

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम <i>एक परिवार एक बैंक</i> प्रधान कार्यालय : 'लोकमंगल', 1501, शिवाजीनगर, पुणे - 411005. H. O.: 'Lokmangal', 1501, Shivajinagar, Pune - 411005.	अंचल कार्यालय: "यशोमंगल" 1183-ए, एफ. सी. रोड, शिवाजीनगर, पुणे 5 Zonal office: "Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5 टेलीफोन/TELE: 020-2557 3347 ई-मेल/e-mail : legal_pcr@mahabank.co.in	
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AX6/Legal/EAuction//2026-27/

Date 06.08.2026

To,

1) Mr. Uvaraj Narayan Shinde (Borrower)

2) Mr. Gaurav Yuvraj Shinde (Borrower)

Address: - At Post -Roti, Tal- Daund, Dist -Pune, Maharashtra - 412219.

Dear Sir / Madam,

Sub: Notice for sale of immovable properties (Appendix - IV -A) Under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002

Please take a note that:

In terms of the powers vested in the undersigned as the Authorised Officer of Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets Act, 2002 (SARFAESI Act) and the Rules, the Authorized Officer of the Bank has taken possession of the assets mentioned below for taking action under the SARFAESI Act and to sell the said assets for recovery of **Rs. 1,04,42,762/- (Rupees One Crore Four Lakhs Forty Two Thousand Seven Hundred Sixty Two Only) plus further interest @ 9.55 % p.a. with monthly rests w.e.f. 11.03.2025 plus cost, interest and charges less recovery if any since 17.03.2025** due to Bank of Maharashtra.

The details of the property, reserve price and earnest money is as under

Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
Flat No. 39, on Fourth Floor, in "Royal Palms", on Pl.ot 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	Reserve Price - Rs. 69,24,000/- (Rupees Sixty Nine Lakhs Twenty Four Thousand Only) EMD - Rs.6,92,400/- (Rupees Six Lakhs Ninety two Thousand Four Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)



Date of E-auction: 15.09.2026

It is observed that the amount due to the Bank is not yet paid by you. Please note that the Authorized Officer of the Bank under the powers vested in him under the SARFAESI Act and Rules, shall be selling the said properties or any part of it by any mode prescribed by the Act to any purchaser/s on the terms and conditions as may be determined by the Bank in its sole discretion, after expiry of a period of 30 days from the date of publication of Public Notice for Sale if the entire amount due to the Bank together with up to date interest, costs and charges are not paid by you during this period.

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

Please refer to the Public Notice for Sale through E-auction under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 published in Financial Express and Loksatta on 06.08.2026

Yours faithfully,


(Shrikant Shekhar)
Chief Manager & Authorized Officer
Bank of Maharashtra
Pune City Zone

