PUBLIC NOTICE

Notice is hereby given that **Ms. Sulabha Suresh Govande, Mr. Sachin Suresh Govande and Mrs. Shilpa Dhananjay Phadke** are desirous to sell their flat more particularly described in the schedule hereunder to my client. Any person having any right, title or interest in respect of the said Flat by agreement, mortgage, charges, gift, lien, lease, adverse possession, inheritance, or otherwise shall communicate the same to the undersigned within 7 days from the publication hereof, failing which my client shall complete the transaction and right, if any ,of any person if not ledged within the said stipulated period shall be considered as deliberately abandoned, waived and given up by the said persons.

SCHEDULE OF THE PROPERTY

Flat bearing 9 admeasuring about 414 Sq.fts Built up i.e 38.47 Sq.mtrs, situated on parking floor/ first floor in Ashish Vihar Co-operative Housing Society built on Survey No 50/4, Gaon Mouje Kothrud and within the local limits of Pune Municipal Corporation Ltd.

Yogesh Kamat (Advocate)
B.COM, LL.B
Shop No. 9, Ameya Apartment
212, Shaniwar Peth, Pune 411030.
Mobile: 9822667385, 9403766091

Date - 16/06/2026

PUBLIC NOTICE

It is hereby notified for the information of the public at large that, owners of the property described in schedule below, Mrs. Ulka Yashodhan Yardi and Mr. Yashodhan Vasant Yardi have negotiated with my client to sell the scheduled property. The said owners assured that their rights in the scheduled property is free from all encumbrances such as Charge, Lien, Lease, Gift, Agreement, Power of Attorney, any claims of whatsoever nature. However, if anybody is having any right, title, interest or claim of above nature or any other claim whatsoever, any such person/s having concern is/are therefore called upon to inform the undersigned within 10 days from publication of this Notice, any objection, claim, interest, right in respect of the scheduled property with original supporting documents. If any objections are not received from anybody within the period stipulated above, it will be presumed that the scheduled property is free from all encumbrances and nobody has any right, title, interest or claim in the same and/or if anybody having any such claim has willingly surrendered the same and thereafter no objections shall be entertained, which please note.

SCHEDULE : All that piece and parcel of Shop no. 3, carpet area admeasuring about 250 Sq. Ft i.e. 23.22 Sq. Mtrs., along with mezzanine Floor admeasuring area about 250 Sq. Ft i.e. 23.22 Sq. Mtrs and Shop no. 4, carpet area admeasuring about 118.40 Sq. Ft i.e. 11 Sq. Mtrs., both situated on Ground Floor of Society namely "Shri Vishnu Prasad Co-operative Housing Society", constructed upon Land bearing C.T.S. No. 1131, situated at village Sadashiv Peth, Taluka Pune City, District Pune and situated within the limits of Pune Municipal Corporation and said Shops are bounded as under: **East:** Society Passage, **West:** Shop No. 2, **North:** Society Passage and **South:** Road.

PUNE. DATE: 16/06/2026.

Roshni Pravin Oswal, Advocate
JHJ Legal, 301 and 302, 3rd Floor, Atharva Jayatu Building, Plot No. 280 B/7, CTS No. 383/8, Timber Merchant Colony, Ghorpade Peth, Pune- 411042. Phone– (020) 26449499

PUBLIC NOTICE

Notice is hereby given to all concerned that **Late Shri. Hasmukh Ramaniklal Mehta** was a partner of **Kalpataru Developers.** He expired on **02/01/2022.** After the demise of **Late Shri. Hasmukh Ramaniklal Mehta,** his wife **Mrs. Chandrika Hasmukh Mehta** has stated that she is his legal heir and successor and has acquired his rights and interests in the partnership firm **Kalpataru Developers.** Through this notice, all concerned persons are hereby informed that **Mrs. Chandrika Hasmukh Mehta is claiming herself to be the sole legal heir of Late Shri. Hasmukh Ramaniklal Mehta.** Any person having any objection, claim, right, interest, or if there are any other legal heirs of **Late Shri. Hasmukh Ramaniklal Mehta,** are hereby called upon to submit their objections/claims in writing along with necessary supporting documents to the undersigned **within 15 (Fifteen) days from the date of publication of this notice.** In case no objections, claims, or representations are received within the stipulated period, it shall be presumed that no person has any claim or objection in respect of the said matter, and thereafter the proposed transaction shall be completed without any further reference.

Any claims or objections received after expiry of the above-mentioned period shall not be entertained.

Place: Pune
Date: 16/06/2026

ADV. MANALI GAJANAN YADAV
Office No. 07, 1st Floor, Tarangan Co-operative Housing Society Limited, belonged to Chinmay Hospital, above Ganesh Temple, Lokamanyanagar, above Sopankaka Sahakari Bank, Sadashiv Peth/ Navi Peth, Pune – 411030.
Mobile: 9890184227/9356427623
Email Id: advmanaliyadav@gmail.com

PUBLIC NOTICE

Shri Mahavira Jaina Vidyalaya, hereby invites Expressions of Interest and sealed offers from eligible Public Charitable Trusts and/or Societies registered under M.P.T. Act, 1950 for development, establishment, operation and maintenance of a Library, Study Centre, Reading Room and/or other educational, social and charitable facility center on the Trust's amenity plot situated at Agarkar Road, Pune. The said amenity plot forms part of the Trust property and in accordance with the sanctioned layout and applicable Development Control Regulations, is required to be developed and utilized for public amenity purposes as mentioned above. The Trust proposes to grant lease with development and operational rights in respect of the said plot for a period not exceeding 30 (Thirty) years to a suitable Public Charitable Trust or Society, duly registered under the M. P. T. Act, 1950 and is possessing adequate experience, expertise, financial capability and operational competence in the field of education, social welfare and charitable activities. Interested charitable entities shall undertake, at their own cost and responsibility, the planning, development, construction, establishment, operation and maintenance of the proposed facility strictly in accordance with applicable laws, Development Control Regulations and all statutory permissions and approvals. The proposed arrangement shall be charitable in nature and intended to advance the objects of the Trust and public welfare.

The detailed Tender Document containing the terms and conditions of the proposed lease arrangement may be obtained from the office of Adv. Yogesh Singh, G/12, Ground Floor, S.V. Road, Opp. Sane Guruji School, Santacruz (West), Mumbai – 400054, on any working days between 17.06.2026 and 16.07.2026 from 3.00 p.m. to 5.00 p.m. upon payment of a non-refundable tender fee of Rs.10,000/-. The interested entities may inspect the property and relevant title and other documents available with the Trust. The offerors shall satisfy themselves regarding the location, nature, title, condition and development potential of the property before submission of their offers.

Each offer shall be accompanied by: (a) Detailed profile of the applicant Trust/Society; (b) Registration certificates and constitutional documents; (c) List of present Trustees/Members with their KYC details; (d) Audited financial statements for the last 3 years and 3 years ITR copies; (e) Brief note on their educational, social and charitable activities undertaken in last 3 years; (f) Proposed development and operational plan; and (g) A Demand Draft/Pay Order for Rs.1,00,00,000/- (Rupees One Crore Only) drawn in favour of "Shri Mahavira Jaina Vidyalaya" towards Earnest Money Deposit (EMD). The EMD shall be adjusted against the lease premium and/or other consideration payable by the successful offeror. In the event an offer is not accepted by the Trust, the EMD shall be refunded without interest within a reasonable period after completion of the selection process. However, if the offer of any applicant is accepted by the Trust and such applicant thereafter withdraws, refuses or fails to proceed with the transaction or comply with the terms of acceptance, the EMD shall stand forfeited absolutely to the Trust without prejudice to any other rights and remedies available under any law. Sealed offers shall be submitted at the aforesaid address within 30 (Thirty) days from the date of publication of this notice. Offers received after the prescribed period or incomplete and or conditional offers shall not be considered. The offers shall be opened on 18.07.2026 at the aforesaid address. Authorized representatives of the offerors may remain present at the time of opening of offers upon producing proper authorization. The Trust shall evaluate the offers having regard to the charitable objects of the Trust, experience and credentials of the applicant, financial capability, proposed development plan, operational competence, public benefit, overall advantage to the Trust and its beneficiaries, and the financial terms offered. The Trust shall not be bound to accept the highest financial offer and reserves the absolute right to accept, reject, negotiate, modify or cancel any or all offers without assigning any reason.

Adv. Yogesh Singh & Co.
G/12, Rizvi Park, S.V. Road,
Santacruz (w), Mumbai-400054

Date: 17.06.2026
Place: Mumbai

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

Zonal office: Pune City Zone
"Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5
Tele.: 020-2557 3409 **Email :** legal_pcr@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) & 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 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 Branch & Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price / EMD Amt. / Bid Increment Amt.
1	**Branch: Mid Corporate Branch, Pune** **Borrower:** **M/s Shah Enterprises Prop. Late Mr. Arman Shah Through Legal Heir Kalimunnisha Arman Shah**	**Rs. 1,91,76,821.86 (Rupees One Crore Ninety One Lakhs Seventy Six Thousand Eight Hundred Twenty One and Eighty Six Paise only)** plus interest @13.05% p.a. with monthly rests w.e.f. 13.02.2026, apart from penal interest, cost and expenses minus recovery effected (if any).	**PROPERTY Lot No. 1:** Flat No. 702, 7th Floor, Building No. M, River Residency, Gat No. 90, Village Chikhali nearby SNBP International School & College, Jadhavwadi, Chikali, Taluka-Haveli, District-Pune **Bounded** as below: On or towards **North:** By remaining property of Gat No. 90 beyond by Indrayani River On or towards **East:** By Shiv(boundary) of Moshi village and Gat No. 94, On or towards **West:** By Gat No. 76,77,79,87 & 89, On or towards **South:** By Gat No. 72 & 75. **Owner of the Property – Late Mr. Arman Shah through Legal Heir Kalimunnisha Arman Shah.** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price – Rs. 54,50,000/-** (Rupees Fifty Four Lakhs Fifty Thousand Only) **EMD : Rs. 5,45,000/-** (Rupees Five Lakhs Forty Five Thousand Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
2	**Branch: Karve Road, Pune** **Borrower: M/s Kaushik Diamond Crafts Pvt. Ltd.,** **Directors:** **a) Mr. Devdatta Prabhakar Apte,** **b) Mrs. Veena Devdatta Apte**	**Rs. 82,25,788.59 (Rupees Eighty Two Lakhs Twenty Five Thousand Seven Hundred Eighty Eight and Fifty Nine Paise only)** plus interest thereon as mentioned above w.e.f. 098.05.2024 plus cost, charges and expenses minus recovery if any till date of payment of the entire dues.	**PROPERTY Lot No. 2:** All that piece and parcel of Flat No. 9, 2nd Floor, Goplaxmi Apartments, CTS No. 1206 Sadashiv Peth, Limaye Wadi, Pune 411030 admeasuring 450 sqr ft along with exclusive right to use adjacent terrace admeasuring 125 sqr. Ft. Total area of 575 sqr. Ft owned by Mr. Devdatta Prabhakar Apte & Mrs. Veena Devdatta Apte **bounded** as under: **East:** Adjacent building CTS No. 1205, **West:** Entrance/Flat No. 8, **North:** Open Space, **South:** Flat No. 7/Open Space. **Owner of the Property – Mr. Devdatta Prabhakar Apte & Mrs. Veena Devdatta Apte.** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price – Rs. 76,50,000/-** (Rupees Seventy Six Lakhs Fifty Thousand Only) **EMD : Rs. 7,65,000/-** (Rupees Seven Lakhs Sixty Five Thousand Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
3	**Branch: Housing Finance Branch, Pune** **Borrower:** **1. Mr. Dhanraj Dattatray Jadhav** **2. Mrs. Shamal Dattatray Jadhav**	**Rs. 35,45,622/- (Rupees Thirty Five Lakhs Forty Five Thousand Six Hundred and Twenty Two only)** plus un-applied interest @ 7.7% + penal charges p.a. with monthly rests w.e.f. 05.08.2025 apart from penal interest, cost and expenses less recovery if any since 06.08.2025.	**PROPERTY Lot No. 3:** Flat No. 801, situated at 8th Floor, Building/Wing-A, Sukhwani Skylines, Village Wakad, Tal. Mulshi, Bhumkar Square in Infotech Park (Hinjewadi), Mulshi situated at Plot No. S. No. /CTS No./Gat No/Milkat No 113, Hissa No 2/1,113 Hissa No 2/2, Pune. **Owner of the Property – Mr. Dhanraj Dattatray Jadhav & Mrs. Shamal Dattatray Jadhav.** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price – Rs. 76,50,000/-** (Rupees Seventy Six Lakhs Fifty Thousand Only) **EMD : Rs. 7,65,000/-** (Rupees Seven Lakhs Sixty Five Thousand Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
4	**Branch: Housing Finance Branch, Pune** **Borrower:** **1. Mr. Irshad Ali** **2. Shabnam Bano**	**Rs. 55,27,706/- (Rupees Fifty Five Lakhs Twenty Seven Thousand Seven Hundred and Six only)** plus interest @ 9.75% p.a. with monthly rests w.e.f. 10.06.2024 apart from penal interest, cost and expenses less recovery if any since 10.06.2024.	**PROPERTY Lot No. 4:** All that pieces and parcel of Residential Flat no. 303(Apartment no 21) area admeasuring about 800 sqr ft i.e. 74.34 sqr. mtrs., super builtup area (inclusive of balconies, proportionate share of common areas, staircase, landings, common parking, common amenities etc.) along with open terrace admeasuring 560 sqr ft ie 52 sqr mtrs situated on third floor in Wing B in the building known as Shree Ram Palace Apartment constructed on land bearing Survey No 34/2, Plot Nos 143,144 & 145, situated at village Dhanori, Taluka Haveli, Dist. Pune-411032. **Boundaries** of the mortgaged property are as under: On or towards **North:** By flat No. 302/A Wing, On or towards **East:** By Open Space, On or towards **West:** By Landing, On or towards **South:** By Flat No. 302/B Wing. **Owner of the Property – Mr. Irshad Ali & Mrs. Shabnam Bano** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price – Rs. 76,00,000/-** (Rupees Seventy Six Lakhs Only) **EMD : Rs. 7,60,000/-** (Rupees Seven Lakh Sixty Thousand Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
5	**Branch: Housing Finance Branch, Pune** **Borrower:** **1. Mrs. Jyoti Ramesh Gawali** **2. Mr. Ramesh Sarjerao Gawali**	**Rs. 59,48,772/- (Rupees Fifty Nine Lakhs Forty Eight Thousand Seven Hundred Seventy Two only)** plus interest @ 9.40% p.a. with monthly rests upto 15.01.2024 plus unapplied interest, penal interest, cost and expenses w.e.f. 16.01.2024 less recovery if any since 16.01.2024.	**PROPERTY Lot No. 5:** All that part and parcel of Row house No.9, consisting of Ground + First Floor in Adesh Villa having saleable built up area 1000 sqr ft i.e. 92.93 sqr. Mtrs and attached private garden admeasuring 200 sqr ft i.e. 18.58 sqr mtrs which is constructed on land bearing old S. No. 600, new S. No. 312 Hissa No. 1/1 area admeasuring 00 H 96 R and old S. No. 600, New S. No. 312, Hissa No. ½ area admeasuring 00 H 40 R out of it land admeasuring 00 H 02 R totally admeasuring about 00 H 10R situated at Village Uruli Devachi, Taluka Haveli, District Pune within Jurisdiction of sub Registrar, Haveli and within limits of Pune Municipal Corporation. Mortgaged property is **Bounded** as under: On or towards **North:** Row House No. 10, On or towards **East:** 15ft Internal Road, On or towards **West:** Remaining part of Sr. No. 312, On or towards **South:** Row House No. 8. **Owner of the Property – Mrs. Jyoti Ramesh Gawali & Mr. Ramesh Sarjerao Gawali** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price – Rs. 67,50,000/-** (Rupees Sixty Seven Lakhs Fifty Thousand Only) **EMD : Rs. 6,75,000/-** (Rupees Six Lakhs Seventy Five Thousand Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
6	**Branch: Housing Finance Branch, Pune** **Borrower: Mr. Kamal Moti Bishwakarma**	**Rs. 39,92,643/- (Rupees Thirty Nine Lakhs Ninety Two Thousand Six Hundred and Forty Three only)** plus applicable interest thereon w.e.f. 14.08.2025 less recovery if any since 16.01.2024.	**PROPERTY Lot No. 6:** Flat No 10, situated on 3rd Floor of Building A, Survey No. 37, Hissa No 1A, Sun Shine Nagar, Rahatni, Pune-411017. **Boundaries** of mortgaged property is as below: On or towards **North:** Road towards Rahatni, On or towards **East:** By part of Survey No. 37, On or towards **West:** By part of Survey No. 37, On or towards **South:** By part of Survey No. 29. **Owner of the Property – Mr. Kamal Moti Bishwakarma** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price – Rs. 49,00,000/-** (Rupees Forty Nine Lakhs Only) **EMD : Rs. 4,90,000/-** (Rupees Four Lakhs Ninety Thousand Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
7	**Branch: Housing Finance Branch, Pune** **Borrower:** **1. Mrs. Nanda Shankar Madole,** **2. Mr. Shankar Udhav Madole**	**Rs. 35,51,937.87 (Rupees Thirty Five Lakhs Fifty One Thousand Nine Hundred Thirty Seven and Eighty Seven Paise only)** plus unapplied interest @ 8.30% p.a. with monthly rests w.e.f. 28.10.2025 less recovery if any since 28.01.2026.	**PROPERTY Lot No. 7:** All that piece and parcel of Flat No. 201, admeasuring 548.85 sqr. Ft. and terrace area of 33.90 sqr. Ft and dry terrace of 28.41 sqr.ft on 2nd Floor, in Wing No. A in the project called "Bassera Residency" at Sr. No. 59, Hissa No. 1C/1, having corresponding CTS No. 2806 (Part) situated at Village Rahatani, Taluka Haveli, District Pune within limits of Pimpri Chinchwad Municipal Corporation. **Owner of the Property – Mrs. Nanda Shankar Madole & Mr. Shankar Udhav Madole** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price – Rs. 51,50,000/-** (Rupees Fifty One Lakhs Fifty Thousand Only) **EMD : Rs. 5,15,000/-** (Rupees Five Lakhs Fifteen Thousand Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
8	**Branch: Housing Finance Branch, Pune** **Borrower:** **1. Mr. Raju Kashinath Salunkhe,** **2. Mrs. Sarika Raju Salunkhe**	**Rs. 60,51,651/- (Rupees Sixty Lakh Fifty One Thousand Six Hundred and Fifty One Only)** plus interest @9.55% p.a. with monthly rests upto 04.04.2024 plus unapplied interest, penal interest , cost and expenses w.e.f. 16.10.2024 less recovery if any since 01.02.2025.	**PROPERTY Lot No. 8:** Flat No. 4, admeasuring 47.85 sqr meter built up, situated on 1st Floor, Building No. C, Dr Angal Park 'C' Co-operative housing Society Ltd., constructed on the land bearing Survey No. 106A and 107B having CTS No. 2839 and 2840 are admeasuring 14373 sqr mtrs situated at village Shivajinagar (Bharmuda), Chatturshringi, Taluka Haveli, District Pune. Mortgage property is having the following **Boundaries:** On or towards **North:** Lobby & Flat No. 2, On or towards **East:** Duct, On or towards **West:** Flat No. 3, On or towards **South:** Open to Sky & Side Margin **Owner of the Property – Mr. Raju Kashinath Salunkhe & Mrs. Sarika Raju Salunkhe** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price – Rs. 67,00,000/-** (Rupees Sixty Seven Lakhs Only) **EMD : Rs. 6,70,000/-** (Rupees Six Lakhs Seventy Thousand Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only
9	**Branch: Erandwana, Pune** **Borrower:** **1. Mrs. Jyoti Sachin Kale,** **2. Sachin Shrikrishna Kale**	**Rs. 25,67,447/- (Rupees Twenty Five Lakhs Sixty Seven Thousand Four Hundred Forty Seven Only)** plus interest applicable thereon w.e.f. 07.12.2025 less recovery if any since 16.01.2026	**PROPERTY Lot No. 9:** Flat No. 306, third Floor, Building No.-P, Vision City Apartment, Village-Jambhul, Gat No. 308+309, Gat No. 338 and 339, Tal.-Maval, Pune. **The property is also mortgaged against credit facilities sanctioned to M/s Pace International Courier (Prop.: Mrs. Jyoti Sachin Kale) with Erandwana Branch, Pune.** **Owner of the Property – Mrs. Jyoti Sachin Kale** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price – Rs. 26,00,000/-** (Rupees Twenty Six Lakhs Only) **EMD : Rs. 2,60,000/-** (Rupees Two Lakhs Sixty Thousand Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
10	**Branch: Hi-tech Agri Branch, Pune** **Borrower:** **M/s V.A.S. Anuvishwa Agro Product LLP through partners:** **1. Mrs. Shweta Shailesh Pandit,** **2. Mrs. Vaishali Rajendra Jagtap, 3. Mrs. Anuradha Nitin Kudale** **Guarantor: Mr. Rajendra Dnyanoba Jagtap**	**Rs. 3,08,60,419/- (Rupees Three Crore Eight Lakhs Sixty Thousand Four Hundred and Nineteen only)** plus interest thereon & future interest @ 12.45% w.e.f. 30.11.2024 less recovery if any since 30.11.2024	**PROPERTY Lot No. 10:** Land admeasuring 0 Ha 74R at Gat No. 920/5 (Industrial NA) at village Khamgaon, Taluka- Daund, Dist.-Pune in the name of Mrs. Shweta Shailesh Pandit. **Boundaries** of above mentioned plot (as per Agreement) are as under: On or towards **East:** By Road, On or towards **South:** By Gat No. 882, On or towards **West:** By Property of Mr. Abhimanyu Dhotre, On or towards **North:** By Property of Mr. Satish Jadhav. **Owner of the Property – Mrs. Shweta Shailesh Pandit** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price – Rs. 1,36,90,000/-** (Rupees One Crore Thirty Six Lakhs Ninety Thousand Only) **EMD : Rs. 13,69,000/-** (Rupees Thirteen Lakhs Sixty Nine Thousand Only) **Bid increment Amount: Rs. 1,00,000/-** (Rupees One Lakh Only)
			PROPERTY Lot No. 11: Non Agricultural Land in Gat No. 1150, admeasuring 0 Ha 66R at Khamgaon Tal.-Daund, Dist.-Pune in the name of Mrs. Anuradha Nitin Kudale. **Boundaries** of above mentioned plot (as per Agreement) are as under: On or towards **East:** By Property of Mr. Madhukar Zurunge & Sanjay Kudale, On or towards **South:** By Property of Mr. Laxman Jagtap/Mr. Panditrao Nagavde, On or towards **West:** By Property of Mr. Baban Jagtap, On or towards **North:** By Property of Mr. Nitin Kudale. **Owner of the Property – Mrs. Anuradha Nitin Kudale.** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price – Rs. 1,22,10,000/-** (Rupees One Crore Twenty Two Lakhs Ten Thousand Only) **EMD : Rs. 12,21,000/-** (Rupees Twelve Lakhs Twenty One Thousand Only) **Bid increment Amount: Rs. 1,00,000/-** (Rupees One Lakh Only)
11	**Branch: Hi-tech Agri Branch, Pune** **Borrower: 1. M/s CDSA Agrospace Indi Pvt. Ltd. through Directors:** **a) Mr. Arun Shivmurti More &** **b) Mrs. Sonali Hemchandra Raut** **Guarantor(s): 1. Mr. Arun Shivmurti More, 2. Mrs. Sonali Hemchandra Raut**	**Rs. 1,52,64,065/- (Rupees One Crore Fifty Two Lakhs Sixty Four Thousand Sixty Five only)** plus interest thereon & future interest @ 10.50% w.e.f. 04.06.2025 less recovery if any since 03.06.2025	**PROPERTY Lot No. 12:** Flat No. 101, First Floor, Shreya Apartments, G.N. 14, Mamurdi, Tal. Haveli, Dist.-Pune in the ownership of Mr. Arun Shivmurti More. Mortgage property is **Bounded** as under: On or towards **East:** Flat No. 102, On or towards **West:** Open Space, On or towards **North:** Flat No. 106, On or towards **South:** Open Space. **Owner of the Property – Mr. Arun Shivmurti More.** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price – Rs. 32,91,000/-** (Rupees Thirty Two Lakhs Ninety One Thousand Only) **EMD : Rs. 3,29,100/-** (Rupees three Lakhs Twenty Nine Thousand One Hundred Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
			PROPERTY Lot No. 13: Flat No. 201, Second Floor, Shreya Apartments, G.N. 14, Mamurdi, Tal. Haveli, Dist.-Pune in the ownership of Mr. Arun Shivmurti More. Mortgage property is **Bounded** as under: On or towards **East:** Open Space, On or towards **West:** Passage, Staircase & Lift, On or towards **North:** Open Space, On or towards **South:** Flat No. 202. **Owner of the Property – Mr. Arun Shivmurti More.** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price – Rs. 32,91,000/-** (Rupees Thirty Two Lakhs Ninety One Thousand Only) **EMD : Rs. 3,29,100/-** (Rupees three Lakhs Twenty Nine Thousand One Hundred Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
			PROPERTY Lot No. 14: Flat No. 301, Third Floor, Shreya Apartments, G.N. 14, Mamurdi, Tal. Haveli, Dist.-Pune in the ownership of Mr. Arun Shivmurti More. Mortgage property is **Bounded** as under: On or towards **East:** Open Space, On or towards **West:** Flat No. 302, On or towards **North:** Entrance/Staircase, On or towards **South:** Open Space. **Owner of the Property – Mr. Arun Shivmurti More.** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price – Rs. 32,91,000/-** (Rupees Thirty Two Lakhs Ninety One Thousand Only) **EMD : Rs. 3,29,100/-** (Rupees three Lakhs Twenty Nine Thousand One Hundred Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
12	**Branch: Model Colony, Pune** **Borrower: M/s Alpine Buildtech through its partners:** **1. Mr. Omkar Suresh Raykar,** **2. Mr. Awadhut Suresh Raykar** **Guarantor(s):** **1. Mr. Omkar Suresh Raykar,** **2. Mr. Awadhut Suresh Raykar**	**Rs. 2,41,61,083.04 (Rupees Two Crores Forty One Lakhs Sixty One Thousand Eighty Three and Four Paise Only)** plus interest plus penal interest w.e.f. 14.05.2024 plus charges less recovery if any since 14.05.2024	**PROPERTY Lot No. 15:** Flat no. 301, situated on 3rd floor, 'B' Wing, in the Building known as 'Vishwambhar Residency', Manikbaug, at S. No. 18/6A(Part), Plot No. 1, Vadgaon Budruk, Pune. Mortgaged property is **Bounded** as under: On or towards **East:** Open Space, On or towards **West:** By Entrance and Staircase, On or towards **North:** Open Space, On or towards **South:** By Lift and Flat No. 302. **Owner of the Property – Mr. Omkar Suresh Raykar.** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price – Rs. 69,34,000/-** (Rupees Sixty Nine Lakhs Thirty Four Thousand Only) **EMD : Rs. 6,93,400/-** (Rupees Six Lakhs Ninety three Thousand Four Hundred Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
			PROPERTY Lot No. 16: Flat No. 302, situated on 3rd floor, 'B' Wing, in the Building known as 'Vishwambhar Residency', Manikbaug, at S. No. 18/6A(Part), Plot No. 1, Vadgaon Budruk, Pune. Mortgaged property is **Bounded** as under: On or towards **East:** Open Space, On or towards **West:** By entrance and staircase, On or towards **North:** By Lift and Flat No. 302. On or towards **South:** Open Space. **Owner of the Property – Mr. Omkar Suresh Raykar.** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price – Rs. 69,34,000/-** (Rupees Sixty Nine Lakhs Thirty Four Thousand Only) **EMD : Rs. 6,93,400/-** (Rupees Six Lakhs Ninety Three Thousand Four Hundred Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
13	**Branch: Model Colony, Pune** **Borrower: M/s Springup Industries Pvt. Ltd. through Directors: 1. Mr. Shashank Chandrakant Rawool** **2. Mr. Prasad Govind Hajare** **Guarantor(s): 1. Mr. Shashank Chandrakant Rawool,** **2. Mr. Prasad Govind Hajare** **Mr. Manik Govind Hajare**	**Rs. 2,98,29,330/- (Rupees Two Crore Ninety Eight Lakhs Twenty Nine Thousand Three Hundred Thirty Only)** plus further interest as mentioned in Sec 13(2) Demand Notice dated 05.05.2025 (also published in Financial Express (English) and Loksatta (Marathi) both Pune City Editions on 13.05.2025) with monthly rests w.e.f. 05.05.2025 plus costs, charges and expenses less recovery if any since 05.05.2025	**PROPERTY Lot No. 17:** Flat No. 102, 1st Floor, admeasuring area 329 sqr ft (carpet area), 444 sqr ft (built-up area) in 'Aqura Paradise Co-op Housing Society Ltd.', Sr. No. 336/1, CTS no. 953, Shivaji Nagar (Bhamburda), Pune 411016 and **Bounded** as under: **East:** Flat no. 103, **West:** Open Space, **North:** Open Space, **South:** Flat No. 101. **Owner of the Property – Mr. Prasad Govind Hajare and Mr. Manik Govind Hajare.** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price – Rs. 37,35,000/-** (Rupees Thirty Seven Lakhs Thirty Five Thousand Only) **EMD : Rs. 3,73,500/-** (Rupees Three Lakhs Seventy Three Thousand Five Hundred Only) **Bid increment Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)

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