CSB Bank Limited

CIN : L65191KL1920PLC000175
Corporate Office: Siroya Center, Near ITC Maratha Hotel, Sahar Road, Andheri East, Mumbai-400099
Phone: 022-69808617, **e-mail:** westernzone@csb.co.in

CSB Bank

APPENDIX IV [Refer Rule 8(1)] POSSESSION NOTICE (For immovable property)

whereas, the undersigned being the **Authorised Officer of CSB Bank Limited (formerly The Catholic Syrian Bank Limited),** Zonal Office, Mumbai under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a **Demand Notice dated 27.02.2023,** calling upon the **Borrower, M/s Suyog Constructions (Partnership), Office No. 2F, Archies Court, Ghorpade Peth, Opp Saraswathi Petrol Pump, Shankarseth road,Pune – 411042 and Guarantors, Mr. Altaf Chand Khan (Partner/ Guarantor) S/o Mr. Chand Khan R/o D-1002, Eisha Loreal's, N.I.B.M Road, Near Kausar Baug Masjid, Kondhwa Khurd, Pune City, Pune, Maharashtra - 411048 , Mrs. Nilofer Altaf Khan (Partner/Guarantor) W/o Mr. Altaf Chand Khan, R/o D-1002, Eisha Loreal's, N.I.B.M Road, Near Kausar Baug Masjid, Kondhwa Khurd, Pune City, Pune, Maharashtra – 411048, Dr. Imran Azad Jamadar (Guarantor), CTS No. 561 (P), South side part, near Bhairavnath Mandir, Shrigonda, Ahmednagar, Maharashtra, 413701, Mrs. Ajima Chand Khan (Guarantor), R/o Flat no. 903, 9th Floor, C-Building, Kondhwa Khurd, Pune -411048, Ms. Aarifa Chand Khan (Guarantor) R/o Flat no. 903, 9th Floor, C-Building, Kondhwa Khurd, Pune -411048** to repay the amount mentioned in the notice being **Rs. 6,53,09,665.00 (Rupees Six Crores Fifty Three Lakhs Nine Thousand Six Hundred and Sixty Five only) as on 20.02.2023** for ODM Limit with future interest @ 13.50% per annum with monthly rest and applicable penal interest from **21.02.2023 and Rs. 71,93,716.26 (Rupees Seventy One Lakhs Ninety Three Thousand Seven Hundred and Sixteen and paise Twenty Six only) as on 20.02.2023** for GECL loan with future interest @ 9.25% per annum with monthly rest and applicable penal interest from **21.02.2023** within 60 days from the date of the said notice till repayment of the dues in full.

The Borrower/guarantors having failed to repay the amount, notice is hereby given to the borrowers /guarantors and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said rules on this the **29th July 2026.**

The Borrower/guarantors attention is invited to provisions of sub-section 8 of section 13 of the Act, in respect of the time available to redeem the assets. The Borrower & Guarantors in particular and the public in general are hereby cautioned not to deal with the property mentioned herein below and any dealings with the property will be subject to the charge of CSB Bank Limited for an amount of **Rs. 6,53,09,665.00 (Rupees Six Crores Fifty-Three Lakhs Nine Thousand Six Hundred and Sixty-Five only)** for ODM and **Rs. 71,93,716.26 (Rupees Seventy-One Lakhs Ninety-Three Thousand Seven Hundred and Sixteen and paise Twenty-Six only)** for GECL loan as on 20.02.2023 along with applicable future interest and penal interest, charges and cost thereon from 21.02.2023 till the date of re-payment/realization of the dues in full plus other costs and expenses.

SCHEDULE A (Details of Mortgaged Assets)

Property 1: Mortgage of all that part and parcel of Apartment No- 903, on 9th floor, area 94.57 Sq. Mtrs (Carpet), Terrace adjacent area 16.26 sq. mtrs, Attached Balcony area 11.61 sq. Mtrs , along with covered car parking space at podium level in the building known as " BRAMHA EXUBERANCE 'C' BUILDING " constructed on the said land bearing Survey no- 13/1, 13/2 & 13/3 , C.T.S. no. 739 of village Kondhva Khurd, Pune situated within the limit is Pune Municipal Corporation owned by Mrs. Ajima Chand Khan and Ms. Aarifa Chand Khan. **Property 2** :Mortgage of all that part and parcel of Office No.2F admeasuring 375 Sq.ft i.e 34.84 Sq.mtrs built up area situated on the second floor of the building known as "Archies Court" constructed at Final Plot No. 300, T.P Scheme No. III, CTS No. 407, Ghorpadi Peth, Pune within the limits of Pune Municipal Corporation and within the Sub Registration District of Haveli, District Pune standing in the name of M/s Suyog Constructions.

Date: 29th July 2026 , Place: Pune **Authorised Officer, (CSB Bank Limited)**

Bank of India
Relationship beyond banking

KHARADI BRANCH

Yashwant Plaza, Sl. No-8 Yashwant Nagar, Opp. Hotel Raddison Blu, Kharadi, Pune - 411014 **Phone No:** 020-27010053
E-mail : Kharadi.Pune@bankofindia.bank.in

APPENDIX-IV
[See rule-8(1)]
POSSESSION NOTICE
(for Immovable property)

Whereas

The undersigned being the authorized officer of the Bank Of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **14-05-2026** calling upon the **borrower Mr. Satish Raju Waghmare and Mrs. Priti Satish Waghmare to repay the amount mentioned in the notice being Rs. 56,02,005.49+ Uncharged Interest (Rupees Fifty Six Lakhs Two thousand five and fourty nine paise plus uncharged interest)** for Star Home Loan within 60 days from the date of receipt of the said notice.

The borrower's having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this the **30th day of July of the year 2026;**

The borrower 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 Bank Of India for an amount of **Rs. 56,02,005.49** and interest thereon w.e.f.05.05.2026.

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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of the property Flat No. 21,4th floor,Corniche Tower, S No.213,214 & 215/2, CTS No 2112 (old F P No.39 & 42), New F P 18,kalyaninagar ,Yerwada,Pune, area admeasuring about 412 sq. ft. carpet area along with all the easementary rights.

Boundaries:

On or towards the South : By Flat No 22
On or towards the North : By open space
On or towards the West : By Flat No.20
On or towards the East : By open space

Sd/-
Date : 23.07.2026 Authorised Officer
Place : Pune (Chief Manager, Bank of India)

RBL BANK
apne ka bank

RBL BANK LTD.

REGISTERED OFFICE: 1st Lane, Shahupuri, Kolhapur-416001
National Operating Centre : 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai - 400062.

GOLD AUCTION CUM INVITATION NOTICE

The below mentioned borrower has been served with demand notices to pay outstanding amount towards the loan facility against gold ornaments ("Facility") availed by them from RBL Bank Limited. Since the borrower has failed to repay dues under the Facility, we are constrained to conduct an auction of the pledged gold ornaments on **07-08-2026.**

In the event any surplus amount is realised from this auction, the same will be refunded to the concerned borrower and if there is a deficit post the auction, the balance amount shall be recovered from the borrower through appropriate legal proceedings. RBL Bank has the authority to remove following account from the auction without prior intimation. Further, RBL Bank reserves the right to change the Auction Date without any prior notice.

Sr. No.	Account Number	Branch Name	Borrower's Name	Details of Gold Ornament (in gms)	
1.	809010370129	Akluj	PANKAJ SANTOSH PATIL	TOTAL_GROSS_WT	18
				TOTAL_IMPURITY	0.45
				TOTAL_STONE_WT	0.1
				TOTAL_NET_WT	17.45
2.	809011265994	Tasgaon	MILIND SHIVAJI JADHAV	TOTAL_GROSS_WT	8.25
				TOTAL_IMPURITY	0.01
				TOTAL_STONE_WT	0.24
				TOTAL_NET_WT	8
3.	809012006130	Kharadi, Pune	PRADIP KESHAV PAWAR	TOTAL_GROSS_WT	51.8
				TOTAL_IMPURITY	1.60
				TOTAL_STONE_WT	2
				TOTAL_NET_WT	48.2
4.	809011119181	Hupari	SANDIP MAHADEV INGALE	TOTAL_GROSS_WT	15.81
				TOTAL_IMPURITY	0.32
				TOTAL_STONE_WT	0
				TOTAL_NET_WT	15.49
5.	809012130020	Kalyaninagar	SUHAS JAYRAJ HAWA	TOTAL_GROSS_WT	59.85
				TOTAL_IMPURITY	0.60
				TOTAL_STONE_WT	0
				TOTAL_NET_WT	59.25
6.	809012141664	Hupari	BHARTESH SANJAY ALAGUNDE	TOTAL_GROSS_WT	22.05
				TOTAL_IMPURITY	0.65
				TOTAL_STONE_WT	0.15
				TOTAL_NET_WT	21.25
7.	809011240825	M.Y.Kolhapur	DHAVAL ASHOK PATIL	TOTAL_GROSS_WT	79.2
				TOTAL_IMPURITY	0.59
				TOTAL_STONE_WT	0
				TOTAL_NET_WT	78.61
8.	809012128566	Unchagaon	KIRAN DINKAR SHELAKE	TOTAL_GROSS_WT	86.07
				TOTAL_IMPURITY	0.70
				TOTAL_STONE_WT	7.4
				TOTAL_NET_WT	77.97

The online auction will be held on https://egold.auctiontiger.net or https://rblegold.auctiontiger.net on 07-08-2026 from 02:00 PM. to 05:00 PM IST.
Intending bidders should contact M/s. e-Procurement Technologies Ltd. (AuctionTiger) at 6351896640 / 7984129853.
For detailed Terms and Conditions, please visit the auction portal.

Place : Pune **Authorized Officer**
Date : 31-07-2026 **RBL Bank Ltd.**

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 **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 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/- **EMD :** Rs. 5,45,000/- **Bid increment Amount:** Rs. 25,000/-
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. 28.03.2025 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. 72,67,500/- **EMD :** Rs. 7,26,750/- **Bid increment Amount:** Rs. 25,000/-
3	**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. 3:** 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. 72,20,000/- **EMD :** Rs. 7,22,000/- **Bid increment Amount:** Rs. 25,000/-
4	**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. 4 :** 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. 64,12,500/- **EMD :** Rs. 6,41,250/- **Bid increment Amount:** Rs. 25,000/-
5	**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. 5:** 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. 46,55,000/- **EMD :** Rs. 4,65,500/- **Bid increment Amount:** Rs. 25,000/-
6	**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. 6 :** 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. 63,65,000/- **EMD :** Rs. 6,36,500/- **Bid increment Amount:** Rs. 25,000/-
7	**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. 7 :** 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. 24,70,000/- **EMD :** Rs. 2,47,000/- **Bid increment Amount:** Rs. 25,000/-
8	**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. 8 :** 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/- **EMD :** Rs. 13,69,000/- **Bid increment Amount:** Rs. 1,00,000/-
			PROPERTY Lot No. 9 : 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/- **EMD :** Rs. 12,21,000/- **Bid increment Amount:** Rs. 1,00,000/-
9	**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. 10 :** 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. 31,26,500/- **EMD :** Rs. 3,12,650/- **Bid increment Amount:** Rs. 25,000/-
			PROPERTY Lot No. 11 : 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. 31,26,500/- **EMD :** Rs. 3,12,650/- **Bid increment Amount:** Rs. 25,000/-
			PROPERTY Lot No. 12 : 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. 31,26,500/- **EMD :** Rs. 3,12,650/- **Bid increment Amount:** Rs. 25,000/-
10	**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. 13 :** 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/- **EMD :** Rs. 6,93,400/- **Bid increment Amount:** Rs. 25,000/-
			PROPERTY Lot No. 14 : 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/- EMD : Rs. 6,93,400/- **Bid increment Amount:** Rs. 25,000/-
11	**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. 15 :** 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/- **EMD :** Rs. 3,73,500/- **Bid increment Amount:** Rs. 25,000/-
			PROPERTY Lot No. 16: Flat No. 104, 1st Floor, admeasuring area 319.15 sqr ft (carpet area), 431 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:** Open Space, **West:** Flat no 102, **North:** Open Space, **South:** Staircase. **Owner of the Property – Mr. Prasad Govind Hajare.** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 36,00,000/- **EMD :** Rs. 3,60,000/- **Bid increment Amount:** Rs. 25,000/-
			PROPERTY Lot No. 17 : Flat No. 203, 2nd Floor, admeasuring area 560 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:** Passage, **West:** Lift, **North:** Open Space, **South:** Staircase. **Owner of the Property – Mr. Prasad Govind Hajare** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 50,58,000/- **EMD :** Rs. 5,05,800/- **Bid increment Amount:** Rs. 25,000/-
			PROPERTY Lot No. 18 : Plant & Machinery with Inventory at M/s Springup Industries Pvt. Ltd., Gat No. 142/3, Shivare Gaon, Tal Bhor, Dist. Pune (Details of Machinery available as Annexure 1 on https:/banknet.com PSBA eBKray Portal). **Owner of the Property – Mr. Prasad Govind Hajare.** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 37,42,000/- **EMD :** Rs. 3,74,200/- **Bid increment Amount:** Rs. 25,000/-
12	**Branch: Camp, Pune** **Borrower:** M/s Vertex Kingdom Agro Pvt. Ltd. **Guarantor(s):** 1. Mrs. Vaishali Fakkadrao Shinde, 2. Ms. Pragati Fakkadrao Shinde	**Rs. 3,99,30,948/- (Rupees Three Crore Ninety Nine Lakhs Thirty Thousand Nine Hundred and Forty Eight only)** plus further interest & charges as mentioned above with monthly rests w.e.f. 03.07.2024 plus cost, charges and expenses less recovery if any since 11.07.2024	**PROPERTY Lot No. 19 :** All that pieces and parcel of property i.e. plot admeasuring area 00H 33R and Industrial shed/factory building thereon situated at Gat No 788/1, Village Pimpri Sandas, Teh- Haveli, District-Pune. **Boundaries** of mortgaged property are as below: **East:** Gat No. 789 and 724, **West:** Gat No. 787, **North:** Remaining Land of Gat No. 788, **South:** Pimpri Sangvi Road. **Owner of the Property – M/s Vertex Kingdom Agro Pvt. Ltd.** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price –** Rs. 3,20,50,000/- **EMD :** Rs. 32,05,000/- **Bid increment Amount:** Rs. 1,00,000/-
13	**Branch: Vadgaon Budruk, Pune** **Borrower:** M/s Hotel Aditya Garden & Bar through Proprietor: Mr. Sanjay Sarjerao Pawar **Guarantor(s):** 1. Mr. Sarjerao Shankar Pawar, 2. Mr. Rajendra Sarjerao Pawar	**Rs. 36,69,952/- (Rupees Thirty Six Lakhs Sixty Nine Thousand Nine Hundred Fifty Two Only)** plus unapplied interest w.e.f. 05.12.2024 apart from further interest, cost, charges and expenses less recovery if any since 05.12.2024	**PROPERTY Lot No. 20 :** Land and Building in the name of Hotel Aditya Garden & Bar situated at Milkat no. 327, Gat No. 406 & 411 at Khed Shivapur, Tal Haveli, Pune having 12 rooms admeasuring area 420.12 sqr mtrs, (Carpet area) & 525.15 sqr mtrs. (Built-up Area) **Boundaries** of mortgaged property are as below: **North:** By Property of Shamrao Waman Bande Hawaldar, **South:** By Property of Mahadev Namdeo Pawar, **East:** By National Highway No. 4, **West:** By Property of Popat Kaluram Pawar. **Owner of the Property – Mr. Sarjerao Shankar Pawar** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price –** Rs. 5,96,77,000/- **EMD :** Rs. 59,67,700/- **Bid increment Amount:** Rs 1,00,000/-
14	**Branch: Camp, Pune** **Borrower :** 1. Mr. Nilesh Prabhakar Kamthay, 2. Mrs.Sheetal Nileyash Kamthay,	**Rs. 5,75,85,727.00/- (Rs. Five Crore Seventy Five Eighty Five Thousand Seven Hundred Twenty Seven Only)** + unapplied charges from 16.05.2023 less recovery if any	**PROPERTY LOT NO. 21 :** Residential Flat located at Survey No.24 Hissa No. 1B/3, Plot no. 1& 2, Flat No 101, First Floor, " Vajrakkaya" Near D Mart, Kondhawa Budruk, Pune Dist. Pune 411048. **Bounded** as : Towards the **North:** open space, On or Towards the **East:** Open Space, On or Towards the **West:** By entrance / Lift Staircase, On or Towards the **South:** Open Space. **Owner of the Property – Mr. Nileaysh Prabhakar Kamthay, Mrs. Sheetal Nileyash Kamthay,** **Encumbrances: Not Known** **Type of possession: Symbolic**	**Reserve Price –** Rs. 1,83,37,000/- **EMD -** Rs. 18,33,700/- **Bid increment Amount-** Rs. 1,00,000/-

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