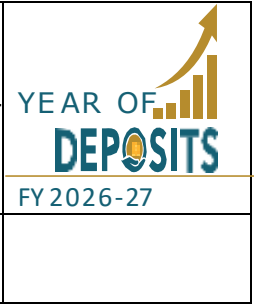


	Zonal office : Latur Ground Floor, Jeevan Jyoti, LIC Building , Ambejogai Road, Old Renapur Naka, India Nagar, Latur - 413531) TELE : (02382-240158,59) ई-मेल/e-mail : cmrecovery_lat@bankofmaharashtra.bank.in प्रधानकार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे 411005 - Head Office : LOKMANGAL, 1501, SHIVAJINAGAR, PUNE- 411005	
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Ref:AX-39/SARFAESI/AUCTION/M/s.Vishwa Industries/2026-27

Date: 11.08.2026

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

Branch- Gadi

Borrowers:-

M/s Vishwa Industries

Prop – Mr.Ganesh Babasaheb Dhumal

At Gut No 249 Mauje Rajpimpri Taluka Geovrai

Dist- Beed 431127

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 Mr.Ganesh Babasaheb Dhumal** by the undersigned as the Authorised Officer of the Bank of Maharashtra **Gadi 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 Ledger Bal **RS. 2,14,40,409/- [Two Crore Fourteen Lakh Forty Thousand Four Hundred nine rupees Only] + unapplied interest + legal expenses w.e.f 18.04.2025**. Bank charges if any amount deposited by Borrower if any plus further interest , expenses and other charges etc thereon **w.e.f 18.04.2025 (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. 2,14,40,409/- [Two Crore Fourteen Lakh Forty Thousand Four Hundred nine rupees Only] + 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:

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.

Sr. No	Name of Borrower and Guarantor	Amount Due & Date	Short Description	Reserve Price / Earnest Money Deposit / Bid Increment
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	Borrowers:- M/s Vishwa Industries Prop – Mr.Ganesh Babasaheb Dhumal At Gut No 249 Mauje Rajpimpri Taluka Geovrai Dist- Beed 431127	Demand Notice: Dt. <u>18.04.2026</u> Ledger Bal: RS. 2,14,40,409/- [Two Crore Fourteen Lakh Forty Thousand Four Hundred nine rupees Only] plus unapplied interest+legal expenses w.e.f 16.04.2026 Symbolic Possession Date: <u>23.06.2026</u>	Details of collateral security - Property No.1 :- Registered mortgage of land Gut Number 249 (P) ,House number 685 Mauje Rajpimpri, Tal Georai Dist Beed Maharashtra 431127 adm total area of 17200 Sq .Meters (net industrial plot area of 13680 Sq. Meters in Name of Mr. Ganesh Babasaheb Dhumal Boundreis : E- Khopti Shiv Road W- Land of Mr. Pandurang Jagtap S- Land of road (M/s Panama Wind Energy) N- Gairan -Govt Land CERSAI Asset ID- 200090009101 Possession: Symbolic	Reserve Price - Rs.82.00 Lacs (Rupees Eighty-Two lacs Only) EMD: Rs.8,20,000 /- (Rupees Eight Lac Twenty Thousand only) Bid Increment Amount Rs. 20,000.00/- [Rupees Twenty Thousand Only]
			Property No 2) -Registered mortgage of land Sy. No 66/ A village georai taluka Georai Dist beed , Maharashtra -431127 , Adm. Total area of 811.96 Sq. Meters in the name of Ganesh Babasaheb Dhumal Boundaries: E- Nala W- 20 ft Road S- Land of Vitthal Rangnath Wade and others N- Land of Baurao Ramuji Wade CERSAI Asset ID- 200090009868 Possession: Physical	Reserve Price - Rs.95.00 Lacs (Rupees Ninety-five lacs Only) EMD: Rs.9,50,000/- (Rupees Nine Lac fifty Thousand only) Bid Increment Amount Rs. 20,000.00/- [Rupees Twenty Thousand Only]

			Property No.3.)- Registered mortgage of flat Nos. 114 ,115 and 116 ,land Sy No 52 ,Plot no 58 ,village kasbe Georai ,Tal , Georai Dist Beed ,Maharashtra-431127 Adm Total area of 811.96 Sq. Meters the name of Mr. Ganesh Babasaheb Dhumal CERSAI Asset ID- 200090010854 Possession: SYMBOLIC	Reserve Price - Rs.62.00 Lacs (Rupees Sixty-Two lacs Only) EMD: Rs.6,20,000/- (Rupees Six Lac Twenty Thousand only) Bid Increment Amount Rs. 20,000.00/- [Rupees Twenty Thousand Only]
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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 to 3	15.09.2026 between 11.00 a.m. and 5.00 p.m.
2.	Last Date of Submission of Bid with EMD		14.09.2026 up to 04.00pm
3.	Inspection Date & Time	For Sr. No. 1 to 3 and for Property No 1 to 3	11.09.2026 to 12.09.2026 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 11.08.2026, which you may please note. A copy of the E-auction Paper publication is enclosed herewith for your ready reference.