

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

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

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

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
1	Borrower: M/s Shah Enterprises Prop. Late Mr. Arman Shah Through Legal Heir Kalimunnisha Arman Shah Branch: Mid Corporate Branch, Pune	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)	<u>PROPERTY Lot No 1</u> Flat No. 702, 7 th Floor, Building No. M, River Residency, Gat No. 90, Village Chikhali nearby SNBP Internation School & College, Jadhavwadi, Chikali, Taluka-Haveli, District-Pune bounded as below: On or towards North: By remaining property of Gat No. 90 beyond by Indrani 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	Reserve Price – Rs.51,78,000/- (Rupees Fifty One Lakhs Seventy Eight Thousand Only) EMD : Rs. 5,17,800/- (Rupees Five Lakhs Seventeen Thousand Eight Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Type of possession: Symbolic	
2	Borrower: M/s Kaushik Diamond Crafts Pvt. Ltd. Directors: a) Mr. Devdatta Prabhakar Apte b) Mrs. Veena Devdatta Apte Branch: Karve Road, Pune	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. 25.03.2025 plus cost, charges and expenses minus recovery if any till date of payment of the entire dues	<u>PROPERTY Lot No 2</u> All that piece and parcel of Flat No. 9, 2 nd 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.69,05,000/- (Rupees Sixty Nine Lakhs Five Thousand Only) EMD : Rs. 6,90,500/- (Rupees Six Lakhs Ninety Thousand Five Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
3	Borrower: 1. Mr. Irshad Ali 2. Shabnam Bano Branch: Housing Finance Branch, Pune	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	<u>PROPERTY Lot No 3</u> 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:	Reserve Price – Rs.68,59,000/- (Rupees Sixty Eight Lakhs Fifty Nine Thousand Only) EMD : Rs. 6,85,900/- (Rupees Six Lakhs Eighty five Thousand Nine hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			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	
4	Borrower: 1. Mrs. Jyoti Ramesh Gawali 2. Mr. Ramesh Sarjerao Gawali Branch: Housing Finance Branch, Pune	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	<u>PROPERTY Lot No 4</u> 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.60,92,000/- (Rupees Sixty Lakhs Ninety Two Thousand Only) EMD : Rs. 6,09,200/- (Rupees Six Lakhs Nine Thousand Two Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
5	Borrower: Mr. Kamal Moti Bishwakarma Branch: Housing Finance Branch, Pune	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	<u>PROPERTY Lot No 5</u> Flat No 10, situated on 3 rd 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.44,22,000/- (Rupees Forty Four Lakhs Twenty Two Thousand Only) EMD : Rs. 4,42,200/- (Rupees Four Lakhs Forty Two Thousand Two Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
6	Borrower: 1. Mr. Raju Kashinath Salunkhe 2. Mrs. Sarika Raju Salunkhe Branch: Housing Finance Branch, Pune	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	<u>PROPERTY Lot No 6</u> Flat No. 4, admeasuring 47.85 sqr meter built up, situated on 1 st 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	Reserve Price – Rs.60,47,000/- (Rupees Sixty Lakhs Forty Seven Thousand Only) EMD : Rs. 6,04,700/- (Rupees Six Lakhs Four Thousand Seven Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			Type of possession: Symbolic	
7	Borrower: 1. Mrs. Jyoti Sachin Kale 2. Sachin Shrikrishna Kale Branch: Erandwana, Pune	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	<u>PROPERTY Lot No 7</u> 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.23,46,000/- (Rupees Twenty Three Lakhs Forty Six Thousand Only) EMD : Rs. 2,34,600/- (Rupees Two Lakhs Thirty Four Thousand Six Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
8	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 Branch: Hi-tech Agri Branch, Pune	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	<u>PROPERTY Lot No 8</u> 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	<u>PROPERTY Lot No 8</u> 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) <u>PROPERTY Lot No 9</u> Reserve Price – Rs.1,22,10,000/- (Rupees One Crore Twenty Two Lakhs Ten Thousand Only) EMD : Rs. 12,21,000/- (Rupees Twelve Lakhs

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			<u>PROPERTY Lot No 9</u> 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	Twenty One Thousand Only) Bid increment Amount Rs 1,00,000/- (Rupees One Lakh Only)
9	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	<u>PROPERTY Lot No 10</u> 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	<u>PROPERTY Lot No 10</u> Reserve Price – Rs.29,70,000/- (Rupees Twenty Nine Lakhs Seventy Thousand Only) EMD : Rs. 2,97,000/- (Rupees Two Lakhs Ninety Seven Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thousand Only) <u>PROPERTY Lot No 11</u> Reserve Price –

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
	Branch: Hi-tech Agri Branch, Pune		Type of possession: Physical <u>PROPERTY Lot No 11</u> 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 <u>PROPERTY Lot No 12</u> 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	Rs.29,70,000/- (Rupees Twenty Nine Lakhs Seventy Thousand Only) EMD : Rs. 2,97,000/- (Rupees Two Lakhs Ninety Seven Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosuang Only) <u>PROPERTY Lot No 12</u> Reserve Price – Rs.29,70,000/- (Rupees Twenty Nine Lakhs Seventy Thousand Only) EMD : Rs. 2,97,000/- (Rupees Two Lakhs Ninety Seven Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosuang Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
10	Borrower: M/s Alpine Buildtech through its partners: 1. Mr. Omkar Suresh Raykar Mr. Awadhut Suresh Raykar Guarantor(s): 1. Mr. Omkar Suresh Raykar 2. Mr. Awadhut Suresh Raykar Branch: Model Colony, Pune	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	<u>PROPERTY Lot No 13</u> 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 <u>PROPERTY Lot No 14</u> 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	<u>PROPERTY Lot No 13</u> Reserve Price – Rs.65,87,000/- (Rupees Sixty Five Lakhs Eighty Seven Thousand Only) EMD : Rs. 6,58,700/- (Rupees Six Lakhs Fifty Eight Thousand Seven Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosuaud Only) <u>PROPERTY Lot No 14</u> Reserve Price – Rs.65,87,000/- (Rupees Sixty Five Lakhs Eighty Seven Thousand Only) EMD : Rs. 6,58,700/- (Rupees Six Lakhs Fifty Eight Thousand Seven Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosuaud Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
11	Borrower: M/s Vertex Kingdom Agro Pvt. Ltd. Guarantor(s): 1. Mrs. Vaishali Fakkadrao Shinde 2. Ms. Pragati Fakkadrao Shinde Branch: Camp, Pune	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	<u>PROPERTY Lot No 15</u> 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	<u>PROPERTY Lot No 15</u> Reserve Price – Rs.3,12,85,000/- (Rupees Three Crore Twelve Lakhs Eighty Five Thosuang Only) EMD : Rs. 31,28,500/- (Rupees Thirty One Lakhs Twenty Eight Thousand Five Hundred Only) Bid increment Amount Rs 1,00,000/- (Rupees One Lakh Only)
12	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 Branch: Vadgaon Budruk, Pune	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	<u>PROPERTY Lot No 16</u> 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	<u>PROPERTY Lot No 16</u> Reserve Price – Rs.5,96,77,000/- (Rupees Five Crore Ninety Six Lakhs Seventy Seven Thousand only) EMD : Rs. 59,67,700/- (Rupees Fifty Nine Lakhs Sixty Seven Thousand Seven Hundred Only) Bid increment Amount Rs 1,00,000/- (Rupees One Lakh Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Encumbrances: Not Known Type of possession: Physical	
13	1.Mr. Nileaysh Prabhakar Kamthay 2.Mrs.Sheetal Nileyash Kamthay Branch: Camp, Pune	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	<u>PROPERTY LOT NO. 17</u> 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. Pin 411048 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 Kamathy Mrs. Sheetal Nileyash Kamathe Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY LOT NO. 18</u> Residential Flat located at Survey No.24 Hissa No. 1B/3, Plot no. 1& 2, Flat No 201, Second Floor, " Vajrakkaya" Near D Mart, Kondhawa Budruk, Pune Dist. Pune. Pin 411048- Towards the North: open space On or Towards the East: open space	<u>PROPERTY LOT NO. 17</u> Reserve Price – Rs. 1,74,20,000/- (Rupees One Crore Seventy Four lakhs Twenty thousand Only) EMD - Rs.17,42,000/- (Rupees Seventeen Lakhs Forty Two Thousand Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only) <u>PROPERTY LOT NO. 18</u> Reserve Price – Rs. 1,74,20,000/- (Rupees One Crore Seventy Four lakhs Twenty thousand Only) EMD - Rs.17,42,000/- (Rupees Seventeen Lakhs Forty Two Thousand Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			On or Towards the West: By entrance / Lift Staircase On or Towards the South: open space Owner of the Property – <i>.Mr. Nileaysh Prabhakar Kamathy</i> <i>Mrs. Sheetal Nileyash Kamathe</i> Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY LOT NO. 19</u> Residential Flat located at Survey No.24 Hissa No. 1B/3, Plot no. 1& 2, Flat No 401, Fourth Floor, “ Vajrakkaya” Near D Mart, Kondhawa Budruk, Pune Dist. Pune. Pin 411048 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 – <i>.Mr. Nileaysh Prabhakar Kamathy</i> <i>Mrs. Sheetal Nileyash Kamathe</i> Encumbrances: Not Known Type of possession: Symbolic	<u>PROPERTY LOT NO. 19</u> Reserve Price – Rs. 3,19,06,000/- (Rupees Three Crore Nineteen Lakhs Six Thousand Only) EMD – Rs. 31,90,600/- (Rupees Thirty One Lakhs Ninety Thousand Six Hundred Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only)
14	Borrower: Mrs. Shabnam Bano and Mr. Ishtiyak Ahmed	Rs.53,27,079.00(Rupees Fifty Three Lakh Twenty Seven Thousand Seventy Nine Only) plus	<u>PROPERTY Lot No 20</u>	Reserve Price – Rs.31,97,000/- (Rupees Thirty One Lakhs Ninety Seven Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
	Branch: Overseas Branch Pune	interest thereon as applicable rate of interest w.e.f. 18/04/2024 plus costs, charges as per demand notice dated 18.04.2024, minus recovery if any	Flat No. 405, 4th Floor Building No F, Vision City Phase I, Gat No 308(Part),309,338,339, Village Jambhul, Vadgaon Maval, Pune-412106 Owner of the Property – Mrs. Shabnam Bano and Mr. Ishtiyak Ahmed Encumbrances: Not Known Type of possession: Physical	EMD – Rs. 3,19,700/- (Rupees Three Lakhs Nineteen Thousand Seven Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
15	Borrower: Mr. Ishtiyak Ahmed and Mrs. Shabnam Bano Branch: Overseas Branch Pune	Rs. 52,59,467.00 (Rupees Fifty Two Lakh Fifty Nine Thousand Four Hundred Sixty Seven Only) plus interest thereon as applicable rate of interest w.e.f. 18/04/2024 plus costs, charges as per demand notice dated 18.04.2024, minus recovery if any	<u>PROPERTY Lot No 21</u> Flat No. 403, 4th Floor Building No F, Vision City Phase I, Gat No 308(Part),309,338,339, Village Jambhul, Vadgaon Maval, Pune-412106 Owner of the Property – Mr. Ishtiyak Ahmed and Mrs. Shabnam Bano Encumbrances: Not Known Type of possession: Physical	Reserve Price – Rs.31,97,000/- (Rupees Thirty One Lakhs Ninety Seven Thousand Only) EMD – Rs. 3,19,700/- (Rupees Three Lakhs Nineteen Thousand Seven Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
16	Borrower(s): 1. Mr. Santosh Motilal Bhansali 2. Mrs. Sangita Santosh Bhansali Branch: Erandwana, Pune	Rs. 60,78,472/- (Rupees Sixty Lakhs Seventy Eight Thousand Four Hundred and Seventy Two only) plus interest applicable thereon w.e.f. 12.03.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	<u>PROPERTY Lot No 22</u> Flat No 606 on 6 th Floor, Building no A-1 'XRBIA EIFEL CITY Phase I' Gat no 1527/2,Village Chakan, Tal. Khed, Dist. Pune, bounded as under: East: Flat No 605 West: Lift North: Entrance and Flat No 603 South: Open Space	<u>PROPERTY Lot No 22</u> Reserve Price – Rs.18,81,000/- (Rupees Eighteen Lakhs Eighty One Thousand Only) EMD : Rs. 1,88,100/- (Rupees One Lakh Eighty Eight Thousand One Hundred Only) Bid increment Amount Rs 25,000/-

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Owner of the Property – Mr. Santosh Motilal Bhansali through POA Vinayak Shankar Sadre Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY Lot No 23</u> Flat No 701 on 7th Floor, Building no A-1 'XRBIA EIFEL CITY Phase I' Gat no 1527/2,Village Chakan, Tal. Khed, Dist. Pune. Owner of the Property – Mr. Santosh Motilal Bhansali through POA Vinayak Shankar Sadre Encumbrances: Not Known Type of possession: Physical	(Rupees Twenty-Five Thousand Only) <u>PROPERTY Lot No 23</u> Reserve Price – Rs.18,78,000/- (Rupees Eighteen Lakhs Seventy Eight Thousand Only) EMD : Rs. 1,87,800/- (Rupees One Lakh Eighty Seven Thousand Eight hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
17	Borrower(s): 1. Mr. Sujit Santosh Bhansali 2. Mrs. Sidhata Sujit Bhansali Branch: Erandwana, Pune	Rs. 1,20,81,956/- (Rupees One Crore Twenty Lakhs Eighty One Thousand Nine Hundred and Fifty Six only) plus interest applicable thereon w.e.f. 10.01.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	<u>PROPERTY Lot No 24</u> Flat No- 907, 9th Floor, Bldg. No. A-2, XRBIA EIFEL CITY, Phase-I, Gat no 1527/2, Village Chakan, Tal. Khed, Dist. Pune, bounded as under: East: Staircase West: Flat No 908 North: Entrance and Flat No 902 South: Open Space Owner of the Property – Mr. Sujit Santosh Bhansali through POA Vinayak Shankar Sadre Encumbrances: Not Known	<u>PROPERTY Lot No 24</u> Reserve Price – Rs.18,78,000/- (Rupees Eighteen Lakhs Seventy Eight Thousand Only) EMD : Rs. 1,87,800/- (Rupees One Lakh Eighty Seven Thousand Eight hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only) <u>PROPERTY Lot No 25</u>

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Type of possession: Physical <u>PROPERTY Lot No 25</u> Flat No-902, 9th Floor, Bldg. No. A-2, XRBIA EIFEL CITY, Phase-I, Village Chakan, Tal. Khed, Dist. Pune, bounded as under: East: Staircase West: Flat No 901 North: Open Space South: Entrance and Flat No 907 Owner of the Property – Mr. Sujit Santosh Bhansali through POA Vinayak Shankar Sadre Encumbrances: Not Known Type of possession: Physical <u>PROPERTY Lot No 26</u> Flat No-906, 9th Floor, Bldg. No. A-2, XRBIA EIFEL CITY, Phase-I, Village Chakan, Tal. Khed, Dist. Pune. Owner of the Property – Mr. Sujit Santosh Bhansali through POA Vinayak Shankar Sadre Encumbrances: Not Known Type of possession: Physical <u>PROPERTY Lot No 27</u>	Reserve Price – Rs.18,78,000/- (Rupees Eighteen Lakhs Seventy Eight Thousand Only) EMD : Rs. 1,87,800/- (Rupees One Lakh Eighty Seven Thousand Eight hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only) <u>PROPERTY Lot No 26</u> Reserve Price – Rs.18,78,000/- (Rupees Eighteen Lakhs Seventy Eight Thousand Only) EMD : Rs. 1,87,800/- (Rupees One Lakh Eighty Seven Thousand Eight Hundred) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only) <u>PROPERTY Lot No 27</u> Reserve Price – Rs.18,82,000/- (Rupees Eighteen Lakhs Eighty Two Thousand Only) EMD : Rs. 1,88,200/- (Rupees One Lakh Eighty Eight Thousand Two Hundred Only) Bid increment Amount

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Flat No-407, 4th Floor, Bldg. No. A-2, XRBIA EIFEL CITY, Phase-I, Village Chakan, Tal. Khed, Dist. Pune. Owner of the Property – Mr. Sujit Santosh Bhansali through POA Vinayak Shankar Sadre Encumbrances: Not Known Type of possession: Physical	Rs 25,000/- (Rupees Twenty-Five Thousand Only)
18	Borrower(s): 1. Mrs. Sangita Santosh Bhansali 2. Mr. Santosh Motilal Bhansali Branch: Erandwana, Pune	Rs. 60,80,365/- (Rupees Sixty Lakhs Eighty Thousand Three Hundred and Sixty Five only) plus interest applicable thereon w.e.f. 12.03.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	<u>PROPERTY Lot No 28</u> Flat No-701, 7th Floor, Bldg. No. A-4, XRBIA EIFEL CITY, Phase-I, Gat no 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune, bounded as under East: Flat No 702 West: Open Space and A4 Wing North: Open Space South: Entrance and Flat No 708 Owner of the Property – Mrs. Sangita Santosh Bhansali through POA Vinayak Shankar Sadre Encumbrances: Not Known Type of possession: Physical <u>PROPERTY Lot No 29</u> Flat No-404, 4th Floor, Bldg. No. A-4, XRBIA EIFEL CITY, Phase-I, Gat no 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune	<u>PROPERTY Lot No 28</u> Reserve Price – Rs.18,78,000/- (Rupees Eighteen Lakhs Seventy Eight Thousand Only) EMD : Rs. 1,87,800/- (Rupees One Lakh Eighty Seven Thousand Eight Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only) <u>PROPERTY Lot No 29</u> Reserve Price – Rs.18,82,000/- (Rupees Eighteen Lakhs Eighty Two Thousand Only) EMD : Rs. 1,88,200/- (Rupees One Lakh Eighty Eight Thousand Two Hundred Only) Bid increment Amount

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Owner of the Property – Mrs. Sangita Santosh Bhansali through POA Vinayak Shankar Sadre Encumbrances: Not Known Type of possession: Physical	Rs 25,000/- (Rupees Twenty-Five Thousand Only)
19	Borrower(s): 1. Mr. Rahul Shantilal Muttha 2. Mrs. Rakhi Rahul Muttha Branch: Shankar Shet Road, Pune	Rs. 87,82,050/- (Rupees Eighty Seven Lakhs Eighty Two Thousand and Fifty Only) + further interest from 24.09.2025 onwards @ (ROI as mentioned above for each account) p.a + cost, charges & expenses incurred since date of NPA i.e., 23.09.2025 minus recovery effected (if any)	<u>PROPERTY Lot No 30</u> Flat 704, 7 th Floor being totally admeasuring 113.19 Sq Mt. in City Survey No.58/2/1/A (PART) and 58/1 Kharadi, situated at Cheryl Apartments , Kharadi , registered in the name of Mr. Rahul Shantilal Muttha and Mrs. Rakhi Rahul Muttha in the Registration Sub – District Haveli and Registration District – Pune , Maharashtra Bounded: On the North: Open to Space On the South: Lift There after Flat No. 703 On the East: Open to Space On the West: Flat No. 701 Owner of the Property – Mr. Rahul Shantilal Muttha and Mrs. Rakhi Rahul Muttha Encumbrances: Not Known Type of possession: Symbolic	Reserve Price – Rs.1,41,17,000/- (rupees One Crore Forty One Lakhs Seventeen Thousand Only) EMD : Rs. 14,11,700/- (Rupees Fourteen Lakhs Eleven Thousand Seven Hundred Only) Bid increment Amount Rs 1,00,000/- (Rupees One Lakh Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
20	Borrower(s): 1. M/s SHRUSHTI CONSTRUCTION Prop. Mr. Rahul Shantilal Muttha 2. Mrs. Gulab Shantilal Muttha Branch: Shankar Shet Road, Pune	Rs. 2,07,32,383/- (Rupees Two Crores Seven Lakhs Thirty Two Thousand Three Hundred and Eighty Three Only) + further interest from 24.09.2025 onwards @ (ROI as mentioned above for each account) p.a + cost, charges & expenses incurred since date of NPA i.e., 23.09.2025 minus recovery effected (if any)	<u>PROPERTY Lot No 31</u> Flat No. 7, 2nd Floor being totally admeasuring 62.98 Sq. Mt. feet in City Survey No. 541/A-Bfinal, CTS No. 8/19 ,Plot No. 700 to 703, Sub Plot no. 19, S No. 541/A-B situate at Bhagyashree Apartment, Mukund Nagar, Gultekdi ,Pune 411037, and registered in the name of Mr. Rahul Shantilal Muttha And Mrs. Gulab Shantilal Muttha in the Registration Sub – District Haveli and Registration District – Pune. Bounded: On the North: Open Space and staircase On the South: Open Space On the East: Wall of Apartment No. R/5 On the West: Open Space Owner of the Property – Mr. Rahul Shantilal Muttha and Mrs. Gulab Shantilal Muttha Encumbrances: Not Known Type of possession: Symbolic	Reserve Price – Rs.67,80,000/- (Rupees Sixty Seven Lakhs Eighty Thousand Only) EMD : Rs. 6,78,000/- (Rupees Six Lakhs Seventy Eight Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
21	Borrower: Ritu Jigar Parekh and Mr. Jigar Devendra Parekh Branch: Navipeth Branch	Rs.1,80,23,511.00 (Rupees One Crore Eighty Lakh Twenty Three Thousand Five Hundred Eleven Only) plus further interest & charges @ 10.75% p.a with monthly rest w.e.f. 09.10.2025 apart from penal charges, cost and expenses minus recovery effected	<u>PROPERTY Lot No 32</u> Flat/house No. 101 Building- Perlo Wing, Building No.3, S no. 19/3/1/2, Floor- 1st Floor, Ovo Lush Life Scheme Near Ganga Sparsh in the Area Undri Tal/Tehsil Pune. Owner of the Property – Mrs. Ritu Jigar Parekh & Mr. Jigar Devendra Parekh	Reserve Price – Rs.1,11,00,000/- (Rupees One Crore Eleven Lakhs Only) EMD : Rs. 11,10,000/- (Rupees Eleven Lakhs Ten Thousand Only) Bid increment Amount Rs 1,00,000/-

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
		(if any) The property is also mortgaged in M/s Krishna Traders with outstanding dues of Rs. 89.95 Lakhs as on 16.05.2026 plus un-applied interest thereon @ contractual rate plus cost, charges and expenses minus recovery effected (if any)	Encumbrances: Not Known Type of possession: Symbolic	(Rupees One Lakh Only)
22	Borrower(s): 1. Mrs. Sidhata Sujit Bhansali 2. Mr. Sujit Santosh Bhansali Branch: Erandwana, Pune	Rs. 1,05,50,833/- (Rupees One Crore Five Lakhs Fifty Thousand Eight Hundred and Thirty Three only) plus interest applicable thereon w.e.f. 09.01.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	<u>PROPERTY Lot No. 33</u> Flat N.907, Ninth Floor, Bldg. No. A-4, XRBIA EIFEL CITY, Phase-I, Gat no 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune bounded as under East: Staircase West: Flat No 908 North: Entrance and Flt No 902 South: Open space Owner of the Property – Mrs. Sidhata Sujit Bhansali through POA Vinayak Shankar Sadre Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY Lot No 34</u> Flat N.906, Ninth Floor, Bldg. No. A-4, XRBIA EIFEL CITY, Phase-I, Gat no 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune bounded as under	<u>PROPERTY Lot No 33</u> Reserve Price – Rs.18,78,000/- (Rupees Eighteen Lakhs Seventy Eight Thousand Only) EMD : Rs. 1,87,800/- (Rupees One Lakh Eighty Seven Thousand Eight hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only) <u>PROPERTY Lot No 34</u> Reserve Price – Rs.18,78,000/- (Rupees Eighteen Lakhs Seventy Eight Thousand Only) EMD : Rs. 1,87,800/- (Rupees One Lakh Eighty Seven Thousand Eight hundred Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			East: Flat No 905 West: Lift North: Entrance and Flat No 903 South: Open Space Owner of the Property – Mrs. Sidhata Sujit Bhansali through POA Vinayak Shankar Sadre Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY Lot No.35</u> Flat No 903 Building no A-4 XRBIA EIFEL CITY Phase I Gat no 1527/2 Chakan Pune bounded as under East: Flat No 904 West: Lift North: Open Space South: Entrance and Flt No 906 Owner of the Property – Mrs. Sidhata Sujit Bhansali through POA Vinayak Shankar Sadre Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY Lot No 36</u> Flat No 904 Building no A-4 XRBIA EIFEL CITY Phase I Gat no 1527/2 Chakan Pune bounded as under East: Open Space and A1 Wing West: Flat No 903	Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only) <u>PROPERTY Lot No 35</u> Reserve Price – Rs.18,78,000/- (Rupees Eighteen Lakhs Seventy Eight Thousand Only) EMD : Rs. 1,87,800/- (Rupees One Lakh Eighty Seven Thousand Eight hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only) <u>PROPERTY Lot No 36</u> Reserve Price – Rs.18,78,000/- (Rupees Eighteen Lakhs Seventy Eight Thousand Only) EMD : Rs. 1,87,800/- (Rupees One Lakh Eighty Seven Thousand Eight hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			North: Open Space South: Entrance and Flt No 905 Owner of the Property – Mrs. Sidhata Sujit Bhansali through POA Vinayak Shankar Sadre Encumbrances: Not Known Type of possession: Symbolic	
23	Borrower(s): - 1. Mr. Nandkumar Balasaheb Chaudhari 2. Mrs. Nirmala Nandkumar Chaudhari Branch: ARB, Pune	Rs. 33,45,725.70 (Rupees thirty Three Lakhs Forty Five Thousand Seven Hundred Twenty Five and Seventy Paise only) plus interest @ 8.80% p.a. with monthly rest w.e.f. 24.06.2023, apart from penal interest, cost and expenses as mentioned in the demand notice dated 25.06.2024 minus recoveries if any incurred since 25.06.2024.	<u>PROPERTY LOT NO. 37</u> Flat no. 8, 4th Floor, Vrindavan Srushti, Yashoda B, A Wing, S No. 41, Hissa No. ¼, Village Narhe, Taluka Haveli, Pune-411041 Owner of the Property – Mr. Nandkumar Balasaheb Chaudhari. Encumbrances: Not Known Type of possession: Physical	Reserve Price – Rs.35,70,000/- (Rupees Thirty Five Lakhs Seventy Thousand Only) EMD : Rs. 3,57,000/- (Rupees Three Lakhs Fifty Seven Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
24	Borrower: Mr. Keyur Pravin Chandwadkar Branch: Overseas Branch, Pune	Rs. 67,63,057/- (rupees Sixty Seven Lakhs Sixty Three Thousand Fifty Seven Only) plus interest @ 11.15% p.a. with monthly rest w.e.f. 18.05.2024, apart from further interest, cost and expenses as per demand notice dated 18.05.2024, minus recovery if any	<u>PROPERTY LOT NO. 38</u> Flat No. 304, 3 rd Floor, Building B, Wing B1, Evolet Tiara, CTS No. 423, Plot No. 28, TPS II, Mangalwar Peth, Jawaharlal Nehru Road, Pune-411011, admeasuring area 764.24 sqr. Ft. bounded as under: East: Open Space West: Flat No. 307 North: Open Space South: Flat No. 305 Owner of the Property – Mr. Keyur Pravin	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)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Chandwadkar Encumbrances: As per available records, Mr. Keyur Pravin Chandwadkar has availed housing Loan of Rs. 64.00 Lakhs from SBI and charge of equitable mortgage of SBI created over the property Type of possession: Physical of Bank of Maharashtra	
25	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 Branch: Model Colony, Pune	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	<u>PROPERTY Lot No 39</u> Flat No. 102, 1 st 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 <u>PROPERTY Lot No 40</u> Flat No. 104, 1 st 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	<u>PROPERTY Lot No 39</u> 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) <u>PROPERTY Lot No 40</u> Reserve Price – Rs.36,00,000/- (Rupees Thirty Six Lakhs Only) EMD : Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosuand Only) <u>PROPERTY Lot No 41</u> Reserve Price – Rs.50,58,000/- (Rupees Fifty Lakhs Fifty Eight Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			South: Staircase Owner of the Property – Mr. Prasad Govind Hajare Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY Lot No 41</u> 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 <u>PROPERTY Lot No 42</u> 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	EMD : Rs. 5,05,800/- (Rupees Five Lakhs Five Thousand Eight Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosuand Only) <u>PROPERTY Lot No 42</u> Reserve Price – Rs.37,42,000/- (Rupees Thirty Seven Lakhs Forty Two Thousand Only) EMD : Rs. 3,74,200/- (Rupees Three Lakhs Seventy Four Thousand Two Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosuand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
26	Borrower(s):- 1. M/s Shree Manibhadra Agency through Partners: a) Mr. Mukesh Kumar Shah b) Mrs. Vimlaben Mukeshkumar Shah Guarantor(s): 1. Mr. Mukeshkumar Shah 2. Mrs. Vimlaben Mukeshkumar Shah Branch: SSI Branch, Pune	Rs. 6,78,94,229/- (Rupees Six Crores Seventy Eight Lakhs Ninety Four Thousand Two Hundred Twenty Nine Only)plus further interest as mentioned with monthly rests w.e.f. 28.04.2025 plus costs charges and expenses less recovery affected if any since 28.04.2025	<u>PROPERTY LOT NO. 43</u> Flat No. A-301, 3rd Floor, A Wing, 'Rajgruhi Residency', Near Swami Vivekanad Garden, Kondhawa Budruk, Pune-411046 admeasuring carpet area 90.20 sqr. Meters, with attached open terrace 16.66 sqr. metres and 2 covered parking space Owner of the Property – Mr. Mukeshkumar Shah and Mrs. Vimlaben Mukeshkumar Shah. Encumbrances: Not Known Type of possession: Physical	Reserve Price – Rs.1,64,00,000/- (Rupees One Crore Sixty Four Lakhs Only) EMD : Rs. 16,40,000 /- (Rupees Sixteen Lakhs Forty Thousand Only) Bid increment Amount Rs 1,00,000/- (Rupees One Lakh Only)

Sr. No.	Particulars		Date & Time of Auction
1.	Date and time of E- Auction	For Lot No. 1 to 43, 15 days' sale notice is given.	15.09.2026 between 11.00 a.m. and 4.00 P M
2.	Last Date of Submission of Bid with EMD		Before commencement of E-auction (as per PSBA BAANKNET rules)
3.	Inspection Date & Time	For Lot No. 1 to 43	01.09.2026 TO 10.09.2026
4	Authorised Officer for all above properties	Mr. Shrikant Shekhar Mob: 7588843809	

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

1. E-auction shall be conducted through the PSBA BAANKNET. Bidders have to log in on the website_ [https:// baanknet.com](https://baanknet.com) and register themselves. **In this regard, please note that verification of KYC documents takes 2-3 days' time.**
2. For detailed terms and conditions of the sale, please refer to the link <https://banknet.com> (PSBA BAANKNET Portal)
3. **For detailed information in respect of above properties, you may contact also- Mr. Shrikant Shekhar(Chief Manager Recovery incharge PCZ) M.no. 7588843809**

Date: 27.08.2026
Place: Pune

-----S/D-----
Chief Manager & Authorized Officer
Bank of Maharashtra