



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
एक परिवार एक बैंक

Stressed Asset Management Branch :
Agarkar High School Bldg., 2nd Floor, Somwar Peth Pune - 411011
Tel. No.: 7030924140 **E-mail:** bom1446@bankofmaharashtra.bank.in
Head Office : 1501, 'Lokmangal', Shivajinagar, Pune - 411 005

SALE NOTICE FOR SALE OF PROPERTIES UNDER SARFAESI ACT

E-Auction Sale Notice for Sale of Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(1), 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 property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the 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 property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
1	M/s Allfun Foods (India) Private Limited Through Directors- a. Mr. Sachidanand Rajaram Ghadage b. Mrs. Sheetal Sachidanand Ghadage Guarantors:- 1. Mr. Sachidanand Rajaram Ghadage 2. Mrs. Sheetal Sachidanand Ghadage M/s. Sidhanath Milk & Agro Products Through Partners a. Mr. Sachidanand Rajaram Ghadage b. Mrs. Sheetal Sachidanand Ghadage	Rs.5,37,28,840.50/- (Rupees Five Crores Thirty Seven Lakh Twenty Eight Thousand Eight Hundred Forty and Fifty Paise Only) plus interest at applicable rates plus costs,charges and expenses etc. as mentioned in the demand notice dt 26.06.2025 minus recoveries if any.	Lot No. 1 : Second Charge (Net of First Charge) by way of hypothecation of Plant & Machinery situated at Gat No – 1288/1/2/1490/1/2, Plot No 32 at Satara Mega Food Park, Degaon (PO), Taluka & District Satara -415004 along with NABARD, owned by M/s Allfun Foods (India) Pvt Ltd along with Second Charge (Net of First Charge) by way of Registered Mortgage of Land, Building & Construction thereon situated at Gat No– 1288/1/2/1490/1/2, Plot No 32 at Satara Mega Food Park, Degaon (PO), Taluka & District Satara–415004 along with NABARD, admeasuring 5035.80 Sq. Mtrs. Encumbrances: NABARD is the First Charge Holder Type of possession : Physical Lot No. 2 : First Pari passu charge of All those pieces and parcels of land & Building bearing CTS/Survey No-561 and admeasuring 8300 square meters ,situated at village Kalambi ,Tal-Khatav,Dist -Satara. Bounded as follows :On or towards the North : Kalambi Gaothan, On or towards the East : Gat No 558, On or Towards the West : Satara Pusesavali Road, On or towards the South : Gat No 562 Encumbrances: Pari Pasu Charge with NABARD Type of possession : Symbolic	Reserve Price – Rs. 26,22,00,000/- (Rupees Twenty Six Crore Twenty Two Lakh only) EMD - Rs.2,62,20,000/- (Rupees Two Crore Sixty Two lakh Twenty Thousand only) Bid increment Amount : Rs 100000/- (Rupees One Lakh Only) Reserve Price – Rs. 4,55,00,000/- (Rupees Four Crore Fifty Five lakhs only) EMD - Rs.45,50,000/- (Rupees Forty Five Lakh Fifty Thousand only) Bid increment Amount : Rs 100000/- (Rupees One Lakh Only)
2	Ms. Domiculture Facilities India Pvt. Ltd. R/O – S No. 19A/3B, Office No. 62, A Wing, KK Market, Dhankawadi, Pune, 411043 Through its Directors & Guarantors 2. Mrs. Priyanka Babasaheb Jadhav, R/O – Rajyog, Plot No. 13, Anand Co Op. HSG Society, Songirwadi, Wai, Satara 412803 3. Mr. Vishal Shankar Jaigude, R/O – 2412, Siddhanath wadi, Rokdoba Mandir, Khalachiali, Wai, Satara 412803 4. Mr. Vijay Baburao Anpat, R/O – D-1201, “Asawari”, Nanded city, Sinhagad Road, Pune 411041 5. Mr. Anil Maruti Anpat, R/O – Room no. 3, 3rd floor, Bldg No. C2/11, Sector 16, Vashi, Near Fire Brigade, Navi Mumbai 402107	Rs. 5,76,52,671.00 (Five Crore seventy Six Lakh Fifty Two Thouysand Six Hundred Seventy One Only) plus interest at applicable rates plus costs,charges and expenses etc. as mentioned in the demand notice dt 30.01.2023 minus recoveries if any.	Lot No. 3 : All that piece and parcel of Flat No. 3, admeasuring built-up area of 1384 sq. feet, located at first floor of building “Ratrani” in the Vastunirmiti's Landmark, constructed on Plot No. 6, Survey No. 42 (part), on Pune Mahabaleshwar Road, located at Mouje Siddhanthwadi, Tal. Wai, Dist Satara with all fixture and fittings made thereon Bounded by towards, Towards North – By property of plot no. 5, Towards East – By Compound Wall, Towards West – By property of Flat No. 2, Towards South – By property of plot no. 7 Encumbrances: Not Known Type of possession : Symbolic Lot No. 4 : All that piece and parcel of Flat No. 2, admeasuring built-up area of 1280 sq. feet, located at first floor of building “Sadafuli” in the Vastunirmiti's Landmark, constructed on Plot No. 9, Survey No. 42 (part), on Pune Mahabaleshwar Road, located at Mouje Siddhanthwadi, Tal. Wai, Dist Satara with all fixture and fittings made thereon Bounded by towards, Towards North – By property of plot no. 10, Towards East – By property of Flat No. 4, Towards West – By property of Plot No. 12, Towards South – By property of plot no. 8 Encumbrances: Not Known Type of possession : Symbolic Lot No. 5 : All that piece and parcel of Flat No. 2, admeasuring built-up area of 1901 sq. feet, located at first floor of building “Parijat” in the Vastunirmiti's Landmark, constructed on Plot No. 10, Survey No. 42 (part), on Pune Mahabaleshwar Road, located at Mouje Siddhanthwadi, Tal. Wai, Dist Satara with all fixture and fittings made thereon Bounded by towards,Towards North – By Internal Road, Towards East – By Internal Road, Towards West – By property of Flat No. 3, Towards South – By property of plot no. 9 Encumbrances: Not Known Type of possession : Symbolic Lot No. 6 : All that piece and parcel of Flat No. 6, admeasuring built-up area of 1500 sq. feet, located at stilt first floor of building “Rajnigandha” in the Vastunirmiti's Landmark, constructed on Plot No. 12, Survey No. 42 (part), on Pune Mahabaleshwar Road, located at Mouje Siddhanthwadi, Tal. Wai, Dist Satara with all fixture and fittings made thereon Bounded by towards,Towards North – By property of plot no. 11, Towards East – By property of Flat No. 5, Towards West – By Internal Road Towards South – By property of plot no. 13 Encumbrances: Not Known Type of possession : Symbolic Lot No. 7 : All that piece and parcel of Flat No. 1, admeasuring built-up area of 1482 sq. feet, located at stilt first floor of building “Madhumalti” in the Vastunirmiti's Landmark, constructed on Plot No. 14, Survey No. 42 (part), on Pune Mahabaleshwar Road, located at Mouje Siddhanthwadi, Tal. Wai, Dist Satara with all fixture and fittings made thereon Bounded by towards,Towards North – By property of plot no. 15, Towards East – By Parking, Towards West – By Plot No. 20, Towards South – By Compound wall and Forests Encumbrances: Not Known Type of possession : Symbolic	Reserve Price – Rs. 54,00,000/- (Rupees Fifty Four lakhs only) EMD - Rs.5,40,000/- (Rupees Five Lakh Forty Thousand only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only) Reserve Price – Rs. 50,00,000/- (Rupees Fifty lakhs only) EMD - Rs.5,00,000/- (Rupees Five Lakh only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only) Reserve Price – Rs. 75,00,000/- (Rupees Seventy Five lakhs only) EMD - Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only) Reserve Price – Rs. 59,00,000/- (Rupees Fifty Nine lakhs only) EMD - Rs.5,90,000/- (Rupees Five Lakh Ninety Thousand only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only) Reserve Price – Rs. 58,00,000/- (Rupees Fifty Eight lakhs only) EMD - Rs.5,80,000/- (Rupees Five Lakh Eighty Thousand only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only)
3	M/S. Hindustan Business Forms (Borrower) Gat No. 86/2/A, At Post Saidapur. Tal Satara. Dist Satara Maharashtra 415124 1) Mrs. Noorbegum Sallauddin Bagwan (Proprietor), 2) Mr. Sallauddin Haji Abdul Karim Bagwan (Guarantor), 3) Mr Irfan Sallauddin Bagwan (Guarantor) 1 to 3 Resi at : S K Towers, 528, Shaniwar Peth, Satara Pin Code: 415002	Rs. 1,17,54,343.26/- (Rupees One crore Seventeen Lakhs Fifty-Four Thousand Three Hundred Forty-Three Ps. Twenty-Six only) applicable interest thereon w.e.f. 02.12.2019 plus cost and expenses	Lot No. 8 : "All the Piece & Parcel land & Building at old Gat No. 86/2/A,Milkat No. 786 at post Saidapur , Tal Satara Dist Satara having Plot Area 1250 Sq Mtr having Built Up area 501.85 Sq Mtr Bounded as below: East: Remaining Land R. S. No. 87, West: Malwadi Road, South: R. S. No. 86/2B Part, North: Remaining 12 R Land out of said No. 86/2A Encumbrances: Not Known Type of possession : Symbolic	Reserve Price –Rs. 1,58,00,000/- (Rupees One Crore Fifty Eight lakh only) EMD - Rs.15,80,000/- (Rupees Fifteen Lakh Eighty Thousand only) Bid increment Amount: Rs 1,00,000/- (Rupees One Lakh Only)

Contact Details : Pooja Kureel, Senior Manager – Mob.7030732432, Soumitra Kenjale, Senior Manager – Mob -9552585619 & Kanchanlata Pandey, Assistant General Manager & Branch Head – Mob. 9766340338,

No.	Particulars	Date & Time
1.	Date and time of E-Auction	For Lot No. 1 to 8 24.09.2026 between 11.00 a.m. and 4.00 p.m
2.	Last Date of Submission of KYC with EMD	24.09.2026 till 10:30 A.M (as per PSB Alliance rules)
3.	Inspection Date & Time	For Lot No. 1 to 8 01.09.2026 to 20.09.2026 between 10:00 am. and 5:00 pm

- E-auction shall be conducted through the BAANKNET. Bidders have to log in on the website – “<https://baanknet.com/eauction-psb>” and have to register themselves. In this regard, **Please note that verification of KYC documents takes 2-3 days’ time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush.** For Registration related queries, the contact numbers are 8291220220 support.BAANKNET@psballiance.com).
- For detailed terms and conditions of the sale, please refer to the link “https://www.bankofmaharashtra.bank.in/properties_for_sale.asp” provided in the Bank’s website.