



आस्ति वसुली 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/Arya Construction/2026-27

Date: 21.10.2026

To,

1. M/s Arya Construction

(Borrower)

Proprietor: Mrs.Sarika Sunil Patil

Address:

Property No. 458, Gat No. 334, Tilekarwadi,
Khamgaontak, Haveli Pune 412202

Also At:

Sr. No. 39, Shop No. 15, Wadgaon Budruk
Pune 411051, Maharashtra

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

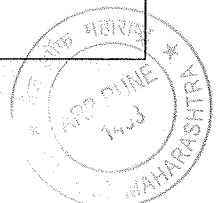
Please take a notice that:

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 possession of the assets mentioned below for taking action under the SARFAESI Act and to sell the said assets for recovery of **Rs. 4,43,06,179.00/- (Rs. Four Crore Forty-Three Lakhs Six Thousand One Hundred Seventy-Nine Only) plus unapplied interest @12.75% p.a. with monthly rests. w.e.f. 04.01.2026 p.a. with monthly rest plus cost, charges and expenses till date of payment of the entire dues, minus recovery if any 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
1.All that piece and parcel and Parcels of Non-Agricultural Land Admeasuring area 30R and Industrial shed/ factory building thereon situated at Gat no. 334, Village Tilekarwadi, Khamgaon, Urali Kanchan, Taluka Haveli, District Pune. Encumbrance – Not Known Possession – Physical	Reserve Price: Rs. 2,30,85,000/- (Rupees Two Crore Thirty Lakhs Eighty-Five Only) EMD: Rs. 23,08,500/- (Rupees Twenty Three Lakhs Eight Thousand and Five Hundred Only)

Restricted



Handwritten signature

	Bid Increment Rs.1,00,000/- (Rupees One Lakhs Only)
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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,


Authorized Officer
Bank of Maharashtra