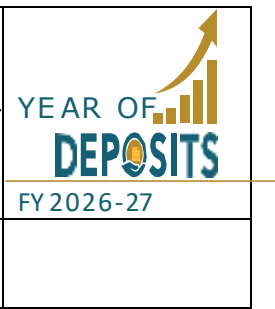


	Zonal office : Latur Ground Floor, Jeevan Jyoti, LIC Building , Ambejogai Road, Old Renapur Naka, India Nagar, Latur - 413531) TELE : (02382-240158,59) ई-मेल/e-mail : cmrecovery_lat@bankofmaharashtra.bank.in	
	प्रधानकार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे 411005 - Head Office : LOKMANGAL, 1501, SHIVAJINAGAR, PUNE- 411005	

Ref:AX-39/SARFAESI/AUCTION/ Balaji Trading /2026-27

Date: 21.08.2026

By Regd.A. D / Speed post / Hand Delivery/ Email
Without Prejudice

Branch: Ambejogai Road.

Borrower:-

1.Shri Balaji Trading Company
Prop.Mr.Ritesh Ramesh Raje
Address:Near Wale English School,
Khadgaon Road,Latur 413512
832938617.

Guarantor :-

Mr.Ramesh Dattatray Raje
S/o Dattatray Raje,Raj Laxmi Niwas,
Paik Hospital,Padma Nagar,Latur 413512
9403110005

Reg : - "Thirty Days" Notice for sale of immovable secured assets [(Under 8(6) and 9 (1)] of the Secured Interest (Enforcement Rule) 2002.

In terms of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 (SARFAESI Act) read with rules ,6,7,8 &9 of the security interest (Enforcement)rules,2002.

Pursuant to the possession taken of the property as described below in the name **of Shri Balaji Trading Company Prop.Mr.Ritesh Ramesh Raje , Guarantor Mr.Ramesh Dattatray Raje** by the undersigned as the Authorised Officer of the Bank of Maharashtra **Ambejogai Road Branch Latur** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 (SARFAESI Act) for recovery of the secured debts **Rs.1,96,52,141.95/-[One Crore Ninety-six Lakh fifty-two thousand one hundred and forty-one rupees and ninety-five paise only]+ unapplied interest + legal expenses w.e.f 22.05.2026 .** Bank charges if any amount deposited by Borrower if any plus further interest , expenses and other charges etc thereon **w.e.f 22.05.2026 (Bank of Maharashtra)** has initiated sales proceeding by publishing sale notice .You are put on notice for 30 days , on the expiry of which , in case of non-payment of entire dues of debts **Rs.1,96,52,141.95/-**+ further interest, expenses and other charges, **(Bank of Maharashtra, Zonal office Latur)** will finalized the sale to the prospective buyers as per terms of publication and provisions of the **SARFAESI Act 2002**. We further wish to inform you that if you have an interested buyer for the property, your buyer is entitled to put the bid for the purchase of the property as per the terms of sale.

Notice of **Thirty days** is hereby given to you under the provisions of SARFAESI Act, 2002 that the Bank, being Secured Creditor is putting the following mortgaged Immovable property under E-Auction on a Reserve Price and Earnest Money deposit & increment are also given as under:

Sr. No	Name of Borrower and Guarantor	Amount Due & Date	Short Description	Reserve Price / Earnest Money Deposit / Bid Increment
--------	--------------------------------	-------------------	-------------------	---

1	Borrower:- 1.Shri Balaji Trading Company Prop.Mr.Ritesh Ramesh Raje Address:Near Wale English School, Khadgaon Road,Latur 413512 832938617. Guarantor :- Mr.Ramesh Dattatray Raje S/o Dattatray Raje,Raj Laxmi Niwas,Opp.Paike Hospital,Padma Nagar,Latur 413512 9403110005	Demand Notice: Dt. 22.05.2026 Ledger Balance: Rs. 18984200.95/- + unapplied interest: Rs.667941.00/- Total – Rs.1,96,52,141.95/- +legal expenses w.e.f 22.05.2026 Symbolic Possession Date: 24.07.2026	Details of collateral security - Property No.1 :- All that piece and parcel of residential land and building constructed at Sy No 244/1/2, CTS No 10295/H 6 & 7 , Plot No 4 & 17 Adjacent D-1/1662, Old, R-3/209/2 New, Ambejogai Road, Old Renapur Naka, Latur-413512. Plot area admeasuring about 4460 Sq Feet Built up area adm about 455 Sq Meter Property Owned by Mr. Ramesh Dattatray Raje. Bounded as follows- On or towards the North: Plot No 5 &16 On or towards the East: 20 Feet Wide road On or towards the West: Latur Ambajogai Road South: Plot No. 3 & 18. CERSAI Asset ID-200063151467 Possession: Symbolic	Reserve Price - Rs.9.72 Crore (Rupees Nine Crore seventy-Two lacs Only) EMD: Rs.9,72,000 /- (Rupees Nine Lac seventy – two Thousand only) Bid Increment Amount Rs. 20,000.00/- [Rupees Twenty Thousand Only]
---	--	--	--	--

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.

The copy of the sale notice duly signed by authorized officer is attached herewith.

Sr. No.	Particulars		Date & Time
1.	Date and time of E-Auction	For Sr. No. 1 and for Property No 1	25.09.2026 between 11.00 a.m. and 5.00 p.m.
2.	Last Date of Submission of Bid with EMD		24.09.2026 up to 04.00pm
3.	Inspection Date & Time	For Sr. No. 1 and Property No 1	22.09.2026 to 23.09.2026 between 10:00 am. and 5:00 pm

E-auction shall be conducted through: Baanknet website: <https://baanknet.com>

Chief Manager & Authorized Officer
Bank of Maharashtra.
Place: Latur

Encl:1. The details of E-auction has published in Loksatta (Marathi) and Indian Express (English) newspaper on 21.08.2026, which you may please note. A copy of the E-auction Paper publication is enclosed herewith for your ready reference.