



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/Legal/EAuction/ Ramesh Balwant Karanjanwane/2026-27

Date: 26.10.2026

To,

1. **Mr. Ramesh Balwant Karanjanwane**

(Borrower)

Address:

2A, North Gothan Kirkitwadi,
Haveli, Pune 411024

2. **Mrs. Gayatri Ramesh Karanjanwane**

(Co- Borrower)

Address:

2A, North Gothan, Kirkitwadi,
Haveli, Pune 411024

Dear Sir / Madam,

Sub: Notice for sale of immovable properties (Appendix - IV –A) Under the Securitization & 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 Authorized 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 **being Rs.1,62,92,090.00 (Rs. One Crore Sixty Two Lakhs Ninety Two Thousand Ninety Rupees Only) plus interest thereon @ contractual rate with monthly rest w.e.f. 02.06.2023 apart from penal interest, cost and expenses 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
All that piece and parcel of property bearing Flat No.1 on the 2nd floor of the Building Known as "Ranawade Patil Estate" Wing - A admeasuring about area of the flat is 627 Sq. Ft. Respectively and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411 041.	Reserve Price: Rs. 25,43,000.00/- (Rupees Twenty-Five Lakhs Forty Three Thousand Only)
Encumbrance – Not known	EMD: Rs.2,54,300.00/- (Rupees Two Lakhs Fifty-Four Thousand Three Hundred Only)
Possession - Physical	Bid Increment 25,000/-



<p>All that piece and parcel of property bearing Flat No.2 on the 2nd floor of the Building Known as "Ranawade Patil Estate" Wing - A admeasuring about area of the flat is 638 Sq. Ft. Respectively and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411 041.</p> <p>Encumbrance – Not known</p> <p>Possession - Physical</p> <p>Note*- Sole sale deed is available for both (Flat no. 1 and 2)</p>	<p>Reserve Price: Rs. 25,88,000.00/- (Rupees Twenty-Five Lakhs Eighty-Eight Thousand Only)</p> <p>EMD: Rs.2,58,800.00/- (Rupees Two Lakhs Fifty Eight Thousand Eight Hundred Only)</p> <p>Bid Increment 25,000/-</p>
<p>Property Lot No. 7 All that piece and parcel of property bearing Flat No.5 on the 2nd floor of the Building Known as "Ranawade Patil Estate" Wing - A admeasuring about area of the flat is 632 Sq. Ft. Respectively and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411 041.</p> <p>Encumbrance – Not known</p> <p>Possession - Physical</p>	<p>Reserve Price: Rs. 25,60,000.00/- (Rupees Twenty-Five Lakhs Sixty Thousand Only)</p> <p>EMD: Rs.2,56,000.00/- (Rupees Two Lakhs Fifty-Six Thousand Only)</p> <p>Bid Increment 25,000/-</p>
<p>Property Lot No. 8 All that piece and parcel of property bearing Flat No.6 on the 2nd floor of the Building Known as "Ranawade Patil Estate" Wing - A admeasuring about area of the flat is 647 Sq. Ft. Respectively and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411 041.</p> <p>Encumbrance – Not known</p> <p>Possession - Physical</p>	<p>Reserve Price: Rs. 26,24,000.00/- (Rupees Twenty-Six Lakhs Twenty-Four Thousand Only)</p> <p>EMD: Rs.2,62,400.00/- (Rupees Two Lakhs Sixty-Two Thousand Four Hundred Only)</p> <p>Bid Increment 25,000/-</p>
<p>Property Lot No. 9 All that piece and parcel of property bearing Flat No.7 on the 2nd floor of the Building Known as "Ranawade Patil Estate" Wing - A admeasuring about area of the flat is 647 Sq. Ft. Respectively and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411 041.</p> <p>Encumbrance – Not known</p> <p>Possession - Physical</p>	<p>Reserve Price: Rs. 26,24,000.00/- (Rupees Twenty Six Lakhs Twenty Four Thousand Only)</p> <p>EMD: Rs.2,62,400.00/- (Rupees Two Lakhs Sixty Two Thousand Four Hundred Only)</p> <p>Bid Increment 25,000/-</p>



Note** Sole sale deed is available for Flat no. 5,6 and 7.

Date of E-auction: 30.11.2026

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



EY679647912IN

Dely Office & Pincode:Khadakwasla R.S. S.O(411024)	
Booking Office: Model Colony S.O (411016) Counter No. 1. 28-10-2026 10:55:32 GSTNo.27AAAGS1256F1ZE BkgRefID: 2466119928102613604 ChargedWeight(gms):20 Phy.Wt(gms):20 Vol.Wt(gms).NA(L:NA B:NA H:NA) AmountPaid:23.00(Base Tariff-Rs.19 Tax-Rs.4) (CGST:2.00 SGST:2.00) ModeofPayment:SQ	
Sender	Receiver
BANK OF MAHARASHTRA Mobile No.1234567890 PUNE	RAMESH B KARANJANWANE Mobile No.1234567890 PUNE
PUNE MAHARASHTRA-411005	PUNE MAHARASHTRA-411024

Track on www.indiapost.gov.in OR Dial 18002666668 : IVR NO : 6889679647912
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EY679648498IN

Dely Office & Pincode:Khadakwasla R.S. S.O(411024)	
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PUNE MAHARASHTRA-411005	PUNE MAHARASHTRA-411024

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