

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक 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 31.08.2026

To

1. Mr. Irshad Ali

Flat No. 303, 3rd Floor,

S No 34/2, Shreeram Palace Apartment,

Tingrenagar, Lane No. 10, Dhanori,

Pune-411032

2. Mrs. Shabnam Bano

Flat No. 303, 3rd Floor,

S No 34/2, Shreeram Palace Apartment,

Tingrenagar, Lane No. 10, Dhanori,

Pune-411032

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. 55,27,706/- (**Rupees Fifty Five Lakhs Twenty Seven Thousand Seven Hundred and Six only**) plus interest @ 9.75% p.a. with monthly rests w.e.f. 10.06.2024 apart from penal interest, cost and expenses less recovery if any since 10.06.2024 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
All that pieces and parcel of Residential Flat no. 303(Apartment no 21) area admeasuring about 800 sqr ft i.e. 74.34 sqr mtrs, super builtup area (inclusive of balconies, proportionate share of common areas, staircase, landings, common parking, common amenities etc.) along with open terrace admeasuring 560 sqr ft ie 52 sqr mtrs situated on third floor in Wing B in the building known as Shree Ram Palace Apartment constructed on land bearing Survey No 34/2, Plot Nos 143,144 & 145, situated at village Dhanori, Taluka Haveli, Dist. Pune-411032. Boundaries of the mortgaged property are as under:	Reserve Price – Rs.68,59,000/- (Rupees Sixty Eight Lakhs Fifty Nine Thousand Only) EMD : Rs. 6,85,900/- (Rupees Six Lakhs Eighty five Thousand Nine hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)



Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
On or towards North: By flat no. 302/A Wing On or towards East: By Open Space On or towards West: By Landing On or towards South: By flat no. 302/B Wing Owner of the Property - Mr. Irshad Ali & Mrs. Shabnam Bano Encumbrances: Not Known Type of possession: Symbolic	

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 enclosed 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 30.08.2026.

Yours faithfully,


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

