PUBLIC NOTICE

This is to inform the Public at large that the property more particularly described in the Schedule hereunder was owned by Miss. Malathi Iyer.

It is stated that an Agreement dated 28.07.1988, executed by and between M/s. Zope Mhalgi Associates, through its Partner Mr. Ramesh Gangadhar Mhalgi, as Promoter, in favour of Miss. Malathi Iyer, was duly registered with the office of the Sub-Registrar, Haveli No. 2, at Serial No. 13626/1988 on 25.08.1988. The original Agreement, Registration Receipt, Index II and the said Agreement have been misplaced/ lost from the custody of the present owner, Miss. Malathi Iyer. The Owner has represented and assured that the said Flat has a clear, marketable and unencumbered title and that the said Flat is not subject to any lien, charge, mortgage, encumbrance or interest of any person other than the present owner. A complaint regarding the loss/ misplacement of the aforesaid documents has also been lodged with Chaturshrungi Police Station, vide Complaint No. 150208/2026, dated 14.10.2026.

Therefore, any person, firm, company, bank, financial institution, authority or any other entity having or claiming any right, title, interest, share, claim, demand, lien, charge, mortgage, encumbrance, sale agreement, agreement for sale, gift, exchange, partition, inheritance, succession, maintenance right, easementary right, lease, leave and licence, tenancy, trust, possession, attachment, lis pendens, or any other right, title, interest or claim of whatsoever nature in respect of the said property or any part thereof, is hereby required to notify the same in writing to the undersigned, together with documentary evidence in support of such claim, within 8 (eight) days from the date of publication of this Public Notice. If no such claim, objection or notice is received within the aforesaid period, it shall be presumed that there are no claims or objections in respect of the said property, and any such claim or objection made thereafter shall not be entertained, subject to applicable law.

SCHEDULE

All that piece and parcel of Flat No.7, situated on the Second Floor, having a built-up area admeasuring 535 Sq. Ft., in the society known as Parinita Park Co-operative Housing Society Ltd., constructed upon Survey No. 163/1 + 2A + 2B, Sub-Plot No. 33, situated at Village Aundh, Taluka Haveli, District Pune, within the local limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar, Haveli, Pune.

Sd/-
Adv. Pramod Pawar
For Advocate Pramod Pawar and Associates.
Office : Office No. 1, CTS No. 286/287, Narayan Peth, Pune 411 030. **Contact No.** 7588 12 8064, 762 041 1252,

Pune.
Date : 17.10.2026

Bank of India — Relationship beyond banking

ARB PUNE BRANCH
1162/B Ganesh Khind-University Road Next to Hardikar Hospital, Shivajinagar Pune -411005
Ph. No. 020-25536090
Email : Recovery.pune@bankofindia.bank.in

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

Whereas

The undersigned being the authorised officer of the Bank of India 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 demand notice dated **21.07.2026** calling upon the **borrower Mr. Vinod Ainan Yohannan & Mrs Silvi Vinod Yohannan to repay the amount mentioned in the notice being Rs. 43,34,219.09 (Rs. Forty Three Lakh Thirty Four Thousand Two Hundred Nighteen and paise nine)** within 60 days from the date of receipt of the said notice

The borrower having failed to repay the amount, notice is hereby given to the borrower 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 **14 day of October 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 Asset Recovery Branch,Pune for an **Rs.43,34,219.09 (Rs. Forty Three Lakh Thirty Four Thousand Two Hundred Nighteen and paise nine)** and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property

Flat No 507, 5th Floor, Parkland Building, New Gat No 129 (Old Gat No 1249), Bohadewadi, Pimpri Chinchwad Pune 411033. Carpet area 570 Sq Ft + Enclosed balcony area 45 Sq Ft + adjoining terrace area 81 Sq Ft

Boundaries

North : Gat No 132 & Part of Plot No 5 **South :** Part of Plot No 4
East : Part of Plot No 4 **West :** Part of Plot No 1 & 2

Date : 14.10.2026 **Authorised Officer**
Place : PUNE **(For Bank of India)**

यूनियन बैंक Union Bank of India — A Government of India Undertaking

Pune Sarasbaug Branch : C 986, Shukrawar Peth, Opp. Sarasbaug, Next to Mahalaxmi Tample, Mitra Mandal Chowk, Pune-411015 **Mobile :** 9321710212
Email- ubin0910210@unionbankofindia.bank.in.

[Rule - 8 (1)]
POSSESSION NOTICE
(For immovable property)

Whereas,

The undersigned being the authorised officer of **Union Bank of India, Pune-Sarasbaug Branch,** under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 2002)and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **31-07-2026** calling upon the **borrower Mr. Navinchandra Gandalal Zalawadia and Mrs. Dakshaben Navinchandra Zalawadia to repay the amount mentioned in the notice being Rs. 1,73,66,666.05 (Rupees One Crore Seventy Three Lakh Sixty Six thousand Six Hundred Sixty Six and Five Paise only)** within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic possession** of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this **15th day of the October, 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 **UNION BANK OF INDIA** for an amount **Rs. 1,73,66,666.05 (Rupees One Crore Seventy Three Lakh Sixty Six thousand Six Hundred Sixty Six and Five Paise only)** and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower to redeem the secured assets.

Description of Immovable Property

All that piece and parcel of Land and building Residential / Row House G+2 storied, together with parking space and land situated at private plot No. 26 & 27 admeasuring 655.10 Sq. Mtr., S. No. 59/2, Ambegaon Khurd, Pune 411046.

Bounded by

East : By Remaining property of S No 59/2
West : By Private Plot No 25 of same S. No.
South : By Internal Road
North : By Private Plot no 18 and 19 of same S. No

Date : 15.10.2026 **Authorised Officer**
Place : Pune **UNION BANK OF INDIA**

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. 51,78,000/- **EMD :** Rs. 5,17,800/- **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. 69,05,000/- **EMD :** Rs. 6,90,500/- **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. 65,16,000/- **EMD :** Rs. 6,51,600/- **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. 60,48,000/- **EMD :** Rs. 6,04,800/- **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. 43,74,000/- **EMD :** Rs. 4,37,400/- **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. 60,26,000/- **EMD :** Rs. 6,02,600/- **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. 23,33,000/- **EMD :** Rs. 2,33,300/- **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: 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. 10 :** 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. 65,87,000/- **EMD :** Rs. 6,58,700/- **Bid increment Amount:** Rs. 25,000/-
			PROPERTY Lot No. 11 : 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. 65,87,000/- **EMD :** Rs. 6,58,700/- **Bid increment Amount:** Rs. 25,000/-
10	**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. 12 :** 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. 3,12,85,000/- **EMD :** Rs. 31,28,500/- **Bid increment Amount:** Rs. 1,00,000/-
11	**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. 13 :** 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/-
12	**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. 14 :** 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: Physical**	**Reserve Price –** Rs. 2,03,75,000/- **EMD -** Rs. 20,37,500/- **Bid increment Amount-** Rs. 1,00,000/-
			PROPERTY LOT NO. 15 : 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 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 NileyashKamthay,** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price –** Rs. 2,03,75,000/- **EMD -** Rs. 20,37,500/- **Bid increment Amount-** Rs. 1,00,000/-
			PROPERTY LOT NO. 16 : 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 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 : Physical**	**Reserve Price –** Rs. 3,73,17,000/- **EMD –** Rs. 37,31,700/- **Bid increment Amount-** Rs 1,00,000/-
13	**Branch: Overseas Branch Pune** **Borrower:** Mrs. Shabnam Bano and Mr. Ishtiyak Ahmed	**Rs. 53,27,079.00 (Rs Fifty Three Lakh Twenty Seven Thousand Seventy Nine 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	**PROPERTY LOT NO. 17 :** 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**	**Reserve Price –** Rs. 30,37,000/- **EMD -** Rs. 3,03,700/- **Bid increment Amount-** Rs, 25,000/-
14	**Branch: Overseas Branch Pune** **Borrower:** Mr. Ishtiyak Ahmed and Mrs. Shabnam Bano,	**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	**PROPERTY LOT NO. 18 :** 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. 30,37,000/- **EMD -** Rs. 3,03,700/- **Bid increment Amount-** Rs, 25,000/-
15	**Branch: Navipeth Branch** **Borrower :** Ritu Jigar Parekh and Mr. Jigar Devendra Parekh	**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 (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)	**PROPERTY Lot No 19:** 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** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 1,09,040,000/- **EMD :** Rs. 10,94,000/- **Bid increment Amount :** Rs. 1,00,000/-

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