल" 1183-ए, एफ. सी. रोड, शिवाजीनगर, पुणे 5 Zonal office: "Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5 टेलीफोन/TELE: 020-2557 3347 ई-मेल/e-mail : legal_pcr@mahabank.co.in	
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AX6/Legal/EAuction//2026-27/

Date 07.08.2026

To,

1) M/s NKG Constructions LLP (Borrower) Partners: a) Mrs. Shubhangi Jayant Narute b) Mrs. Annapurna Nandkumar Gaikwad c) Mrs. Shradha Avinash Kulkarni Office No. 6, 2nd Floor, Greetwell Building, Good Luck Chowk, Opposite Goodluck Hotel, Pune City-411004	2) Mrs. Shubhangi Jayant Narut (Guarantor) State Bank of India Housing Society Building No. C2, Flat No. 34, NCL Road, Panchwati, Pashan, Pune-411008
3) Mrs. Annapurna Nandkumar Gaikwad (Guarantor) Flat No. A13-14, Bhagwati Nagar Society Pashan Sutarwadi Road Near Pashan Water Supply Pump Pashan, Pune-411021	4) Mrs. Shradha Avinash Kulkarni (Guarantor) Flat No. 211 E, Vikas Wadi, Near Mayur Provision Store, At Dhangore, Khed, Pune-412105
5) Mr. Dnyaneshwar Maruti Ghundare (Guarantor) House No. 331, Pradkrshna Road, Ghundare Wada, Taluka-Khed, Alandi, Pune-412105	6) Mr. Ramkrushna Maruti Ghundare (Guarantor) House No. 387, Padmavati Road Behind Old Ganesh Mandir, Taluka-Khed, Alandi Devachi, Pune-412105

Dear Sir / Madam,

Sub: Notice for sale of immovable properties (Appendix - IV -A) Under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002

Please take a note that:

In terms of the powers vested in the undersigned as the Authorised Officer of Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets Act, 2002 (SARFAESI Act) and the Rules, the



Authorized Officer of the Bank has taken possession of the assets mentioned below for taking action under the SARFAESI Act and to sell the said assets for recovery of **Rs. 1,90,48,995/- (Rupees One Crore Ninety Lakhs Forty Eight Thousand Nine Hundred and Ninety Five only)** plus further interest as mentioned in Demand Notice u/sec 13(2) of SARFAESI Act issued on 21.07.2025, with monthly rests @ 11.80% p.a. w.e.f. 21.07.2025, plus costs, charges & expenses, less recovery if any since 21.07.2025 due to Bank of Maharashtra.

The details of the property, reserve price and earnest money is as under:

Sr. No.	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
1	Residential Flat No. 103, First Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is bounded as follows: On or Towards North: Lift & staircase On or Towards East: Society Road On or Towards West: Internal Passage & Flat No. 104 On or Towards South: Society Road Owner of the Property – NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute b. Mrs Annapurna Nandkumar Gaikwad c. Mrs Shradha Avinash Kulkarni Encumbrances: Not Known Type of possession: Symbolic	Reserve Price – Rs. 31,12,800/- (Rupees Thirty One Lakhs Twelve Thousand Eight hundred Only) EMD - Rs.3,11,280/- (Rupees Three Lakhs Eleven Thousand Two Hundred and Eighty Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
2	Residential Flat No. 105, First Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is bounded as follows: On or Towards North: Duct & staircase On or Towards East: Internal Passage & Lift On or Towards West: Society Road On or Towards South: Flat No. 404 Owner of the Property – NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute b. Mrs Annapurna Nandkumar Gaikwad	Reserve Price – Rs. 29,08,900/- (Rupees Twenty Nine Lakhs Eight Thousand Nine Hundred Only) EMD - Rs.2,90,890/- (Rupees Two Lakhs Ninety Thousand Eight hundred and Ninety Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)



Sr. No.	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
	c. Mrs Shradha Avinash Kulkarni Encumbrances: Not Known Type of possession: Symbolic	
3	Residential Flat No. 202, Second Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is bounded as follows: On or Towards North: Flat No. 201 On or Towards East: Society Road On or Towards West: Internal Passage & Staircase On or Towards South: Duct & Lift Owner of the Property - NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute b. Mrs Annapurna Nandkumar Gaikwad c. Mrs Shradha Avinash Kulkarni Encumbrances: Not Known Type of possession: Symbolic	Reserve Price - Rs. 29,81,100/- (Rupees Twenty Nine Lakhs Eighty One Thousand One Hundred Only) EMD - Rs.2,98,110/- (Rupees Two Lakhs Ninety Eight thousand One Hundred and Ten Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
4	Residential Flat No. 402, Fourth Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is bounded as follows: On or Towards North: Flat No. 401 On or Towards East: Society Road On or Towards West: Internal Passage & Staircase On or Towards South: Duct & Lift Owner of the Property - NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute b. Mrs Annapurna Nandkumar Gaikwad c. Mrs Shradha Avinash Kulkarni Encumbrances: Not Known Type of possession: Symbolic	Reserve Price - Rs. 29,81,100/- (Rupees Twenty Nine Lakhs Eighty One Thousand One Hundred Only) EMD - Rs.2,98,110/- (Rupees Two Lakhs Ninety Eight thousand One Hundred and Ten Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)



Sr. No.	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
5	Residential Flat No. 405, Fourth Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is bounded as follows: On or Towards North: Duct & Staircase On or Towards East: Internal Passage & Lift On or Towards West: Society Road On or Towards South: Flat No. 404 Owner of the Property - NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute b. Mrs Annapurna Nandkumar Gaikwad c. Mrs Shradha Avinash Kulkarni Encumbrances: Not Known Type of possession: Symbolic	Reserve Price - Rs. 29,08,900/- (Rupees Twenty Nine Lakhs Eight Thousand Nine Hundred Only) EMD - Rs.2,90,890/- (Rupees Two Lakhs Ninety Thousand Eight hundred and Ninety Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
6	Residential Flat No. 502, Fifth Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is bounded as follows: On or Towards North: Flat No. 501 On or Towards East: Society Road On or Towards West: Internal Passage & Staircase On or Towards South: Duct & Lift Owner of the Property - NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute b. Mrs Annapurna Nandkumar Gaikwad c. Mrs Shradha Avinash Kulkarni Encumbrances: Not Known Type of possession: Symbolic	Reserve Price - Rs. 29,81,100/- (Rupees Twenty Nine Lakhs Eighty One Thousand One Hundred Only) EMD - Rs.2,98,110/- (Rupees Two Lakhs Ninety Eight thousand One Hundred and Ten Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
7	Residential Flat No. 602, Sixth Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed,	Reserve Price - Rs. 29,81,100/- (Rupees Twenty Nine Lakhs Eighty One Thousand One Hundred Only) EMD - Rs.2,98,110/-



Sr. No.	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
	Dist-Pune-412105. Mortgaged property is bounded as follows: On or Towards North: Flat No. 601 On or Towards East: Society Road On or Towards West: Internal Passage & Staircase On or Towards South: Duct & Lift Owner of the Property - NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute b. Mrs Annapurna Nandkumar Gaikwad c. Mrs Shradha Avinash Kulkarni Encumbrances: Not Known Type of possession: Symbolic	(Rupees Two Lakhs Ninety Eight thousand One Hundred and Ten Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
8	Residential Flat No. 605, Sixth Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is bounded as follows: On or Towards North: Duct & staircase On or Towards East: Internal Passage & Lift On or Towards West: Society Road On or Towards South: Flat No. 604 Owner of the Property - NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute b. Mrs Annapurna Nandkumar Gaikwad c. Mrs Shradha Avinash Kulkarni Encumbrances: Not Known Type of possession: Symbolic	Reserve Price - Rs. 29,08,900/- (Rupees Twenty Nine Lakhs Eight Thousand Nine Hundred Only) EMD - Rs.2,90,890/- (Rupees Two Lakhs Ninety Thousand Eight hundred and Ninety Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)

Date of E-auction: 15.09.2026

It is observed that the amount due to the Bank is not yet paid by you. Please note that the Authorized Officer of the Bank under the powers vested in him under the SARFAESI Act and Rules, shall be selling the said properties or any part of it by any mode prescribed by the Act to any purchaser/s on the terms and conditions as may be determined by the Bank in its sole discretion, after expiry of a period of 30 days from the date of publication of Public Notice for Sale if the entire amount due to the Bank together with up to date interest, costs and charges are not paid by you during this period.



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

Please refer to the Public Notice for Sale through E-auction under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 published in Financial Express and Loksatta on 06.08.2026

Yours faithfully,



**Authorized Officer
Bank of Maharashtra
Pune City Zone**

