

	 Bank of Maharashtra अंचल कार्यालय पुणे शहर Zonal Office PUNE CITY टेलीफोन/TELE: 020-2557 3409 ई-मेल/e-mail: legal_pcr@mahabank.co.in “यशोमंगल” 1183-ए, एफ. सी. रोड, शिवाजीनगर, पुणे 5 “Yashomangal” 1183-A, F.C. Road, Shivajinagar, Pune 5	 YEAR OF DEPOSITS FY 2026-27
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the **Symbolic and/or Physical** possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on “As is where is”, “As is what is”, and “Whatever there is” for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
1	Borrowers: 1. NKG Constructions LLP Represented through its Partners a. Mrs Shubhangi Jayant Narute b. Mrs Annapurna Nandkumar Gaikwad c. Mrs Shradha Avinash Kulkarni Branch: Dapodi, Pune	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	<u>PROPERTY LOT NO. 1</u> 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	<u>PROPERTY LOT NO. 1</u> 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)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			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 <u>PROPERTY LOT NO. 2</u> 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 c. Mrs Shradha Avinash Kulkarni Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY LOT NO. 3</u> Residential Flat No. 202, Second Floor, Wing-B,	<u>PROPERTY LOT NO. 2</u> 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) <u>PROPERTY LOT NO. 3</u> 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) <u>PROPERTY LOT NO. 4</u> Reserve Price - Rs. 29,81,100/- (Rupees Twenty Nine Lakhs Eighty One Thousand One Hundred Only)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			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 <u>PROPERTY LOT NO. 4</u> 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	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) <u>PROPERTY LOT NO. 5</u> 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) <u>PROPERTY LOT NO. 6</u> 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-



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			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 <u>PROPERTY LOT NO. 5</u> 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 <u>PROPERTY LOT NO. 6</u>	Rs 25,000/- (Rupees Twenty Five Thousand Only) <u>PROPERTY LOT NO. 7</u> 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) <u>PROPERTY LOT NO. 8</u> 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.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			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 <u>PROPERTY LOT NO. 7</u> 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, 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	



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			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 <u>PROPERTY LOT NO. 8</u> 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	



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
2	Borrowers: 1. M/s M-96 Fitness LLP through Partners: a) Mr. Manoj Chandrakant Dhawade b) Mrs. Archana Manoj Dhawade Branch: Deccan Gymkhana Branch, Pune	Rs. 1,84,82,530/- (Rupees One Crore Eighty Four Lakhs Eighty Two Thousand Five Hundred and Thirty Only) plus further interest @ 12.30% p.a. with monthly rests w.e.f. 17.03.2025 plus cost, interest and charges & Rs. 75,66,516/- (Rupees Seventy Five Lakhs Sixty Six Thousand Five hundred and Sixteen Only) plus further interest @ 12.00 p.a. with monthly rests w.e.f. 17.03.2025 plus cost, interest and charges less recovery if any since 17.03.2025	<u>PROPERTY LOT NO. 9</u> Flat No. 802, on Eighth Floor, Building/Tower No. 'Iris 7' in 'Skyi Song Bird', Back Side of Manas Lake at Bhugaon, Tal. Mulshi, Pune-412115. Mortgaged property is bounded as follows: On or Towards North: By Flat 803/Duct/Staircase On or Towards East: By Refugee Area/Flat No. 801 On or Towards West: By Side Margin/Open Space On or Towards South: By Side Margin/Open Space Owner of the Property - Mrs. Archana Manoj Dhawade & Mr. Manoj Chandrakant Dhawade Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY LOT NO. 10</u> Land & Residential Building, on Plot No. 2, S. No. 79/1/16, Mokate Nagar, Near Ganesh Temple, PMT Bus Depot at Kothrud, Haveli, Pune-411038. Mortgaged property is bounded as follows: On or Towards North: S. No. 79, Open Land & Land of Mr. Shankar D. Mokate On or Towards East: S. No. 79, Plot No. 03 On or Towards West: S. No. 79, Plot No. 01 On or Towards South: S. No. 79, Plot No. 04	<u>PROPERTY LOT NO. 9</u> Reserve Price - Rs. 96,19,000/- (Rupees Ninety Six Lakhs Nineteen Thousand Only) EMD - Rs.9,61,900/- (Rupees Nine Lakhs Sixty One Thousand Nine Hundred Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only) <u>PROPERTY LOT NO. 10</u> Reserve Price - Rs. 1,06,88,000/- (Rupees One Crore Six Lakhs Eighty Eight Thousand Only) EMD - Rs.10,68,800/- (Rupees Ten Lakhs Sixty Eight Thousand Eight Hundred Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Owner of the Property - Mr. Manoj Chandrakant Dhawade Encumbrances: Not Known Type of possession: Symbolic	
3	Borrowers: Mr. Shekhar Shyam Adiwal & Mr. Shyam Mulchand Adiwal Branch: Khadki, Pune	Rs. 27,24,808/- (Rupees Twenty Seven Lakhs Twenty Four Thousand Eight Hundred and Eight only) + further interest from 06.12.2025 onwards @ contractual rate (Presently @8.90% p.a.) + cost, charges & expenses incurred since date of NPA i.e., 08.11.2025, less recovery if any since 06.12.2025	<u>PROPERTY LOT NO. 11</u> Flat No. 103, on 1 st Floor in the building known as "GURU KRUPA", on land bearing S. no. 153, Hissa No. 2A/1/19, 2A/1/24, 2A/1/29, Near Ganpati Mandir, Bopkhel, Pune-411031. Mortgaged property is bounded as follows: On or Towards North: Flat No. 104 On or Towards East: By Staircase On or Towards West: By Road On or Towards South: Flat No. 102 Owner of the Property - Mr. Shekhar Shyam Adiwal & Mr. Shyam Mulchand Adiwal Encumbrances: Not Known Type of possession: Symbolic	<u>PROPERTY LOT NO. 11</u> Reserve Price - Rs. 40,30,000/- (Rupees Forty Lakhs Thirty Thousand Only) EMD - Rs.4,03,000/- (Rupees Four Lakhs Three Thousand Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
4	Borrowers: 1. Swati Sandeep Kadam Branch: Bhawanipeth, Pune	Rs. 38,33,827.19 (Rupees Thirty Eight Lakhs Thirty Three Thousand Eight Hundred Twenty Seven and Nineteen Paise only) plus applicable interest thereon @ the rat more specifically mentioned in Demand Notice dated 24.12.2024 w.e.f. 24.12.2024,	<u>PROPERTY LOT NO. 12</u> Flat No. 06, 3 rd Floor, Vrundavan Shrushti, Yashoda-B, A-Wing, S. No. 41, Hissa No. ¼, Off Narhe-Ambegaon Road, Near Vetalbaba Chowk, Narhe, Pune-411041. Mortgaged property is bounded as follows: On or Towards North: Open Space On or Towards East: Open Space	<u>PROPERTY LOT NO. 12</u> Reserve Price - Rs. 43,78,000/- (Rupees Forty Three Lakhs Seventy Eight Thousand Only) EMD - Rs.4,37,800/- (Rupees Four Lakhs Thirty Seven Thousand Eight Hundred Only)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
		less recovery if any	On or Towards West: Entrance On or Towards South: Staircase Owner of the Property - Swati Sandeep Kadam Encumbrances: Not Known Type of possession: Symbolic	Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
5	Borrowers: 1. Mr. Yuvaraj Narayan Shinde 2. Mr. Gaurav Yuvaraj Shinde Branch: Deccan Gymkhana, Pune	Rs. 1,04,42,762.00 (Rupees One crore four lakh forty-two thousand seven hundred sixty two only) minus recovery if any, plus applicable interest with monthly rate w.e.f. 11/03/2025, apart from penal interest, cost and expenses, less recovery if any, since 11.03.2025	<u>PROPERTY LOT NO. 13</u> Flat No. 39, on Fourth Floor, in "Royal Palms", on Pl. ot No. 9 to 13, CTS No. 3069, Sr. No. 171/2/2 (Old S. No. 191), Sarpanch Vasti, Near Swarangan Building Off Gopalwadi Road, Daund, Pune-413801. Mortgaged property is bounded as follows: On or Towards North: By Side Margin/Open Space On or Towards East: By Entrance/Staircase/Flat No. 40/Flat No. 44 On or Towards West: By Side Margin/Open Space On or Towards South: By Side Margin/Open Space Owner of the Property - Mr. Yuvaraj Narayan Shinde & Mr. Gaurav Yuvaraj Shinde Encumbrances: Not Known Type of possession: Physical	<u>PROPERTY LOT NO. 13</u> Reserve Price - Rs. 69,24,000/- (Rupees Sixty Nine Lakhs Twenty Four Thousand Only) EMD - Rs.6,92,400/- (Rupees Six Lakhs Ninety two Thousand Four Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
6	Borrower: 1. M/s Snehal Processing	Rs. 1,06,47,843.00 (Rupees One Crore six lakh forty-seven thousand eight hundred forty-	<u>PROPERTY LOT NO. 14</u> Registered mortgage of NA land and building	<u>PROPERTY LOT NO. 14</u> Reserve Price -



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
	through Proprietor: Mr. Abhilash Sunil Salunkhe Guarantor: Mr. Sunil Santaji Salunkhe Branch: Deccan Gymkhana, Pune	three only) plus un applied interest @ 13.05% p.a. with monthly rest w.e.f. 01/02/2025, apart from penal interest, cost and expenses till date of payment of the entire dues, less recovery if any since 01.02.2025	(Shed). Total Admeasuring area of plot about 11700 Sq mtr where NA Land is 1699.85 Sq.mt. and Road winding area 302.61 Sq.mt., Net Plot is 1397.24 Sq.mt. at Gat No. 923, Shirwal Lonand Road, Village – Bhade, Tal – Khandala, Dist – Satara and Bounded as under: East: By Adj. Gat No. 923(P) West: State Highway No. 131 North: By Adj. Gat No. 929 South: By Adj. 12M wide Consent Road Owner of the Property – Sunil Santaji Salunkhe Encumbrances: Not Known Type of possession: Symbolic	Rs. 66,19,000/- (Rupees Sixty Six Lakhs Nineteen thousand Only) EMD - Rs. 6,61,900/- (Rupees Six Lakhs Sixty One Thousand Nine Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
7	Borrower: 1. Mr. Swapnil Prakash Borge Branch: Navipeth Branch, Pune	Rs. 23,16,105.48 (Rupees Twenty three Lakhs Sixteen thousand One Hundred Five and Forty Eight Paise only) plus interest @ applicable rate p.a. with monthly rests w.e.f. 01.08.2024 apart from cost, charges and expenses less recovery if any since 01.08.2024 (date of issuance of Sec 13(2) Demand Notice under SARFAESI Act)	<u>PROPERTY LOT NO. 15</u> Flat No. 104, admeasuring approx.. 57.22 sqr. Metres, i.e. 616.00 sqr. Ft (built-up) on 1st Floor of “Mauli Residency”, situated at Gat No. 1, Khanapur, Taluka-Haveli, Pune-411025. Mortgaged property is bounded as follows: On or Towards North: Staircase On or Towards East: Open Space On or Towards West: Flat No. 103 On or Towards South: Flat No. 101 Owner of the Property – Mr. Swapnil Prakash Borge Encumbrances: Not Known	<u>PROPERTY LOT NO. 15</u> Reserve Price – Rs. 21,56,000/- (Rupees Twenty One Lakhs Fifty Six Thousand Only) EMD - Rs.2,15,600/- (Rupees Two Lakhs Fifteen Thousand Six Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Type of possession: Symbolic	
8	Borrower: M/s Crystallium Anodizing Pvt. Ltd. through Director(s): 1. Mr. Firoz Mohinuddin Alam & 2. Mrs. Naseema Firoz Alam Guarantor(s): 1. Mr. Firoz Mohinuddin Alam & 2. Mrs. Naseema Firoz Alam Branch: Dapodi, Pune	Rs. 1,06,39,040/- (Rupees One Crore Six Lakhs Thirty Nine Thousand and Forty only) plus un-applied interest with monthly rests apart from penal interests, costs and expenses w.e.f. 14.09.2025, less recovery if any since 15.09.2025 (date of issuance of Sec 13(2) Demand Notice under SARFAESI Act)	<u>PROPERTY LOT NO. 16</u> Residential House at Sr. No. 92, Hissa No. 01, Pavana Nagar, Lane No. 04, Near Jyotiba Garden, Kalewadi, Rahatani-Chinchwad Road, Village-Rahatani, Tal- Haveli, Dist-Pune-411017. Mortgaged property is bounded as follows: On or Towards North: Property of Mr. Dnyaneshwar Shivaji Kale On or Towards East: Property of Mr. Sharma On or Towards West: Property of Mr. Ram Narayan Nadhe On or Towards South: 10 ft. common road Owner of the Property – Mr. Firoz Mohinuddin Alam & Mrs. Naseema Firoz Alam Encumbrances: Not Known Type of possession: Symbolic	<u>PROPERTY LOT NO. 16</u> Reserve Price – Rs. 33,65,000/- (Rupees Thirty three Lakhs Sixty Five Thousand Only) EMD - Rs. 3,36,500/- (Rupees Three Lakhs Thirty Six Thousand and Five Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
9	Borrower: M/s Iris Management Services Pvt. Ltd. through Director(s) a) Mrs. Ruta Bharat Limaye Branch: Aundh, Pune	Rs. 1,59,94,116/- (Rupees One Crore Fifty Nine Lakhs Ninety Four Thousand One Hundred Sixteen Only) plus interest @ 12.75% p.a. with monthly rests w.e.f. 09.10.2025, apart from interest, costs , charges and expenses, less recovery if any since 09.10.2025 (date of	<u>PROPERTY LOT NO. 17</u> Commercial Shop No. 3, Ground Floor, Building No. B, Mont Vert Corsica, Sr. No. 36, Hissa No. 4, 4/19+21+25 to 37, Opp. Madhuban Society, Balewadi Road, Village-Balewadi, Tal-Haveli, Pune-411045. Mortgaged property is bounded as follows: On or Towards North: Shop No. 2 On or Towards East: Road	<u>PROPERTY LOT NO. 12</u> Reserve Price – Rs. 1,41,08,000/- (Rupees One Crore Forty One Lakhs Eight Thousand Only) EMD - Rs. 14,10,800/- (Rupees Fourteen Lakhs Ten Thousand Eight hundred Only) Bid increment Amount-



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
		issuance of Sec 13(2) Demand Notice under SARFAESI Act)	On or Towards West: Society area On or Towards South: Shop No. 4 Owner of the Property - M/s Iris Management Services Pvt. Ltd. through Director Mrs. Ruta Bharat Limaye Encumbrances: Not Known Type of possession: Symbolic	Rs 1,00,000/- (Rupees One Lakh Only)
10	Borrower: Mr. Mohammad Niyat Aslam Prop. Of M/s Alisha Steel Corporation Branch: Hitech-Agri Branch, Pune	Rs. 2,47,49,747/- (Rupees Two Crores Forty Seven Lakhs Forty Nine Thousand Seven Hundred and Forty Seven only) plus further interest @ 9.65% p.a. with monthly rests w.e.f. 21.05.2026 plus costs, interest and charges, less recovery if any since 20.05.2026 (date of issuance of Demand Notice u/sec 13(2) of SARFAESI Act)	<u>PROPERTY LOT NO. 18</u> Office No. 104, First Floor of the Building "Regal Residency Co-op Housing Society Ltd.", Gat No. 702 "& 703, Kudalwadi at Chikhali, Tal-Haveli, Pune-411062. Mortgaged property is bounded as below: North- By side Margin/Open Space West - By Passage/Flat No. 103 South- By entrance/Staircase East- By side Margin/Open Space Owner of the Property - Mr. Mohammad Niyat Aslam Encumbrances: Not Known Type of possession: Symbolic	<u>PROPERTY LOT NO. 18</u> Reserve Price - Rs. 34,54,000/- (Rupees Thirty Four Lakhs Fifty Four Thousand Only) EMD - Rs. 3,45,400/- (Rupees Three Lakhs Forty Five Thousand Four Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
11	Borrower: Mr. Mohammad Niyat Aslam Branch: Hitech-Agri	a) Rs. 62,73,779/- (Rupees Sixty Two Lakhs Seventy three Thousand Seven Hundred and Seventy Nine only) plus further interest @ 7.25% p.a. with monthly rests w.e.f. 21.05.2026	<u>PROPERTY LOT NO. 19</u> Flat-No. 1105, 11 th Floor of Tower "B", in "River Residency Co-op Housing Society Ltd.", Gat No. 90, Off Dehu-Alandi Road, Near SNBP School at Chikhali, Tal-Haveli, Pune-411062. Mortgaged	<u>PROPERTY LOT NO. 19</u> Reserve Price - Rs. 47,82,000/- (Rupees Forty Seven Lakhs Eighty Two Thousand Only)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
	Branch, Pune	plus costs, interest and charges, less recovery if any since 20.05.2026 (date of issuance of Demand Notice u/sec 13(2) of SARFAESI Act) b) Rs. 40,36,356/- (Rupees Forty Lakhs Thirty Six Thousand Three Hundred and Fifty six only) plus further interest @ 7.25% p.a. with monthly rests w.e.f. 21.05.2026 plus costs, interest and charges, less recovery if any since 20.05.2026 (date of issuance of Demand Notice u/sec 13(2) of SARFAESI Act)	property is bounded as below: North- By entrance/duct/passage West - By Flat No. 1106 South- By Side Margin/Open Space East- By side Margin/Open Space Owner of the Property - Mr. Mohammad Niyat Aslam Encumbrances: Not Known Type of possession: Symbolic PROPERTY LOT NO. 20 Flat No. 1007, 10th Floor of Tower "B", in "River Residency Co-op Housing Society Ltd.", Gat No. 90, Off Dehu-Alandi Road, Near SNBP School at Chikhali, Tal-Haveli, Pune-411062. Mortgaged property is bounded as below: North- By entrance/duct/lift West - By Flat No. 1008 South- By Side Margin/Open Space East- By Flat No. 1006 Owner of the Property - Mr. Mohammad Niyat Aslam Encumbrances: Not Known Type of possession: Symbolic	EMD - Rs. 4,78,200/- (Rupees Four Lakhs Seventy eight Thousand Two Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only) PROPERTY LOT NO. 20 Reserve Price - Rs. 46,97,000/- (Rupees Forty Six Lakhs Ninety Seven Thousand Only) EMD - Rs. 4,69,700/- (Rupees Four Lakhs Sixty Nine Thousand Seven Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
12	Borrower(s):	Rs. 54,63,197 (Rupees Fifty	PROPERTY LOT NO. 21	PROPERTY LOT NO. 21



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
	1. Mr. Shankar Nanasaheb Lendave 2. Mr. Nanasaheb Laxman Lendave Branch: Bal Bharti, S.B. Road, Pune	Four Lakhs Sixty three thousand One hundred and Ninety Seven only) plus Unapplied Interest as mentioned in Demand Notice u/sec 13(2), SARFAESI Act dated 29.04.2024 w.e.f 29.04.2024 plus cost, charges and expenses, less recovery if any since 29.04.2024	Residential Row house no 2 (G+1) floors bearing s no 9/2/2/20, Plot no 15 behind Pune aviation College Ambegaon BK Pune 411046 having built up Area: 1075.00 Sq Ft Terrace 592.00 Sq Ft Garden Area 292.00 Sq Ft and bounded as under: East - By plot no 13 West - By plot no 16 North - By plot no 11 South - By Row House no 1 Owner of the Property - Mr. Shankar Nanasaheb Lendave Encumbrances: Not Known Type of possession: Symbolic	Reserve Price - Rs. 1,07,06,000/- (Rupees One Crore Seven Lakhs Six Thousand Only) EMD - Rs. 10,70,600/- (Rupees Ten Lakhs Seventy Thousand Six Hundred Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only)
13	Borrower(s): M/s Kanifnath Enterprises through Proprietor Mr. Dadabhau Ananda Zanzad Guarantor: Mrs. Juhi Dadabhau Zanzad Branch: Deccan Gymkhana, Pune	Rs. 2,58,18,800/- (Rupees Two Crore Fifty-Eight Lakh Eighteen Thousand Eight Hundred only) plus un applied interest as per applicable ROI with monthly rest w.e.f.25.06.2025, apart from penal interest, cost and expenses till date of payment of the entire dues, less recovery if any since 31.12.2025	<u>PROPERTY LOT NO. 22</u> Flat No. 304, on third floor of Building/Wing "P" in "Lake Paradise Co-op Housing Society Ltd." on S. No. 427/1, 425/2/1, 430/2/1 at Talegaon Dabhade, Maval, Pune-410507. Mortgaged property is bounded as below: North- By Flat No. 303 West - By Staircase South- By Open Space East- By Open Space Owner of the Property - Mr. Dadabhau Ananda Zanzad Encumbrances: Not Known Type of possession: Symbolic	<u>PROPERTY LOT NO. 22</u> Reserve Price - Rs. 45,94,000/- (Rupees Forty Five Lakhs Ninety Four Thousand Only) EMD - Rs. 4,59,400/- (Rupees Four Lakhs Fifty Nine Thousand Four Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only) <u>PROPERTY LOT NO. 23</u> Reserve Price - Rs. 85,62,000/- (Rupees Eighty Five Lakhs



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			<u>PROPERTY LOT NO. 23</u> Flat No. 1144 on 11th Floor of "H" Wing in "Tropica", on S. No. 56/1A, 57/2, 58/1A, 57/1B, 57/2 on Dadasaheb Sahasrabudhe Road at Ravet, Tal-Haveli, Pune-412101. Mortgaged property is bounded as below: North- By Flat No. 1145 West - By Internal Road South- By Internal Road East- By Staircase Owner of the Property - Mrs. Juhi Dadabhau Zanzad Encumbrances: Not Known Type of possession: Symbolic	Sixty Two Thousand Only) EMD - Rs. 8,56,200/- (Rupees Eight Lakhs Fifty Six Thousand Two Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
14	Borrower(s): M/s Anupraj Nursery through Proprietor: Mr. Prakash Keshavrao Bhagwat Guarantor: Mr. Vitthal Eknath Gaikwad Branch: Hitech-Agri Branch, Pune	Rs. 3,68,51,662/- (Rupees Three Crore Sixty Eight Lakhs Fifty One Thousand Six Hundred and Sixty Two only) plus interest thereon & future interest @ 12.60% w.e.f. 05.05.2025, apart from penal interest, cost and expenses till date of payment of the entire dues, less recovery if any since 05.05.2025	<u>PROPERTY LOT NO. 24</u> Industrial Plot on Gat No. 185, admeasuring 0Ha 69R, Near Maher Vatsalya Dham at Taleranwadi, Tal-Haveli, Pune-412207. Mortgaged property is bounded as below: North- By Plot No. 23 West - By Road South- By Road East- By Sub-Plot No. 25 Owner of the Property - Mr. Prakash Keshavrao Bhagwat	<u>PROPERTY LOT NO. 24</u> Reserve Price - Rs. 8,28,00,000/- (Rupees Eight Crore Twenty Eight Lakhs Only) EMD - Rs. 82,80,000/- (Rupees Eighty Two Lakhs Eighty Thousand Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only)



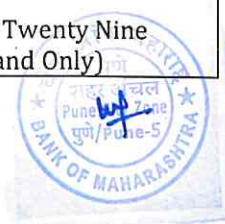
Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Encumbrances: Not Known Type of possession: Symbolic	
15	Borrower(s): 1. Mr. Rajendra Dnyanoba Jagtap 2. Mrs. Vaishali Rajendra Jagtap Branch: Hitech-Agri Branch, Pune	Rs. 55,60,389/- (Rupees Fifty Five Lakhs Sixty Thousand Three hundred and Eighty Nine Only) plus further interest as mentioned in Demand Notice u/sec 13(2) SARFAESI Act dated 10.01.2025, with monthly rests w.e.f. 10.01.2025 plus costs interests and charges, less recovery if any since 10.01.2025	<u>PROPERTY LOT NO. 25</u> Row House No. 60, Ravi Garden Co-operative Society Ltd., Survey No. 81, Hissa No. 2, Grampanchayat Milkat No. 5/0568/061 at Mauje Manjari Budruk, Tal-Haveli, Pune-412214 admeasiring Built up area 1089 sqr. Feet., Near Kia Car Showroom. Mortgaged property is bounded as below: North- By Row house No. 59 West - By Entrance/12 mtr wide road South- By Row house No. 61 East- By Row house No. 80 Owner of the Property - Mr. Rajendra Dnyanoba Jagtap & Mrs. Vaishali Rajendra Jagtap Encumbrances: Not Known Type of possession: Symbolic	<u>PROPERTY LOT NO. 25</u> Reserve Price - Rs. 1,03,87,000/- (Rupees One Crore Three Lakhs Eighty Seven Thousand Only) EMD - Rs. 10,38,700/- (Rupees Ten Lakhs Thirty Eight Thousand Seven Hundred Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only)
16	Borrower(s): 1. Chhaya Arun More 2. Sonali Shailendra More 3. Shailendra Arun More Branch: Baner, Pune	Rs. 1,12,03,849/- (Rupees One Crore Twelve Lakhs Three Thousand Eight hundred and Forty Nine Only) plus interest as mentioned in Demand Notice u/sec 13(2) SARFAESI Act dated 10.10.2025, plus costs interests and charges, less recovery if any since 10.10.2025	<u>PROPERTY LOT NO. 26</u> Flat No. 201, 2 nd Floor, "Novelty Classic", SB Road, Next to Chatushringhi Temple, Sr. No. 106/A+107/B, Hissa No. 2, Shivaji Nagar (Bhamburda), Tal-Haveli, Pune-411016. Mortgaged property is bounded as below: North- Open to Sky West - Lift	<u>PROPERTY LOT NO. 26</u> Reserve Price - Rs. 1,83,35,000/- (Rupees One Crore Eighty Three Lakhs Thirty Five Thousand Only) EMD - Rs. 18,33,500/- (Rupees Eighteen Lakhs Thirty Three Thousand Five Hundred Only)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			South- Staircase East- Flat no. 202 Owner of the Property - Mr. Shailendra Arun More & Mrs. Sonali Shailendra More Encumbrances: Not Known Type of possession: Symbolic	Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only)
17	Borrower(s): 1. M/s Pratham Industries Mr. Kisan Narayan Kedari (since deceased being represented through legal heirs) 2. Sunita Kisan Kedari 3. Pooja Makarand Jadhav 4. Manisha Avinash Mane 5. Akansha Kisan Kedari (No. 2 to 5 above, all known legal heirs of Late Sh. Kisan Narayan Kedari) Branch: Aundh, Pune	Rs. 23,07,554.07 (Rupees Twenty Three Lakhs, Seven Thousand, Five hundred Fifty Four and Seven Paise only) plus further interests, costs, charges and expenses, less recovery if any since 26.05.2025 (date of issuance of Demand Notice u/sec 13(2) of SARFAESI Act)	<u>PROPERTY LOT NO. 27</u> Flat No. 04, 1st Floor, Wing "B", "Suyog Shree CHS Ltd", at S. No. 25/2/1/10 to 13, 25/1/1A/1/6, Village-Pimpale Nilakh, Tal-Haveli, Pune-411027. Mortgaged property is bounded as below: North- Building side Margin West - Adjacent Wing A South- Flat No. 03 East- Entrance & Flat no. 5 & 6 Owner of the Property - Mr. Kisan Narayan Kedari (since deceased being represented through legal heirs) 2. Sunita Kisan Kedari 3. Pooja Makarand Jadhav 4. Manisha Avinash Mane 5. Akansha Kisan Kedari (No. 2 to 5 above, all known legal heirs of Late Sh. Kisan Narayan Kedari) Encumbrances: Not Known	<u>PROPERTY LOT NO. 27</u> Reserve Price - Rs. 45,75,000/- (Rupees Forty Five Lakhs Seventy Five Thousand Only) EMD - Rs. 4,57,500/- (Rupees Four Lakhs Fifty Seven Thousand Five hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Type of possession: Symbolic	
18	Borrower(s): M/s Adisaso Global Pvt. Ltd. through Directors: a) Mr. Sopan Rangnath Jatad b) Mrs. Savita Sopan Karad c) Mr. Kaushik Sudam Narang Guarantor(s): 1. Mr. Sopan Rangnath Jatad 2. Mrs. Savita Sopan Karad 3. Mr. Kaushik Sudam Narang Branch: Model Colony, Pune	Rs. 3,02,86,490.30 (Rupees Three Crore Two Lakhs Eighty Six Thousand Four Hundred Ninety and Thirty Paise only) plus future interest with monthly rests w.e.f. 06.04.2026, apart from penal charges, costs and expenses, less recovery if any since 06.04.2025	PROPERTY LOT NO. 28 Plot no. 11, Sumira Garden, Gat No. 17/2/15, Baramati-Daund Road, Near Cargill India Pvt. Ltd., Village-Kurkumbh, Tal-Daund, Pune-413801 Mortgaged property is bounded as below: North- By adjoining Plot No. 10 West - Open Space South- By adjoining Plot No. 12 East- Entrance & Internal Road Owner of the Property - Mr. Kaushik Sudam Narang Encumbrances: Not Known Type of possession: Physical PROPERTY LOT NO. 29 Plot no. 12, Sumira Garden, Gat No. 17/2/15, Baramati-Daund Road, Near Cargill India Pvt. Ltd., Village-Kurkumbh, Tal-Daund, Pune-413801 Mortgaged property is bounded as below: North- By adjoining Plot No. 11 West - Open Space South- By adjoining Plot No. 13 East- Entrance & Internal Road Owner of the Property - Mr. Kaushik Sudam Narang	PROPERTY LOT NO. 28 Reserve Price - Rs. 30,14,000/- (Rupees Thirty Lakhs Fourteen Thousand Only) EMD - Rs. 3,01,400/- (Rupees Three Lakhs One Thousand Four hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only) PROPERTY LOT NO. 29 Reserve Price - Rs. 33,63,000/- (Rupees Thirty Three Lakhs Sixty three Thousand Only) EMD - Rs. 3,36,300/- (Rupees Three Lakhs Thirty Six Thousand Three hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only) PROPERTY LOT NO. 30 Reserve Price - Rs. 29,49,000/- (Rupees Twenty Nine Lakhs Forty Nine Thousand Only)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Encumbrances: Not Known Type of possession: Physical <u>PROPERTY LOT NO. 30</u> Plot no. 13, Sumira Garden, Gat No. 17/2/15, Baramati-Daund Road, Near Cargill India Pvt. Ltd., Village-Kurkumbh, Tal-Daund, Pune-413801 Mortgaged property is bounded as below: North- By adjoining Plot No. 12 West - Open Space South- By adjoining Plot No. 14 East- Entrance & Internal Road Owner of the Property - Mr. Kaushik Sudam Narang Encumbrances: Not Known Type of possession: Physical	EMD - Rs. 2,94,900/- (Rupees Two Lakhs Ninety Four Thousand Nine hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
19	Borrower(s): M/s - Prithvi Foods through its Proprietor Mrs. Sulatha Girish Shetty Guarantors: 1) Mr. Girish Shivram Shetty and 2) Mrs. Sushila Shivram Shetty	Rs.1,02,72,377.00 (Rupees One Crore two lakh seventy-two thousand three hundred seventy-seven only) minus recovery if any, plus applicable interest with monthly rate w.e.f. 29.11.2024, apart from penal interest, cost and expenses, less recovery if any since 29.11.2024	<u>PROPERTY LOT NO. 31</u> Flat No. 3, 1st Floor, "Tulsi Enclave" Survey No. 232/4, 233/1/1, Vidhate Nagar, D P Road, Baner, Pune - 411045, within the limit of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli, Pune. Mortgaged property is bounded as below: North- By Flat no. 2 West - By entrance & passage South- By Duct East- By Internal Road	<u>PROPERTY LOT NO. 31</u> Reserve Price - Rs. 45,00,000/- (Rupees Forty Five Lakhs Only) EMD - Rs. 4,50,000/- (Rupees Four Lakhs Ninety Fifty Thousand Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
	Branch: SSI Branch, Pune		Owner of the Property - Mr. Girish Shivram Shetty & Mrs. Sushila Shivram Shetty Encumbrances: Not Known Type of possession: Physical	
20	Borrower(s): 1. Mr. Tanaji Laxman Dongre 2. Mrs. Vanita Tanaji Dongre 3. Mr. Bhagyesh Tanaji Dongare Guarantor: Mr. Hemant Vinayak Shinde Branch: Pashan, Pune	Rs. 39,17,245.40/- (Rupees Thirty Nine Lakhs Seventeen Thousand Two Hundred and Forty Five Forty Paise Only) plus interest thereon @ 08.15 % p.a. w.e.f. 20.04.2026, apart from cost and expenses incurred till date of payment of the entire dues, minus recovery if any since 20.04.2026	<u>PROPERTY LOT NO. 32</u> Flat No 301, Wing 1,3rd Floor, Venkatesh Residency, Sr No 3/3,CTS No 1464(P), Pandav Nagar, Near Vighnaharta Ganesh Temple, Sus Road, Pashan Pune 411021. Mortgaged property is bounded as below: North- By Lift West - By entrance South- By Society Road East- By Flat No. 302 Owner of the Property - Mr. Tanaji Laxman Dongre & Mrs. Vanita Tanaji Dongre Encumbrances: Not Known Type of possession: Symbolic	<u>PROPERTY LOT NO. 32</u> Reserve Price - Rs. 65,08,000/- (Rupees Sixty Five Lakhs Eight Thousand Only) EMD - Rs. 6,50,800/- (Rupees Six Lakhs Fifty Thousand Eight hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
21	Borrower (s): 1. Mr. Tapan Malhari Pawar 2. Mrs. Darshana Tapan Pawar	Rs. 21,73,493/- (Rupees Twenty One Lakhs Seventy three Thousand Four Hundred and Ninety Three Only) plus interest thereon @ 9.70 % p.a. with monthly rests w.e.f. Oct,	<u>PROPERTY LOT NO. 33</u> Residential Flat No. 12, 4 th Floor above mezzanine (3 rd Floor), (Flat No. 6 as per sanctioned plan) in the building named as "Amruta Co-operative Housing Society", land bearing S. No. 516/A, C.T.S. No. 408/2, Plot No. 311, Near Ekbote Colony	<u>PROPERTY LOT NO. 33</u> Reserve Price - Rs. 68,88,000/- (Rupees Sixty Eight Lakhs Eighty Eight Thousand Only) EMD - Rs. 6,88,800/-



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
	Branch: Vishrantwadi, Pune	2017, apart from interests, costs and expenses, minus recovery if any since 05.10.2017	Chowk, Ghorpadi Peth, Pune-411042. Mortgaged property is bounded as below: North- By Side Margin Area West - By Staircase South- By Flat No. 11 East- By Side Margin Area Owner of the Property - Mr. Tapan Malhari Pawar & Mrs. Darshana Tapan Pawar Encumbrances: Not Known Type of possession: Symbolic	(Rupees Six Lakhs Eighty Eight Thousand Eight hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
22	Borrower(s): 1. Mr. Pushkar Mohan Tapre 2. Mrs. Tanvi Pushkar Tapre Branch: Housing Finance Branch, F.C. Road, Pune	Rs. 2,41,69,253/- (Rupees Two Crore Forty One Lakhs Sixty Nine Thousand Two Hundred and Fifty three only) plus interest @ 10.00% p.a. with monthly rests w.e.f. 22.07.2024, apart from penal interest, cost and expenses, less recovery if any since 22.07.2024 (date of issuance of Demand Notice u/sec 13(2) of SARFAESI Act)	<u>PROPERTY LOT NO. 34</u> Residential Flat no. 104, 1 st Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P), Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is bounded as below: North- By Side Margin Area West - By Open Space South- By Flat No. 103 East- By Entrance, Passage & Flat No. 101 Owner of the Property - Mr. Pushkar Mohan Tapre & Mrs. Tanvi Pushkar Tapre Encumbrances: Not Known Type of possession: Symbolic	<u>PROPERTY LOT NO. 34</u> Reserve Price - Rs. 44,30,000/- (Rupees Forty Four Lakhs Thirty Thousand Only) EMD - Rs. 4,43,000/- (Rupees Four Lakhs Forty Three Thousand Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only) <u>PROPERTY LOT NO. 35</u> Reserve Price - Rs. 44,39,000/- (Rupees Forty Four Lakhs



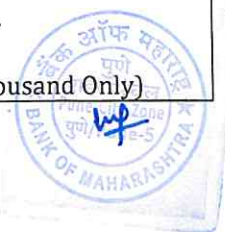
Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			<u>PROPERTY LOT NO. 35</u> Residential Flat no. 202, 2nd Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P), Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is bounded as below: North- By Flat No. 201 West - By Entrance, Passage & Flat No. 203 South- By Side Margin Area East- By Side Margin Area Owner of the Property - Mr. Pushkar Mohan Tapre & Mrs. Tanvi Pushkar Tapre Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY LOT NO. 36</u> Residential Flat no. 204, 2nd Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P), Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is bounded as below: North- By Side Margin Area West - By Side Margin Area South- By Flat No. 203 East- By Entrance, Passage & Flat No. 201 Owner of the Property - Mr. Pushkar Mohan Tapre & Mrs. Tanvi	Thirty Nine Thousand Only) EMD - Rs. 4,43,900/- (Rupees Four Lakhs Forty Three Thousand Nine Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only) <u>PROPERTY LOT NO. 36</u> Reserve Price - Rs. 44,39,000/- (Rupees Forty Four Lakhs Thirty Nine Thousand Only) EMD - Rs. 4,43,900/- (Rupees Four Lakhs Forty Three Thousand Nine Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only) <u>PROPERTY LOT NO. 37</u> Reserve Price - Rs. 44,39,000/- (Rupees Forty Four Lakhs Thirty Nine Thousand Only) EMD - Rs. 4,43,900/- (Rupees Four Lakhs Forty Three Thousand Nine Hundred Only)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Pushkar Tapre Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY LOT NO. 37</u> Residential Flat no. 501, 5th Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P), Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is bounded as below: North- By Side Margin Area West - By Entrance, Passage & Flat No. 504 South- By Flat No. 502 East- By Side Margin Area Owner of the Property - Mr. Pushkar Mohan Tapre & Mrs. Tanvi Pushkar Tapre Encumbrances: Not Known Type of possession: Symbolic	Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)
23	Borrower(s): 1. Mr. Pushkar Mohan Tapre 2. Mrs. Tanvi Pushkar Tapre	Rs. 1,68,28,349/- (Rupees One Crore Sixty eight Lakhs Twenty Eight Thousand Three Hundred and Forty Nine only) plus interest applicable thereon w.e.f. 06.06.2024, apart from	<u>PROPERTY LOT NO. 38</u> Residential Flat no. 402, 4th Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P), Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is bounded as below:	<u>PROPERTY LOT NO. 38</u> Reserve Price - Rs. 44,39,000/- (Rupees Forty Four Lakhs Thirty Nine Thousand Only) EMD - Rs. 4,43,900/-



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
	Branch: Erandwana, Pune	interest, cost and expenses, less recovery if any since 06.06.2024 (date of issuance of Demand Notice u/sec 13(2) of SARFAESI Act)	North- By Flat No. 401 West - By Entrance, Passage & Flat No. 403 South- By Side Margin Area East- By Side Margin Area Owner of the Property - Mr. Pushkar Mohan Tapre & Mrs. Tanvi Pushkar Tapre Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY LOT NO. 39</u> Residential Flat no. 403, 4th Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P), Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is bounded as below: North- By Flat No. 404 West - By Side Margin Area South- By Side Margin Area East- By Entrance, Passage & Flat No. 402 Owner of the Property - Mr. Pushkar Mohan Tapre & Mrs. Tanvi Pushkar Tapre Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY LOT NO. 40</u>	(Rupees Four Lakhs Forty Three Thousand Nine Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only) <u>PROPERTY LOT NO. 39</u> Reserve Price - Rs. 44,30,000/- (Rupees Forty Four Lakhs Thirty Thousand Only) EMD - Rs. 4,43,000/- (Rupees Four Lakhs Forty Three Thousand Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only) <u>PROPERTY LOT NO. 40</u> Reserve Price - Rs. 44,39,000/- (Rupees Forty Four Lakhs Thirty Nine Thousand Only) EMD - Rs. 4,43,900/- (Rupees Four Lakhs Forty Three Thousand Nine Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Residential Flat no. 404, 4th Floor, in Building "Bhawantak", bearing S. No. 128/5/2/7(P), Near Amruta Vihar Project, Village-Dhayari, Haveli, Pune-411041. Mortgaged property is bounded as below: North- By Side Margin Area West - By Open Space South- By Flat No. 403 East- By Entrance, Passage & Flat No. 401 Owner of the Property - Mr. Pushkar Mohan Tapre & Mrs. Tanvi Pushkar Tapre Encumbrances: Not Known Type of possession: Symbolic	

Sr. No.	Particulars		Date & Time of Auction
1.	Date and time of E- Auction	For Lot No.1 to 40, 30 days' sale notice is given.	15.09.2026 between 11.00 a.m. and 4.00 P M
2.	Last Date of Submission of Bid with EMD		Before commencement of E-auction (as per PSBA BAANKNET rules)
3.	Inspection Date & Time	For Lot No.1 to 40	10.08.2026 to 20.08.2026 between 11:00 am.to 5:00 pm
4	Authorised Officer for all above properties	Mr. Shrikant Shekhar Mob: 7588843809	

Note: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

1. E-auction shall be conducted through the PSBA BAANKNET. Bidders have to log in on the website_ [https:// baanknet.com](https://baanknet.com) and register themselves. **In this regard, please note that verification of KYC documents takes 2-3 days' time.**



2. For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on <https://banknet.com> (PSBA BAANKNET Portal)
3. **For detailed information in respect of above properties, you may contact also- Mr. Shrikant Shekhar(Chief Manager Recovery incharge PCZ) M.no. 7588843809**

Date: 04.06.2026

Place: Pune

Chief Manager & Authorized Officer
Bank of Maharashtra

