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
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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) & 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: Dapodi, Pune Borrowers: 1. NKG Constructions LLP Represented through its Partners a. Mrs Shubhangi Jayant Narute b. Mrs Annapurna Nandkumar Gaikwad c. Mrs Shradha Avinash Kulkarni**	**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	**PROPERTY LOT NO. 1:** Residential Flat No. 103, First Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is **Bounded** as follows: On or Towards **North:** Lift & staircase, On or Towards **East:** Society Road, On or Towards **West:** Internal Passage & Flat No. 104, On or Towards **South:** Society Road. **Owner of the Property – NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute, b. Mrs Annapurna Nandkumar Gaikwad, c. Mrs Shradha Avinash Kulkarni** **• Encumbrances: Not Known • Type of possession: Symbolic**	**RP: Rs. 31,12,800/- EMD: Rs. 3,11,280/- BID: Rs. 25,000/-**
			PROPERTY LOT NO. 2: Residential Flat No. 105, First Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is **Bounded** as follows: On or Towards **North:** Duct & staircase, On or Towards **East:** Internal Passage & Lift, On or Towards **West:** Society Road, On or Towards **South:** Flat No. 404, **Owner of the Property** – NKG Constructions LLP, **through its Partners a. Mrs Shubhangi Jayant Narute, b. Mrs Annapurna Nandkumar Gaikwad, c. Mrs Shradha Avinash Kulkarni** **• Encumbrances: Not Known • Type of possession: Symbolic**	**RP: Rs. 29,08,900/- EMD: Rs. 2,90,890/- BID: Rs. 25,000/-**
			PROPERTY LOT NO. 3: Residential Flat No. 202, Second Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is **Bounded** as follows: On or Towards **North:** Flat No. 201, On or Towards **East:** Society Road, On or Towards **West:** Internal Passage & Staircase, On or Towards **South:** Duct & Lift, **Owner of the Property – NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute, b. Mrs Annapurna Nandkumar Gaikwad, c. Mrs Shradha Avinash Kulkarni** **• Encumbrances: Not Known • Type of possession: Symbolic**	**RP: Rs. 29,81,100/- EMD: Rs. 2,98,110/- BID: Rs. 25,000/-**
			PROPERTY LOT NO. 4: Residential Flat No. 402, Fourth Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is **Bounded** as follows: On or Towards **North:** Flat No. 401, On or Towards **East:** Society Road,On or Towards **West:** Internal Passage & Staircase, On or Towards **South:** Duct & Lift, **Owner of the Property – NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute, b. Mrs Annapurna Nandkumar Gaikwad, c. Mrs Shradha Avinash Kulkarni** **• Encumbrances: Not Known • Type of possession: Symbolic**	**RP: Rs. 29,81,100/- EMD: Rs. 2,98,110/- BID: Rs. 25,000/-**
			PROPERTY LOT NO. 5: Residential Flat No. 405, Fourth Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is **Bounded** as follows: On or Towards **North:** Duct & Staircase, On or Towards **East:** Internal Passage & Lift, On or Towards, **West:** Society Road, On or Towards **South:** Flat No. 404, **Owner of the Property – NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute, b. Mrs Annapurna Nandkumar Gaikwad, c. Mrs Shradha Avinash Kulkarni** **• Encumbrances: Not Known • Type of possession: Symbolic**	**RP: Rs. 29,08,900/- EMD: Rs. 2,90,890/- BID: Rs. 25,000/-**
			PROPERTY LOT NO. 6: Residential Flat No. 502, Fifth Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is **Bounded** as follows:On or Towards **North:** Flat No. 501, On or Towards **East:** Society Road, On or Towards **West:** Internal Passage & Staircase, On or Towards **South:** Duct & Lift, **Owner of the Property – NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute, b. Mrs Annapurna Nandkumar Gaikwad, c. Mrs Shradha Avinash Kulkarni** **• Encumbrances: Not Known • Type of possession: Symbolic**	**RP: Rs. 29,81,100/- EMD: Rs. 2,98,110/- BID: Rs. 25,000/-**
			PROPERTY LOT NO. 7: Residential Flat No. 602, Sixth Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is **Bounded** as follows: On or Towards **North:** Flat No. 601, On or Towards **East:** Society Road, On or Towards **West:** Internal Passage & Staircase, On or Towards **South:** Duct & Lift, **Owner of the Property – NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute, b. Mrs Annapurna Nandkumar Gaikwad, c. Mrs Shradha Avinash Kulkarni** **• Encumbrances: Not Known • Type of possession: Symbolic**	**RP: Rs. 29,81,100/- EMD: Rs. 2,98,110/- BID: Rs. 25,000/-**
			PROPERTY LOT NO. 8: Residential Flat No. 605, Sixth Floor, Wing-B, Kalpataru, Alandi, Survey No. 57/2 & 58/1A/1B/2, Near Nanashree Lawns & Krishna Icon Project, Markal-Alandi Road, Village-Alandi, Tal-Khed, Dist-Pune-412105. Mortgaged property is **Bounded** as follows: On or Towards **North:** Duct & staircase, On or Towards **East:** Internal Passage & Lift, On or Towards **West:** Society Road, On or Towards **South:** Flat No. 604, **Owner of the Property – NKG Constructions LLP, through its Partners a. Mrs Shubhangi Jayant Narute, b. Mrs Annapurna Nandkumar Gaikwad, c. Mrs Shradha Avinash Kulkarni** **• Encumbrances: Not Known • Type of possession: Symbolic**	**RP: Rs. 29,08,900/- EMD: Rs. 2,90,890/- BID: Rs. 25,000/-**
2	**Branch: Deccan Gymkhana Branch, Pune Borrowers: 1. M/s M-96 Fitness LLP through Partners: a) Mr. Manoj Chandrakant Dhawade b) Mrs. Archana Manoj Dhawade**	**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	**PROPERTY LOT NO. 9:** 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**	**RP: Rs. 96,19,000/- EMD: Rs. 9,61,900/- BID: Rs. 1,00,000/-**
			PROPERTY LOT NO. 10: 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, **Owner of the Property – Mr. Manoj Chandrakant Dhawade** **• Encumbrances: Not Known • Type of possession: Symbolic**	**RP: Rs. 1,06,88,000/- EMD: Rs. 10,68,800/- BID: Rs. 1,00,000/-**
3	**Branch: Khadki, Pune Borrowers: Mr. Shekhar Shyam Adiwal & Mr. Shyam Mulchand Adiwal**	**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	**PROPERTY LOT NO. 11:** Flat No. 103, on 1st 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**	**RP: Rs. 40,30,000/- EMD: Rs. 4,03,000/- BID: Rs. 25,000/-**
4	**Branch: Bhawanipeth, Pune Borrowers: 1. Swati Sandeep Kadam**	**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, less recovery if any	**PROPERTY LOT NO. 12:** Flat No. 06, 3rd 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, On or Towards **West:** Entrance, On or Towards **South:** Staircase, **Owner of the Property – Swati Sandeep Kadam** **• Encumbrances: Not Known • Type of possession: Symbolic**	**RP: Rs. 43,78,000/- EMD: Rs. 4,37,800/- BID: Rs. 25,000/-**
5	**Branch: Deccan Gymkhana, Pune Borrowers: 1. Mr. Yuvaraj Narayan Shinde 2. Mr. Gaurav Yuvaraj Shinde**	**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	**PROPERTY LOT NO. 13:** Flat No. 39, on Fourth Floor, in "Royal Palms", on Plot 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**	**RP: Rs. 69,24,000/- EMD: Rs. 6,92,400/- BID: Rs. 25,000/-**
6	**Branch: Deccan Gymkhana, Pune Borrowers: 1. M/s Snehal Processing through Proprietor: Mr. Abhilash Sunil Salunkhe Guarantor: Mr. Sunil Santaji Salunkhe**	**Rs. 1,06,47,843.00 (Rupees One Crore six lakh forty seven thousand eight hundred forty 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	**PROPERTY LOT NO. 14:** Registered mortgage of NA land and building (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**	**RP: Rs. 66,19,000/- EMD: Rs. 6,61,900/- BID: Rs. 25,000/-**
7	**Branch: Navipeth Branch, Pune Borrowers: 1. Mr. Swapnil Prakash Borge**	**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)	**PROPERTY LOT NO. 15:** 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 • Type of possession: Symbolic**	**RP: Rs. 21,56,000/- EMD: Rs.2,15,600/- BID: Rs. 25,000/-**
8	**Branch: Dapodi, Pune Borrowers: M/s Crystalium 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**	**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)	**PROPERTY LOT NO. 16:** 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**	**RP: Rs. 33,65,000/- EMD: Rs. 3,36,500/- BID: Rs. 25,000/-**
9	**Branch: Aundh, Pune Borrowers: M/s Iris Management Services Pvt. Ltd. through Director(s) a) Mrs. Ruta Bharat Limaye**	**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 issuance of Sec 13(2) Demand Notice under SARFAESI Act)	**PROPERTY LOT NO. 17:** 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, 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**	**RP: Rs. 1,41,08,000/- EMD: Rs. 14,10,800/- BID: Rs 1,00,000/-**
10	**Branch: Hitech-Agri Branch, Pune Borrowers: Mr. Mohammad Niyat Aslam Prop. of M/s Alisha Steel Corporation**	**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)	**PROPERTY LOT NO. 18:** 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**	**RP: Rs. 34,54,000/- EMD: Rs. 3,45,400/- BID: Rs 25,000/-**
11	**Branch: Hitech-Agri Branch, Pune Borrowers: Mr. Mohammad Niyat Aslam**	**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 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 LOT NO. 19:** Flat No. 1105, 11th 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/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**	**RP: Rs. 47,82,000/- EMD: Rs. 4,78,200/- BID: Rs 25,000/-**
		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 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**	**RP: Rs. 46,97,000/- EMD: Rs. 4,69,700/- BID: Rs 25,000/-**
12	**Branch: Bal Bharti, S.B. Road, Pune Borrowers: 1. Mr. Shankar Nanasaheb Lendave 2. Mr. Nanasaheb Laxman Lendave**	**Rs. 54,63,197 (Rupees Fifty 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	**PROPERTY LOT NO. 21:** 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**	**RP: Rs. 1,07,06,000/- EMD: Rs. 10,70,600/- BID: Rs 1,00,000/-**
13	**Branch: Deccan Gymkhana, Pune Borrowers: M/s Kanifnath Enterprises through Proprietor Mr. Dadabhau Ananda Zanzad Guarantor: Mrs. Juhi Dadabhau Zanzad**	**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	**PROPERTY LOT NO. 22:** 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**	**RP: Rs. 45,94,000/- EMD: Rs. 4,59,400/- BID: Rs 25,000/-**
			PROPERTY LOT NO. 23: 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**	**RP: Rs. 85,62,000/- EMD: Rs. 8,56,200/- BID: Rs 25,000/-**

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