



Bank of Maharashtra

आस्ति वसूली शाखा
यशोमंगल" 1183-ए, दूसरी मंजिल, एफ. सी. रोड, शिवाजीनगर, पुणे 5
BANK OF MAHARASHTRA
Asset Recovery Branch
"Yashomangal" 1183-A, 2nd Floor, F.C. Road, Shivajinagar, Pune 5



AE59/ARB/E-auction/ESW Advantage Forum/2026-27

Date: 09.10.2026

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

To

1. M/s ESW Advantage Forum
Through Directors,
Mr. Narayan Anukushe
Mr. Rajendra Nibhorkar
Mr. Arun Kumar Kalia

Borrower

Address:

Indian Council of Agricultural Research,
Ground floor, Sr. No. 36/2A/4, Bunglow No. 5,
Defence Colony Pune Solapur Road,
Shewalewadi Pune -412308

Also At:

9th floor, Tec Tower 2
World Trade Center Eon Free Zone,
Kharadi, Pune , Maharashtra-411014

2. Mr. Narayan Ankushe

Guarantor

Address:

Defence Colony, Bhavara Wasti, Villa Royal,
Behind Natural Grapes Centre Shewalewadi,
Pune 412308

3. Mr. Rajendra Nibdorkar

Guarantor

Address:

Flat no. 902, 9th Floor Viola Building,
Mohammadwadi, Undri , Pune 411060

4. Mr. Arun Kumar Kalia

Guarantor

Address:

701, Caniva , Nyati Environ Hsg Society,
Lane No.5, Tingrae Nagar Dighi,
Pune 411015

5. Mrs Sandhya Narayan Ankushe

Guarantor

Address:

Sr No.36/2a/4, Malmatta No. 1382,
Defence Colony Shewalwewadi,



Pune 412207

6. Mr. Pandurang Pradbakar Anukshe

Guarantor

Address:

Fat No. B 804, Defence Colony,
Phase 2, Bakoti Raod , Radheshwari Nagar,
Wagholi , Pune 412207

7. Mrs. Rohini Shriram Ankushe

Guarantor

Address:

Flat no. B 804, Defence Colony Phase 2,
Bakori Road , Radheshwari Nagar,
Wagholi Pune 412207

8. Mr. Sriram Prabhakar Ankushe

Guarantor

Address:

Flat No. B 802, Wing B, Defence Colony,
CHSL New Gate 849& 854 Wagholi,
Pune 412207

Sir / Madam,

Reg : - Notice for sale through e-auction in respect of mortgaged properties under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.

Please take a notice 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 Symbolic possession of the assets mentioned below for taking action under the SARFAESI Act and to sell the said assets for recovery of **Rs 4,81,01,149.00/- (Rs Four Crore Eighty One Lakhs One Thousand One Hundred Forty Nine Rupees only) plus interest thereon @ contractual rate with monthly rest w.e.f. 31/01/2025 apart from penal interest ,cost and expenses minus recovery if any.**

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 the Piece & Parcel of Premises Bearing Flat No. D 101, Wing D , Situated at 1st Floor, Carpet Area admeasuring 109.35sq. meters plus Attached Terrace 15.20 sq. meters total 124.55 sq. meters i.e. 1341sq ft Along with 1 covered Car Parking , Defense Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Narayan Prabhakar Ankushe. Encumbrance – Not known Possession – Physical	Reserve Price – Rs. 76,67,000/- (Rupees Seventy Six Lakhs Sixty Seven Thousand Only) EMD – Rs. 7,66,700/- (Rupees Seven Lakh Sixty Six Thousand Seven Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty-Five Thousand Only)
All the Piece & Parcel Flat No. D 103, Wing D Situated at 1st Floor, Carpet Area admeasuring 111.73sq. meters plus Attached Terrace 15.20 sq. meters total 126.93 sq. meters i.e. 1366sq ft Along with 1 covered Car Parking , Defense Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Pandurang Prabhakar Ankushe Encumbrance – Not known Possession – Physical	Reserve Price – Rs.78,09,000/- (Rupees Seventy Eight Lakh Nine Thousand Only) EMD – Rs. 7,80,900/- (Rupees Seven Lakh Eighty Thousand Nine Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty-Five Thousand Only)
All the Piece & Parcel Flat No. D 104, Wing D, Situated at 1st Floor, Carpet Area admeasuring 109.35sq. meters plus Attached Terrace 15.20 sq. meters total 124.55 sq. meters i.e. 1341sq ft Along with 1 covered Car Parking , Defense Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Sandhya Narayan Ankushe. Encumbrance – Not known Possession – Physical	Reserve Price – Rs.76,67,000/- (Rupees Seventy Six Lakh Sixty Seven Thousand Only) EMD – Rs. 7,66,700/- (Rupees Seven Lakh Sixty Six Thousand Seven Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty-Five Thousand Only)

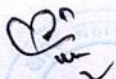
Date of E-auction: 18.11.2026

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 15 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.

Yours faithfully,



(Sudhir Kulkarni)
Assistant General Manager & Authorized Officer
Asset Recovery Branch, Pune

