



ADITYA BIRLA CAPITAL LIMITED
Registered Office: Indian Rayon Compound, Vervaval, Gujarat - 362266.
Corporate Office : 12th Floor, R Teck Park, Nirlon Complex, Near Hub Mall, Goregaon (East), Mumbai-400 063, MH.

POSSESSION NOTICE [SEE RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]
On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all SARFAESI actions initiated by Aditya Birla Finance Ltd. in relation to the mortgaged property mentioned in Schedule A below, stands transferred to Aditya Birla Capital Ltd., the amalgamated company. Accordingly the undersigned being the Authorized Officer of **Aditya Birla Capital Limited (ABCL)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice Dated mentioned below** under Section 13 (12) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon **within 60 days** from the date of receipt of the said notice.
The Borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the Borrowers mentioned herein below and to 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 Section 13(4) of the said act read with Rule 8 the Security Interest (Enforcement) Rules, 2002. The Borrowers mentioned here in below in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of **Aditya Birla Capital Limited (ABCL)** for an amount as mentioned herein under and interest thereon. The Borrower's attention is invited to the provisions of sub-section 8 of Section 13 of the act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Borrower(s)	Demand Notice Dt. & O/s. Amt.	Description of Immovable Property (Properties Mortgaged)	Possession Date
1.	M/s. Raj Trading Company, Through Its Proprietor Mr. Khandu Bhikaji Balsaraf, 2. Mr. Khandu Bhikaji Balsaraf, S/o. Bhikaji Savleram Balsaraf, 3. Mrs. Shital Khandu Balsaraf, W/o. Mr. Khandu Bhikaji Balsaraf Lan: ABW PST000000955240	DN Date: 09.03.2026 Rs. 40,46,235/- as on 09.03.2026	All That Piece And Parcel Of The Land Admeasuring About Admeasuring About 1650 Sq.Fts Along With Entire Construction Standing Thereon Comprising Of 1) Land Admeasuring About 00 Hec. 00.65 Aar I.e. 650 Sq. Fts. Carved Out Of Land Bearing Survey No. 239/2/2/1 Totally Admeasuring 00 Hec. 33.25 Aar+2) Land Bearing Survey No. 239/3/14 (Old Survey No. 260/3/14) Admeasuring About 00 Hec 01 Aar Situated At Village: Uruli Devachi, Tal: Havelli, Dist: Pune	20.06.2026. (Symbolic Possession)

Place: Pune, Maharashtra
Date: 25.06.2026

Sd/-
Authorised Officer, ADITYA BIRLA CAPITAL LIMITED



Motilal Oswal Home Finance Limited
Corporate Office : Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email :- hfquery@motilaloaswal.com. CIN Number :- U65923MH2013PLC248741

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)
(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)
Whereas the undersigned being the authorized officer of **Motilal Oswal Home Finance Limited**, (Formerly known as **Aspire Home Finance Corporation Ltd.**), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (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 Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.
The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sl. No.	Loan Agreement No. / Name of the Borrower/Co-Borrowers/ Guarantors	Date of Demand Notice & Outstanding	Date of Possession Taken	Description of the Immovable Property
1	LXWAG00117-180058045 / LXHOF04919-200076434 ASHISH RAHUL AHIRE / ASHA ASHISH AHIRE	12-02-2026 for Rs.20,56,401/-	22-06-2026	Flat No 102,First Floor, Area Adm 498sq Ft I.E 46.28 Sq M And Parking 7*3 I.E 21 Sq Ft At Kanfnath Sai Sahde Smruti Sr No 17,Hissa No 1/C/1/48,Area 02 R,Sixe 00 Rs 02 Paise,Shridhar Nager ,Village Dhanori, 411015 Havelli Pune Maharashtra. East: Road, West: By Property Of Mr Gawkwad, North: By Property Of Mr Dhonde, South: By Property Of Mr Kamble.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of **Motilal Oswal Home Finance Limited** for an amount mentioned herein above and interest thereon.
The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Place: PUNE, MAHARASHTRA
Date: 25.06.2026

Sd/-Authorized Officer
Motilal Oswal Home Finance Limited



ITI HOUSING FINANCE LIMITED
(Formerly known as **Fasttrack Housing Finance Limited**) CIN No. : U65993MH2005PLC158168
Registered Office: ITI House, 36 Dr. R. K. Shirodkar Marg, Parel, Mumbai- 400 012
E-mail id: compliance@fasttrackhf.com Website : www.ithousing.com

POSSESSION NOTICE (For Immovable Property) [Rule 8(1)]
Whereas the undersigned being the Authorised officer of the **M/s. ITI Housing Finance Limited**, (Formerly known as **Fasttrack Housing Finance Limited**) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. And in exercise of Powers conferred under section 13(2) read with rule 8 of the Security Interest (Enforcement), Rules 2002, issued below mentioned Demand Notice dated calling upon the borrowers to repay the amount mentioned in the notice 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/ Guarantor and the public in general that the undersigned has taken **Possession** of the property described here in below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on below mentioned date. The Borrower/Guarantor 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 M/s. ITI Housing Finance Limited. (Formerly known as **Fasttrack Housing Finance Limited**)

NAME OF THE BORROWERS	MORTGAGE PROPERTY ADDRESS	Demand Notice Date & 13(2) Amount	Date of Physical Possession
Pravin Santosh Patole (Borrower) Santosh Izak Patole, Manda Santosh Patole, Geerish Santosh Patole, Archana Geerish Patole & Latika Essak Patole (Co-Borrowers) Loan No: LXPUN01616-170000054	All That Piece And Parcel Of The Property Bearing Survey No. 87 Hissa No. 26 Total Admeasuring Around About 00 H. 02 R Along With Standing Structure Theron Admeasuring Around About 26.16 Sq.mtrs. Situated At Village/ Mahamadwadi Taluka: Havelli Dist- Pune. All the piece and parcel of land is bounded as follows: On Or Towards The East- Open Plot, On Or Towards The West- House, On Or Towards The South - House, On Or Towards The North - Road.	20/10/2025 & Rs.83,79,469/-	19/06/2026

Date : 25.06.2026
Place : Maharashtra

Sd/- Authorised Officer
For ITI Housing Finance Limited



VASTU HOUSING FINANCE CORPORATION LTD
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra.
CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE
Whereas, The undersigned being the Authorised Officer of **Vastu Housing Finance Corporation Limited** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said rules on the date mentioned below.
The borrower and guarantor 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 **Vastu Housing Finance Corporation Limited Branch** for an amount metioned as below and interest thereon, costs etc.

S N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Mangala Ram Dewasi (Borrower), Mr/Mrs. Kamla Devi(Co Borrower) HL0000000155702	15-Dec-25 Rs.3028427/- as on 12-Dec-25	Flat No. F - 202 admeasuring 65.71 Sq.Mtr. (707.00 Sq.Ft.) Carpet area, 89.30 Sq.Mtr. (960.00 Sq.Ft.) Saleable area on 2nd floor and with allotted Car Parking : 13.02 Sq.Mtr., (140.00 Sq.Ft.) in Building No. "F" at "VISHAL VISHWA" situated at Gut No.3668,Talegaon- Dhamdhare, Tq.- Shirur, Dist.- Pune-412208 Boundaries as follows: North – FLAT NO.F-201 South – Open space East – Flat No. F - 203 West – Open space	Physical Possession Taken on 22-Jun-26

Date : 25.06.2026
Place : Pune

Authorised officer
Vastu Housing Finance Corporation Ltd

KRISHANVEER FORGE LIMITED
CIN: L28910PN1990PLC056985
REGD OFF.- OFFICE NO. 511 TO 513, GLOBAL SQUARE, S. NO. 247, 14B, YERAWADA, PUNE - 411 006
Email ID: invest@kvforge.com Phone No. 8956616160 Website: www.kvforge.com

NOTICE
Special Window for Transfer and Dematerialisation of physical securities

Pursuant to SEBI Circular No. HO/38/13/11(2)2026-MIRSD-POD//3750/2026 dated January 30, 2026, all Shareholders/Investors are hereby informed that a Special Window shall be open for a period of one year, from 5 th February, 2026 to 4 th February, 2027 for transfer and dematerialisation ("Demat") of physical shares which were sold/purchased prior to 1 st April, 2019. The said special window shall also be available for such transfer requests which were submitted earlier and were rejected/returned/not attended to due to deficiency in the documents/process/or otherwise. Further, the shares so transferred shall be mandatorily credited to the transferee only in demat mode and shall be under lock-in for a period of one year from the date of registration of transfer. Such shares shall not be transferred/lien-marked/pledged during the said lock-in period. The cases involving disputes between transferor and transferee; and shares transferred to the Investor Education and Protection Fund (IEPF) shall not be considered under this window.

Shareholders/Investors are encouraged to take advantage of this opportunity by furnishing the Original Security Certificates, Share Transfer Deed, Client Master List (CML) and all other documents listed in the aforesaid SEBI Circular, to the Company or Company's Registrar and Share Transfer Agents (RTA'), i.e. MUFG Intime India Pvt. Ltd. on any of the address given below:

Krishanveer Forge Limited
To,
The Company Secretary
Office No. 511 To 513, Global Square,
S. No. 247, 14b, Yerawada,
Pune-411 006. Phone No: 8956616160
Email: invest@kvforge.com

MUFG Intime India Private Limited
Unit: Krishanveer Forge Limited
Block No. 202, 2nd Floor, Akshay Complex,
Near Ganesh Temple, off Dhole Patil Road,
Pune - 411001
Tel: 020 4601 4473
Email: investor.helpdesk@in.mpms.mufg.com

Date: June 24, 2026
Place: Pune

For **KRISHANVEER FORGE LIMITED**
SD/-
Mahendra Ravso Samdole
Company Secretary & Compliance Officer



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का चुनौती
एक परिवार एक बैंक

Asset Recovery Branch : 2nd Floor, Agarkar High School Bldg., Somwar Peth, Pune - 411011. Phone : 7030924078, E-mail: bmrgr1453@bankofmaharashtra.bank.in

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 properties mortgaged/charged to the Secured Creditor i.e. Bank of Maharashtra, the **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 Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
1	Borrower: - M/s. Mayuri Stone Crusher Prop Karan Sunil Sarode Guarantor: - Mr. Nitin Janardan Sarode	Rs.5,01,79,225/- (Rs. Five Crore One Lakh Seventy Nine Thousand Two Hundred and Twenty Five Only) Plus Unapplied Interest at Contractual rate w.e.f. 11.09.2023 apart from further Interest. Cost, Charges and Expenses minus recovery if any	Property Lot No. 1: All the Pieces & Parcels of NA Land at Gat no 597 (P), area 02 H 00 R Carved out of Total Land admeasuring 05 H 72 R near Jay Ganesh Stone Industries located at Village Supe Khurd within the limit of Sub registrar office Purandhar District Pune • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs.5,58,00,000/- (Rupees Five Crore Fifty Eight Lakhs Only) EMD: Rs. 55,80,000/- (Rupees Fifty Five Lakh Eighty Thousand Only) Bid Increment amount: Rs. 50,000,00/- (Rupees Fifty Thousand Only)
2	Borrower: - M/s Samruddhi Meat & Chicken LLP Partner Mr. Mahesh Bhagwanrao Nalawade Partner Mrs. Mandakini Mahesh Nalawade Guarantor- Mr.Mahesh Bhagwanrao Nalawade Mrs.Mandakini Mahesh Nalawade	Rs.2,81,97,570 (Rs. Two Crore eighty One lakh Ninety Seven Thousand Five Hundred Seventy only) Plus Unapplied Interest at contractual rate of interest apart From 30.09.2023 Further Interest .Cost and expenses minus recovery if any.	Property Lot No. 2: All those Pieces and Parcels of Commercial Shop No.1 Stilt Floor, in Sumeru Developers Project “Vyomkesh”, S.No.72, Hissa No. 30, situated At Village Vadgaon Bk., Tal-Havelli, Dist-Pune within the limits of Pune Municipal Corporation admeasuring Carpet area of 27.49 Sq Mtrs & Loft area of 13.84 Sq Mtrs • Encumbrances: Not Known • Possession: Physical	Reserve Price: Rs. 69,28,000.00/- (Rupees Sixty Nine Lakh Twenty-eight Thousand Only) EMD: Rs. 6,92,800.00/- (Rupees Six Lakh Ninety Two Thousand Eight Hundred Only) Bid Increment amount: Rs.25,000/- (Rupees Twenty Five Thousand Only)
			Property Lot No. 3: All those Pieces and Parcels of Commercial Shop No. 2 Stilt Floor, in Sumeru Developers Project “Vyomkesh”, S.No.72, Hissa No. 30, situated At Village Vadgaon Bk., Tal-Havelli, Dist-Pune within the limits of Pune Municipal Corporation admeasuring Carpet area of 34.65 Sq Mtrs & Loft Area of 17.27 Sq Mtrs for Shop No 2 • Encumbrances: Not Known • Possession: Physical	Reserve Price: Rs. 87,03,000.00/- (Rupees Eighty Seven Lakh Three Thousand Only) EMD: Rs. 8,70,300.00/- (Rupees Eight Lakh Seventy Thousand Three Hundred Only) Bid Increment amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
3	Borrower: - Mr. Tahir Sikandar Nadaf & Mrs. Bebijan Sikandar Nadaf Guarantors: NA	Rs.24,85,909/- (Rs. Twenty Four Lakh Eighty Five Thousand Nine Hundred Nine Only) Plus Interest at contractual rate with monthly rest w.e.f. 11.06.2024 apart from penal interest, Cost and expenses minus recovery if any.	Property Lot No. 4: All the Piece & Parcels of Residential Flat No. 302 on the third floor of the building in the “Sairam Apartment” out of Plot No. 2 & 3 of Gat No. 2045A/2 admeasuring area 624.72 sq.ft. Dist. Sangli jointly owned by Mr. Tahir Sikandar Nadaf & Mrs. Bebijan Sikandar Nadaf. • Encumbrance – Not known • Possession - Physical	Reserve Price: Rs.26,00,000.00/- (Rupees Twenty Six Lakh Only) EMD: Rs. 2,60,000.00/- (Rupees Two Lakh Sixty Thousand Only) Bid Increment amount: Rs.25,000/- (Rupees Twenty Five Thousand Only)
4	Borrower: - Mr. Ramesh Balwant Karanjanwane Mrs. Gayatri Ramesh Karanjanwane Guarantors: NA	Rs.1,62,92,090.00 (Rs. One Crore Sixty Two Lakhs Ninety Two Thousand and Ninety Rupees Only) Plus Unapplied Interest w.e.f. 02.06.2023 apart from further Interest, Cost, Charges And Expenses minus recovery if any.	Property Lot No. 5: All that piece and parcel of property bearing Flat No.1 on the 2nd floor of the Building Known as “Ranawade Patil Estate” Wing - A admeasuring about area of the flat is 627 Sq. Ft. and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411041. • Encumbrance – Not known • Possession Type: Physical	Reserve Price: Rs. 28,25,000.00/- (Rupees Twenty Eight Lakh Twenty Five Thousand Only) EMD: Rs. 2,82,500.00/- (Rupees Two Lakh Eighty Two Thousand Five Hundred Only) Bid Increment amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
			Property Lot No. 6: All that piece and parcel of property bearing Flat No.2 on the 2nd floor of the Building Known as “Ranawade Patil Estate” Wing - A admeasuring about area of the flat is 638 Sq. Ft. and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411041. Note:- Sole sale deed is available for both (Flat no. 1 and 2) • Encumbrance – Not known • Possession Type: Physical	Reserve Price: Rs. 28,75,000.00/- (Rupees Twenty Eight Lakh Seventy Five Thousand Only) EMD: Rs. 2,87,500.00/- (Rupees Two lakh eighty Seven Thousand Five Hundred Only) Bid Increment amount: Rs.25,000/- (Rupees Twenty Five Thousand Only)
			Property Lot No. 7: All that piece and parcel of property bearing Flat No.5 on the 2nd floor of the Building Known as “Ranawade Patil Estate” Wing - A admeasuring about area of the flat is 632 Sq. Ft. and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411041. • Encumbrance – Not known • Possession Type: Physical	Reserve Price: Rs. 28,45,000.00/- (Rupees Twenty Eight Lakh Forty Five Thousand Only) EMD: Rs. 2,84,500.00/- (Rupees Two Lakh Eighty Four Thousand Five Hundred Only) Bid Increment amount: Rs.25,000/- (Rupees Twenty Five Thousand Only)
			Property Lot No. 8: All that piece and parcel of property bearing Flat No.6 on the 2nd floor of the Building Known as “Ranawade Patil Estate” Wing - A admeasuring about area of the flat is 647 Sq. Ft. and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411041 • Encumbrance – Not known • Possession Type: Physical	Reserve Price: Rs. 29,15,000.00/- (Rupees Twenty Nine Lakh Fifteen Thousand Only) EMD: Rs. 2,91,500.00/- (Rupees Two Lakh Ninety One Thousand Five Hundred Only) Bid Increment amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
			Property Lot No. 9: All that piece and parcel of property bearing Flat No.7 on the 2nd floor of the Building Known as “Ranawade Patil Estate” Wing - A admeasuring about area of the flat is 647 Sq. Ft. and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411041. Note** Sole sale deed is available for Flat no. 5, 6 and 7 • Encumbrance – Not known • Possession Type: Physical	Reserve Price: Rs. 29,15,000.00/- (Rupees Twenty Nine Lakh Fifteen Thousand Only) EMD: Rs. 2,91,500.00/- (Rupees Two Lakh Ninety-one Thousand Five Hundred Only) Bid Increment amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
5	Borrower: - M/s. Om Yashoda Construction Proprietor: Santosh Narayan Badambe) (Since Deceased Thorough His Legal Heirs) 1. Mrs. Rupali Santosh Badambe, 2. Miss. Shreya Santosh Badambe (Through her Natural Guardian) 3.Mrs. Rupali Santosh Badambe, 4. Miss. Pragati Santosh Badambe (Through her Natural Guardian Mrs. Rupali Santosh Badambe	Rs.6,96,90,609.00/- (Rupees Six Crore Ninety Six Lakhs Ninety Thousand Six Hundred Nine Only) plus unapplied interest at contractual rate with monthly rest w.e.f 19/06/2025 apart from penal interest, cost and expenses thereon minus recovery if any	Property Lot No.10: All that piece and Parcel of Flat No. 403, admeasuring 629 Sq. Ft. i.e. 58.45 Sq. Mtrs., Carpet plus adjacent terrace 99 Sq. Ft. i.e., 9.20 Sq. Mtrs., Carpet, 4th Floor, Wing No. A, Mokate Tower Co-Operative Housing Society Ltd., Constructed on Survey No. 79, Hissa No. 1/1, Plot No. 3, Village Kothrud, Taluka Havelli, District Pune 411038, and within the local limits of Pune Municipal Corporation. • Encumbrance: Not Known • Type of Possession: Symbolic	Reserve Price – Rs. 65,56,000/- (Rupees Sixty Five Lakh Fifty Six Thousand Only) EMD – Rs. 6,55,600/- (Rupees Six Lakh Fifty-five Thousand Six Hundred Only) Bid increment Amount: Rs.25,000/- (Rupees Twenty Five Thousand Only)
6	Borrower: - Mr. Santosh Ekknath Chakankar Guarantor: - NA	Rs.2,33,06,293.12 (Rs. Two Crore Thirty Three Lakh Six Thousand Two Hundred Ninety Three Rupees and Twelve Paise Only) Plus Unapplied Interest W. E. F. 30.01.2024 apart from further Interest .Cost ,Charges and Expenses minus recovery if any.	Property Lot No. 11: All those Pieces and Parcels of Commercial Shop No.12 Stilt Floor, in Sumeru Developers Project “Vyomkesh”, S.No.72, Hissa No. 30, situated At Village Vadgaon Bk., Tal-Havelli, Dist-Pune within the limits of Pune Municipal Corporation admeasuring Carpet area of 37.06 Sq Mtrs & Loft area of 18.39 Sq Mtrs for Shop No 12 & Carpet area of 25.54 Sq Mtrs & Loft Area of 12.63 Sq Mtrs for Shop No 13. Encumbrance: Not Known • Type of Possession: Physical	Reserve Price – Rs. 93,00,000/- (Rupees Ninety Three Lakh Only) EMD – Rs. 9,30,000/- (Rupees Nine Lakh Thirty Thousand Only) Bid Increment amount: Rs. 50,000,00/- (Rupees Fifty Thousand Only)
			Property Lot No. 12: All those Pieces and Parcels of Commercial Shop No.13 Stilt Floor, in Sumeru Developers Project “Vyomkesh”, S.No.72, Hissa No. 30, situated At Village Vadgaon Bk., Tal-Havelli, Dist-Pune within the limits of Pune Municipal Corporation admeasuring Carpet area of 37.06 Sq Mtrs & Loft area of 18.39 Sq Mtrs for Shop No 12 & Carpet area of 25.54 Sq Mtrs & Loft Area of 12.63 Sq Mtrs for Shop No 13. Encumbrance: Not Known • Type of Possession: Physical	Reserve Price – Rs. 64,00,000/- (Rupees Sixty Four Lakh Only) EMD – Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand Only) Bid Increment amount: Rs. 50,000,00/- (Rupees Fifty Thousand Only)
7	Borrower: - Mr. Ravindra Ramchandra Pote Guarantor: - Nil	Rs. 88,73,016.00/- and interest, cost and expenses at contractual rate with monthly rest w.e.f 11.10.2018 apart from penal interest, cost and expenses thereon minus recovery if any.	Property Lot No. 13: All those pieces and parcels of MIDC sub leasehold Plot No 29A admeasuring 341 sq mt out of T-7 and T-7 (part) and Factory shade admeasuring 196 sq mt. situated in Kagal Halkanangle Five Star MIDC Industrial Estate at Tal- Kagal District Kolhapur sub-leased to Mr. Ravindra Ramchandra Pote (Sub-Lessee) from Metro Hi-Tech Co-op Textile Park Limited (Sub-Lessor). • Encumbrance – Not known • Possession - Physical	Reserve Price – Rs. 35,70,000/- (Rupees Thirty Five Lakh Seventy Thousand Only) EMD – Rs. 3,57,000/- (Rupees Three Lakh Fifty Seven Thousand Only) Bid Increment amount: Rs. 25,000,00/- (Rupees Twenty Five Thousand Only)
8	Borrower: - M/S Sahil Concrete Products Proprietor Mr. Sahil Kundlikrao Patil Guarantor: - Nil	Rs.3,08,25,301/- (Rs. Three Crore Eight Lakhs Twenty Five Thousand Three Hundred and One Only) Plus Unapplied Interest at Contractual rate w.e.f. 13.10.2023 apart from further Interest, Cost, Charges and Expenses minus recovery if any	Property Lot No. 14 : All the Pieces & Parcels of the any non-agricultural land at Gat no. 103(1 Part) located at Choudhari Mala in Village Peth (Urii Kanchan), Tal – Havelli, District Pune admeasuring 45R in the name of Mr. Sunil Kundalikrao Patil Bounded as below – East – Gat no. 102, South – Ultratech Cement Company, West – Gat no. 104, North – Remaining Gat no. 103 • Encumbrance: Not Known. • Possession Type: Physical	Reserve Price: Rs. 1,82,76,000/- (Rupees One Crore Eighty Two Lakhs Seventy Six Thousand Only) EMD: Rs. 18,27,600/- (Rupees Eighteen Lakh Twenty Seven Thousand Six Hundred Only) Bid Increment amount: Rs. 50,000,00/- (Rupees Fifty Thousand Only)
9	Borrower: - M/s Kunal Plasto Projects Preporitor: Mr Kunal Sunil Sarode Guarantor: - Nil	Rs.3,04,10,438/- (Rs. Three Crore Four Lakhs Ten Thousand Four Hundred and Thirty Eight Only) Plus Unapplied Interest at Contractual rate w.e.f. 12.09.2023 apart from further Interest, Cost, Charges and Expenses minus recovery if any	Property Lot No. 15: All the Pieces & Parcels of the non-agricultural land at Gat no. 103(1 Part) located at Choudhari Mala in Village Peth (Urii Kanchan), Tal – Havelli, District Pune admeasuring 45R in the name of Mr. Kunal Sunil Sarode Bounded as below – East – Gat no. 102, South – Remaining Gat no. 1031, West – Gat no. 104, North – Old Solapur – Naigaon, Urii Kanchan road • Encumbrance: Not Known. • Possession Type: Physical	Reserve Price: Rs. 1,82,76,000/- (Rupees One Crore Eighty Two Lakhs Seventy Six Thousand Only) EMD: Rs 18,27,600/- (Rupees Eighteen Lakh Twenty Seven Thousand Six Hundred Only) Bid Increment amount: Rs. 50,000,00/- (Rupees Fifty Thousand Only)
10	M/s. Schematic Aircon and Automation Pvt. Ltd. (Borrower) Ground Floor, East Wing G-101, Mega Centre, Magarpatta, Pune 411028. Guarantors: 1. Mr. Pradeep Shankar Awari 2. Mr. Sandeep Sankar Awari 3. Mrs. Vimal Shankar Awari	Rs. 4,38,10,290 (Rupees Four Crore Thirty Eight Lakhs Ten Thousand Two Hundred Ninety Only) plus interest thereon @Contractual Rate p.a WEF 09.02.2023 apart from cost, expenses and charges minus recovery if any	Property Lot no.16: All the Piece & Parcels of Office No 303 & 304 3rd Floor Building G Mega Center on S No 153/A/1 to 4/1, 153A/1 to 4/2, 153A/a to 5 Nearby Noble Hospital, Solapur Road, Magarpatta, Hadapsar Taluka Havelli Pune 411028. Bounded as below: North: Office No 302, South: Office No 305, East: Entrance, West: Open Space Together with fixtures & furniture's thereon • Encumbrances: Not Known • Possession: Physical	Reserve Price: Rs. 57,85,000.00/- (Rupees Fifty Seven Lakhs Eighty-five Thousand Only) EMD: Rs. 5,78,500.00/- (Rupees Five Lakhs Seventy Eight Thousand Five Hundred Only) Bid Increment amount: Rs. 50,000,00/- (Rupees Fifty Thousand Only)
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