



महाराष्ट्र ग्रामीण बँक
MAHARASHTRA GRAMIN BANK

संयोजित भावकीयी शेड्यूल बँक Scheduled Bank Owned by Government

Public Notice for Sale

Head Office: Plot No.42, Gut No.33 (Part), Golwadi Village, Growth Center, Waluj Mahanagar IV, CIDCO, Chh. Sambhajinagar 431136
Regional Office: Pune

SALE NOTICE THROUGH E-AUCTION (ONLINE AUCTION) UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWERS/GUARANTORS SALE NOTICE UNDER SARFAESI ACT, 2002 (HEREAFTER REFERRED TO AS ACT) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (Hereafter referred to as Rules)

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and pursuant to the possession of the secured assets of the borrowers(s)/ mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/representatives, as the case may be are hereby informed that offers are invited by the Bank for purchase of the properties listed below. Whereas the Authorized Officer of the bank has decided to sell the properties described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" under rules 8 & 9 of said Act, through online public auction. Maharashtra Gramin Bank is a secured creditor and any pending litigation from any other creditors of the borrower firm/partners shall not adversely affect the purchaser's right and title to the property purchased through e-auction. Moreover, there is no stay on sell of property from any Court.

Lot No.	Name of Borrower & Guarantor / Address / Branch Name / Loan A/c. No.	Description of Property	Total Dues Rupees	Reserve Price Rs.	Date of Actual Possession
				EMD Bid Increases Amt.Rs.	
01	Borrower: 1.Mr. Rahul Shantilal Bedmutha (Borrower) 2.Mrs. Annapurna Rahul Bedmutha (Coborrower) Both 1 & 2 Residing At: Flat No 206, 2nd floor, Building no B-4, Sara city At Post Kharabwadi, Taluka Khed, Dist. Pune 410501 Branch Name: Medankarwadi Housing Loan AC No: 80031648449	Flat no 206, 2nd Floor, Building No B-4, Sara city situated on the land bearing Gat No. 187/1, 187/2, 189,455,456,460,459,188,458,454 At post Kharabwadi Taluka Khed Pune 410501. Admeasuring 1000 Sq.Ft Boundaries: North: Compound wall South: MIDC Boundary East: Gat no 157 West: 30 Mtr. Road	Rs. 29,25,613 /- Together with further interest, Penal Interest, charges, cost, expenses etc.w.e.f. 01/08/2018	Rs.1956600/- Rs.195660/- Rs.10000/-	15.12.2020
02	Borrower: 1. Mr. Sachin Banduji Jamdhade 2. Mrs Kavita Sachin Jamdhade, Both Residing at Survey No 38/4 Prakash Pathare Wasti Nera Datta Mandir Kharadi. Pune Pune City 411014 Branch Name: Shiraswadi Loan AC No: 80075373978 Property Id: MAHG80075373978	Residential Flat no.C-404, "C" wing, fourth floor, admeasuring area 371 sq.ft. i.e.34.40 sq.mtr and attached terrace area admeasuring 3.76 sq.mtr, balcony area 3.54 sq.mtr, in the building/project known as Sai Sahwas, which is constructed on the bearing Gat no 53 ,village Wadebolhai, Taluka Haveli, Dist.Pune Boundaries: On or towards the North-Duct-On or towards the East-Flat no.401.- On or towards the South-Flat no.403, On or towards the West-Open space	Rs. 2037946.00 /- due as on date 02/02/2024 plus interest, costs, Charges, expenses w.e.f. 01/01/2024 onwards till full recovery	Rs. 1861200/- Rs. 186120/- Rs.10000/-	03.06.2024

Last Date of submission of KYC and EMD: 29/09/2026 upto 05:00 pm

Inspection date and time 28/09/2026 up to 05:00 pm with prior appointment

Date & Time Of E-Auction (With Auto Extensions of 5 Minutes In Case Bid Is Placed Within Last 5 Minutes): 30/09/2026; 11:00 AM to 1:30 PM

TERMS & CONDITIONS:

- The auction sale will be online E-Auction/Bidding through website <https://baanknet.com> on E-Auction date as mention with auto extensions of 5 minutes duration each in case bid placed within last 5 minutes.
- Bidders have to log in on the website <https://baanknet.com> and get themselves registered. Deposit Pre Bid EMD amount before the close of E auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment and updation of the same in the website. This may take some time as per banking process and hence bidders in their own interest are advised to submit the Pre-Bid EMD amount well in advance, that is at least 24 hours before the e-auction date to avoid last minute rush.
- For detailed terms and conditions of sale, please refer to the link provided in website of Maharashtra Gramin Bank i.e. <https://baanknet.com>, Prospective bidders can contact:
1) Mr. Mahesh Sasane Authorized Officer/ Regional Manager, Maharashtra Gramin Bank, Regional Office, Pune, Mobile No. 9423753400, email: rmpune@mahagramin.bank.in
OR recovery@mahagramin.bank.in
2) Mrs. Megha Ruikar, Branch Manager, Maharashtra Gramin Bank, Branch - Medankarwadi, Region - Pune, Mob.: 9960847936 3 Mr. Uday Jadhav, Mob.: 9820878255 email: uday.jadhav@psballiance.com 4) Helpline no. 8291220220 and email: support.baanknet@psballiance.com
- The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings on the same day of the sale. The balance of the bid amount shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them.
- The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiple of Rs. 10000/- (Rs. Ten Thousand only).
- The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings by PSB Alliance.
- The sale is subject to confirmation by the Bank. If the borrower/guarantor pays the amount due to the bank in full before date of sale, no sale will be conducted.
- The property is sold on subject strictly on "As is where is basis" and "As is what is basis" and the intending bidders should make discreet inquiries as regards to any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid.
- The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and condition of the sale without any prior notice and assigning any reason.
- The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
- The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties, please contact the contact persons mention in (3) above.
- The sale is subject to the conditions prescribed in the SARFEASI Act/Rules 2002 and the conditions mentioned above.

Date: 26.08.2026
Place: Pune

Authorized Officer / Regional Manager
Maharashtra Gramin Bank, Regional Office, Pune