Bank of Maharashtra
अंचल कार्यालय पुणे शहर
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"यशोमंगल" 1183-ए, एफ. सी. रोड, शिवाजीनगर, पुणे 5
"Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5

YEAR OF DEPOSITS FY 2026-27

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the **Symbolic and/or Physical** possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
1	**Borrower:** **M/s Shah Enterprises** Prop. Late Mr. Arman Shah Through Legal Heir Kalimunnisha Arman Shah **Branch: Mid Corporate Branch, Pune**	Rs. 1,91,76,821.86 (Rupees One Crore Ninety One Lakhs Seventy Six Thousand Eight Hundred Twenty One and Eighty Six Paise only) plus interest @13.05% p.a. with monthly rests w.e.f. 13.02.2026, apart from penal interest, cost and expenses minus recovery effected (if any)	**PROPERTY Lot No 1** Flat No. 702, 7th Floor, Building No. M, River Residency, Gat No. 90, Village Chikhali nearby SNBP Internation School & College, Jadhavwadi, Chikali, Taluka-Haveli, District-Pune bounded as below: On or towards North: By remaining property of Gat No. 90 beyond by Indrani River On or towards East: By Shiv(boundary) of Moshi village and Gat No. 94 On or towards West: By Gat No. 76,77,79,87 & 89 On or towards South: By Gat No. 72 & 75 **Owner of the Property –** Late Mr. Arman Shah through Legal Heir Kalimunnisha Arman Shah **Encumbrances: Not Known**	**Reserve Price –** Rs.51,78,000/- (Rupees Fifty One Lakhs Seventy Eight Thousand Only) **EMD** : Rs. 5,17,800/- (Rupees Five Lakhs Seventeen Thousand Eight Hundred Only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			Type of possession: Symbolic	
2	**Borrower:** **M/s Kaushik Diamond Crafts Pvt. Ltd.** Directors: a) Mr. Devdatta Prabhakar Apte b) Mrs. Veena Devdatta Apte **Branch: Karve Road, Pune**	Rs. 82,25,788.59 (Rupees Eighty Two Lakhs Twenty Five Thousand Seven Hundred Eighty Eight and Fifty Nine Paise only)plus interest thereon as mentioned above w.e.f. 25.03.2025 plus cost, charges and expenses minus recovery if any till date of payment of the entire dues	**PROPERTY Lot No 2** All that piece and parcel of Flat No. 9, 2nd Floor, Goplaxmi Apartments, CTS No 1206 Sadashiv Peth, Limaye Wadi, Pune 411030 admeasuring 450 sqr ft along with exclusive right to use adjacent terrace admeasuring 125 sqr. Ft. Total area of 575 sqr. Ft owned by Mr. Devdatta Prabhakar Apte & Mrs. Veena Devdatta Apte bounded as under: **East**: Adjacent building CTS No. 1205 **West**: Entrance/Flat No. 8 **North**: Open Space **South**: Flat No. 7/Open Space **Owner of the Property –** Mr. Devdatta Prabhakar Apte & Mrs. Veena Devdatta Apte **Encumbrances: Not Known** **Type of possession:** Physical	**Reserve Price –** Rs.69,05,000/- (Rupees Sixty Nine Lakhs Five Thousand Only) **EMD** : Rs. 6,90,500/- (Rupees Six Lakhs Ninety Thousand Five Hundred Only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty-Five Thousand Only)
3	**Borrower:** **1. Mr. Irshad Ali** **2. Shabnam Bano** **Branch: Housing Finance Branch, Pune**	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	**PROPERTY Lot No 3** 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. 65,16,000/- (Rupees Sixty Five Lakhs Sixteen Thousand only) **EMD** : Rs. 6,51,600/- (Rupees Six Lakhs Fifty One Thousand Six Hundred only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	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	
4	**Borrower:** **1. Mrs. Jyoti Ramesh Gawali** **2. Mr. Ramesh Sarjerao Gawali** **Branch: Housing Finance Branch, Pune**	Rs. 59,48,772/- (Rupees Fifty-Nine Lakhs Forty-Eight Thousand Seven Hundred Seventy Two only) plus interest @ 9.40% p.a. with monthly rests upto 15.01.2024 plus unapplied interest, penal interest, cost and expenses w.e.f. 16.01.2024 less recovery if any since 16.01.2024	**PROPERTY Lot No 4** All that part and parcel of Row house No.9, consisting of Ground + First Floor in Adesh Villa having saleable built up area 1000 sqr ft i.e. 92.93 sqr. Mtrs and attached private garden admeasuring 200 sqr ft i.e. 18.58 sqr mtrs which is constructed on land bearing old S No 600, new S no 312 Hissa no 1/1 area admeasuring 00 H 96 R and old S No 600, New S No 312, Hissa No ½ area admeasuring 00 H 40 R out of it land admeasuring 00 H 02 R totally admeasuring about 00 H 10R situated at Village Uruli Devachi, Taluka Haveli, District Pune within Jurisdiction of sub Registrar, Haveli and within limits of Pune Municipal Corporation. Mortgaged property is bounded as under: **On or towards North**: Row house No. 10 **On or towards East**: 15ft Internal Road **On or towards West**: Remaining part of Sr. No. 312 **On or towards South**: Row House No. 8 **Owner of the Property –** Mrs. Jyoti Ramesh Gawali & Mr. Ramesh Sarjerao Gawali **Encumbrances: Not Known** **Type of possession:** Symbolic	**Reserve Price –** Rs.60,48,000/- (Rupees Sixty Lakhs Forty Eight Thousand Only) **EMD** : Rs. 6,04,800/- (Rupees Six Lakhs Four Thousand Eight Hundred Only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
5	**Borrower:** **Mr. Kamal Moti Bishwakarma** **Branch: Housing Finance Branch, Pune**	Rs. 39,92,643/- (Rupees Thirty Nine Lakhs Ninety Two Thousand Six Hundred and Forty Three only) plus applicable interest thereon w.e.f. 14.08.2025 less recovery if any since 16.01.2024	**PROPERTY Lot No 5** Flat No 10, situated on 3rd Floor of Building A, Survey No. 37, Hissa No 1A, Sun Shine Nagar, Rahatni, Pune-411017. Boundaries of mortgaged property is as below: **On or towards North**: Road towards Rahatni **On or towards East**: By part of Survey No. 37 **On or towards West**: By part of Survey No. 37 **On or towards South**: By part of Survey No. 29 **Owner of the Property –** Mr. Kamal Moti Bishwakarma **Encumbrances: Not Known** **Type of possession:** Symbolic	**Reserve Price –** Rs. 43,74,000/- (Rupees Forty Three Lakhs Seventy Four Thousand Only) **EMD** : Rs. 4,37,400/- (Rupees Four Lakhs Thirty Seven Thousand Four Hundred only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty-Five Thousand Only)
6	**Borrower:** **1. Mr. Raju Kashinath Salunkhe** **2. Mrs. Sarika Raju Salunkhe** **Branch: Housing Finance Branch, Pune**	Rs. 60,51,651/- (Rupees Sixty Lakh Fifty One Thousand Six Hundred and Fifty One Only) plus interest @9.55% p.a. with monthly rests upto 04.04.2024 plus unapplied interest, penal interest , cost and expenses w.e.f. 16.10.2024 less recovery if any since 01.02.2025	**PROPERTY Lot No 6** Flat No. 4, admeasuring 47.85 sqr meter built up, situated on 1st Floor, Building No. C, Dr Angal Park 'C' Co-operative housing Society Ltd., constructed on the land bearing Survey No. 106A and 107B having CTS no 2839 and 2840 are admeasuring 14373 sqr mtrs situated at village Shivajinagar (Bharmuda), Chatturshringi, Taluka Haveli, District Pune. Mortgage property is having the following boundaries: **On or towards North**: Lobby & Flat No. 2 **On or towards East**: Duct **On or towards West**: Flat No. 3 **On or towards South**: Open to Sky & Side Margin **Owner of the Property –** Mr. Raju Kashinath Salunkhe & Mrs. Sarika Raju Salunkhe **Encumbrances: Not Known**	**Reserve Price –** Rs.60,26,000/- (Rupees Sixty Lakhs Twenty Six Thousand Only) **EMD** : Rs. 6,02,600/- (Rupees Six Lakhs Two Thousand Six Hundred Only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			Type of possession: Symbolic	
7	**Borrower:** **1. Mrs. Jyoti Sachin Kale** **2. Sachin Shrikrishna Kale** **Branch: Erandwana, Pune**	Rs. 25,67,447/- (Rupees Twenty Five Lakhs Sixty Seven Thousand Four Hundred Forty Seven Only) plus interest applicable thereon w.e.f. 07.12.2025 less recovery if any since 16.01.2026	**PROPERTY Lot No 7** Flat No. 306, third Floor, Building No.-P, Vision City Apartment, Village-Jambhul, Gat No. 308+309, Gat No 338 and 339, Tal-Maval, Pune The property is also mortgaged against credit facilities sanctioned to M/s Pace International Courier (Prop.: Mrs. Jyoti Sachin Kale) with Erandwana Branch, Pune **Owner of the Property –** Mrs. Jyoti Sachin Kale **Encumbrances: Not Known** **Type of possession:** Physical	**Reserve Price –** Rs.23,33,000/- (Rupees Twenty Three Lakhs Thirty Three Thousand Only) **EMD** : Rs. 2,33,300/- (Rupees Two Lakhs Thirty Three Thousand Three Hundred Only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty-Five Thousand Only)
8	**Borrower:** **M/s V.A.S. Anuvishwa Agro Product LLP through partners:** **1. Mrs. Shweta Shailesh Pandit** **2. Mrs. Vaishali Rajendra Jagtap** **3. Mrs. Anuradha Nitin Kudale** **Guarantor:** **Mr. Rajendra Dnyanoba Jagtap** **Branch: Hi-tech Agri Branch, Pune**	Rs. 3,08,60,419/- (Rupees Three Crore Eight Lakhs Sixty Thousand Four Hundred and Nineteen only) plus interest thereon & future interest @ 12.45% w.e.f. 30.11.2024 less recovery if any since 30.11.2024	**PROPERTY Lot No 8** Land admeasuring 0 Ha 74R at Gat No. 920/5 (Industrial NA) at village Khamgaon, Taluka- Daund, Dist-Pune in the name of Mrs. Shweta Shailesh Pandit Boundaries of above mentioned plot (as per Agreement) are as under: **On or towards East:** By Road **On or towards South:** By Gat No. 882 **On or towards West:** By Property of Mr. Abhimanyu Dhotre **On or towards North:** By Property of Mr. Satish Jadhav **Owner of the Property –** Mrs. Shweta Shailesh Pandit **Encumbrances: Not Known** **Type of possession:** Physical	**PROPERTY Lot No 8** **Reserve Price –** Rs.1,36,90,000/- (Rupees One Crore Thirty Six Lakhs Ninety Thousand Only) **EMD** : Rs. 13,69,000/- (Rupees Thirteen Lakhs Sixty Nine Thousand Only) **Bid increment Amount** Rs 1,00,000/- (Rupees One Lakh Only) **PROPERTY Lot No 9** **Reserve Price –** Rs.1,22,10,000/- (Rupees One Crore Twenty Two Lakhs Ten Thousand Only) **EMD** : Rs. 12,21,000/- (Rupees Twelve Lakhs

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			PROPERTY Lot No 9 Non Agricultural Land in Gat No. 1150, admeasuring 0 Ha 66R at Khamgaon Tal-Daund, Dist-Pune in the name of Mrs. Anuradha Nitin Kudale Boundaries of above mentioned plot (as per Agreement) are as under: **On or towards East:** By Property of Mr. Madhukar Zurunge & Sanjay Kudale **On or towards South:** By Property of Mr. Laxman Jagtap/Mr. Panditrao Nagavde **On or towards West:** By Property of Mr. Baban Jagtap **On or towards North:** By Property of Mr. Nitin Kudale **Owner of the Property –** Mrs. Anuradha Nitin Kudale **Encumbrances: Not Known** **Type of possession:** Physical	Twenty One Thousand Only) **Bid increment Amount** Rs 1,00,000/- (Rupees One Lakh Only)
9	**Borrower:** **M/s Alpine Buildtech through its partners:** **1. Mr. Omkar Suresh Raykar** **Mr. Awadhut Suresh Raykar** **Guarantor(s):** **1. Mr. Omkar Suresh Raykar** **2. Mr. Awadhut Suresh Raykar** **Branch: Model Colony, Pune**	Rs. 2,41,61,083.04 (Rupees Two Crores Forty One Lakhs Sixty One Thousand eighty three and Four Paise Only) plus interest plus penal interest w.e.f. 14.05.2024 plus charges less recovery if any since 14.05.2024	**PROPERTY Lot No 10** Flat no. 301, situated on 3rd floor, 'B' Wing, in the Building known as 'Vishwambhar Residency', Manikbaug, at S No. 18/6A(Part), Plot No. 1, Vadgaon Budruk, Pune. Mortgaged property is bounded as under: **On or towards East:** Open Space **On or towards West:** By entrance and staircase **On or towards North:** Open Space **On or towards South:** By Lift and Flat No. 302 **Owner of the Property –** Mr. Omkar Suresh Raykar **Encumbrances: Not Known**	**PROPERTY Lot No 10** **Reserve Price –** Rs.65,87,000/- (Rupees Sixty Five Lakhs Eighty Seven Thousand Only) **EMD** : Rs. 6,58,700/- (Rupees Six Lakhs Fifty Eight Thousand Seven Hundred Only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty Five Thosuand Only) **PROPERTY Lot No 14** **Reserve Price –**

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			Type of possession: Symbolic **<u>PROPERTY Lot No 11</u>** Flat no. 302, situated on 3rd floor, 'B' Wing, in the Building known as 'Vishwambhar Residency', Manikbaug, at S No. 18/6A(Part), Plot No. 1, Vadgaon Budruk, Pune. Mortgaged property is bounded as under: **On or towards East:** Open Space **On or towards West:** By entrance and staircase **On or towards North:** By Lift and Flat No. 302 **On or towards South:** Open Space **Owner of the Property –** Mr. Omkar Suresh Raykar **Encumbrances: Not Known** **Type of possession:** Symbolic	Rs.65,87,000/- (Rupees Sixty Five Lakhs Eighty Seven Thousand Only) **EMD** : Rs. 6,58,700/- (Rupees Six Lakhs Fifty Eight Thousand Seven Hundred Only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty Five Thosuand Only)
10	**Borrower:** **M/s Vertex Kingdom Agro Pvt. Ltd.** **Guarantor(s):** **1. Mrs. Vaishali Fakkadrao Shinde** **2. Ms. Pragati Fakkadrao Shinde** **Branch: Camp, Pune**	Rs. 3,99,30,948/- (Rupees Three Crore Ninety Nine Lakhs Thirty Thousand Nine Hundred and Forty Eight only) plus further interest & charges as mentioned above with monthly rests w.e.f. 03.07.2024 plus cost, charges and expenses less recovery if any since 11.07.2024	**<u>PROPERTY Lot No 12</u>** All that pieces and parcel of property i.e. plot admeasuring area 00H 33R and Industrial shed/factory building thereon situated at Gat No 788/1, Village Pimpri Sandas, Teh- Haveli, District-Pune Boundaries of mortgaged property are as below: **East**: Gat No. 789 and 724 **West**: Gat No. 787 **North**: Remaining Land of Gat No. 788 **South**: Pimpri Sangvi Road **Owner of the Property –** M/s Vertex Kingdom Agro Pvt. Ltd.	**<u>PROPERTY Lot No 12</u>** **Reserve Price –** Rs.3,12,85,000/- (Rupees Three Crore Twelve Lakhs Eighty Five Thosuand Only) **EMD** : Rs. 31,28,500/- (Rupees Thirty One Lakhs Twenty Eight Thousand Five Hundred Only) **Bid increment Amount** Rs 1,00,000/- (Rupees One Lakh Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			Encumbrances: Not Known **Type of possession:** Physical	
11	**Borrower:** **M/s Hotel Aditya Garden & Bar through Proprietor: Mr. Sanjay Sarjerao Pawar** **Guarantor(s):** **1. Mr. Sarjerao Shankar Pawar** **2. Mr. Rajendra Sarjerao Pawar** **Branch: Vadgaon Budruk, Pune**	Rs. 36,69,952/- (Rupees Thirty-Six Lakhs Sixty Nine Thousand Nine Hundred Fifty Two Only) plus unapplied interest w.e.f. 05.12.2024 apart from further interest, cost, charges and expenses less recovery if any since 05.12.2024	**PROPERTY Lot No 13** Land and Building in the name of Hotel Aditya Garden & Bar situated at Milkat no. 327, Gat No. 406 & 411 at Khed Shivapur, Tal Haveli, Pune having 12 rooms admeasuring area 420.12 sqr mtrs, (Carpet area) & 525.15 sqr mtrs. (Built-up Area) Boundaries of mortgaged property are as below: **North**: By Property of Shamrao Waman Bande Hawaldar **South**: By Property of Mahadev Namdeo Pawar **East**: By National Highway No. 4 **West**: By Property of Popat Kaluram Pawar **Owner of the Property –** Mr. Sarjerao Shankar Pawar **Encumbrances: Not Known** **Type of possession:** Physical	**PROPERTY Lot No 13** **Reserve Price –** Rs.5,96,77,000/- (Rupees Five Crore Ninety Six Lakhs Seventy Seven Thousand only) **EMD** : Rs. 59,67,700/- (Rupees Fifty Nine Lakhs Sixty Seven Thousand Seven Hundred Only) **Bid increment Amount** Rs 1,00,000/- (Rupees One Lakh Only)
12	**1.Mr. Nileaysh Prabhakar Kamthay** **2.Mrs.Sheetal Nileyash Kamthay** **Branch: Camp, Pune**	**5,75,85,727.00/- (Rs. Five crore seventy five eighty five thousand seven hundred twenty seven only)+ unapplied charges from 16.05.2023 less recovery if any**	**PROPERTY LOT NO. 14** Residential Flat located at Survey No.24 Hissa No. 1B/3, Plot no. 1& 2, Flat No 101, First Floor, " Vajrakkaya" Near D Mart, Kondhawa Budruk, Pune Dist. Pune. Pin 411048 **Towards the North:** open space **On or Towards the East:** open space **On or Towards the West:** By entrance / Lift Staircase	**PROPERTY LOT NO. 14** **Reserve Price –** Rs. 2,03,75,000/- (Rupees Two Crores Three Lakhs Seventy Five Thousand Only) **EMD Rs. 20,37,500/- (Rupees Twenty Lakhs Thirty Seven Thousand Five Hundred Only)** **Bid increment Amount-**

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			On or Towards the South: open space **Owner of the Property –** ***.Mr. Nileaysh Prabhakar Kamathy*** ***Mrs. Sheetal Nileyash Kamathe*** **Encumbrances: Not Known** **Type of possession: Physical** **<u>PROPERTY LOT NO. 15</u>** Residential Flat located at Survey No.24 Hissa No. 1B/3, Plot no. 1& 2, Flat No 201, Second Floor, " Vajrakkaya" Near D Mart, Kondhawa Budruk, Pune Dist. Pune. Pin 411048- **Towards the North:** open space **On or Towards the East:** open space **On or Towards the West:** By entrance / Lift Staircase **On or Towards the South:** open space **Owner of the Property –** ***.Mr. Nileaysh Prabhakar Kamathy*** ***Mrs. Sheetal Nileyash Kamathe*** **Encumbrances: Not Known** **Type of possession: Physical** **<u>PROPERTY LOT NO. 16</u>** Residential Flat located at Survey No.24 Hissa No. 1B/3, Plot no. 1& 2, Flat No 401, Fourth Floor, " Vajrakkaya" Near D Mart, Kondhawa	Rs 1,00,000/- (Rupees One Lakh Only) **<u>PROPERTY LOT NO. 15</u>** **Reserve Price –** Rs. 2,03,75,000/- (Rupees Two Crores Three Lakhs Seventy Five Thousand Only) **EMD Rs. 20,37,500/- (Rupees Twenty Lakhs Thirty Seven Thousand Five Hundred Only)** **Bid increment Amount-** Rs 1,00,000/- (Rupees One Lakh Only) **<u>PROPERTY LOT NO. 16</u>** **Reserve Price –** Rs3,73,17,000/- (Rupees three Crores Seventy Three Lakhs Seventeen Thousand Only) **EMD –** Rs. 37,31,700/- (Rupees Thirty Seven Lakhs Thirty One Thousand Seven Hundred Only) **Bid increment Amount-** Rs 1,00,000/- (Rupees One Lakh Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			Budruk, Pune Dist. Pune. Pin 411048 **Towards the North:** open space **On or Towards the East:** open space **On or Towards the West:** By entrance / Lift Staircase **On or Towards the South:** open space **Owner of the Property –** ***.Mr. Nileaysh Prabhakar Kamathy*** ***Mrs. Sheetal Nileyash Kamathe*** **Encumbrances: Not Known** **Type of possession: Physical**	
13	**Borrower:** Mrs. Shabnam Bano and Mr. Ishtiyak Ahmed **Branch: Overseas Branch Pune**	Rs.53,27,079.00(Rupees Fifty Three Lakh Twenty Seven Thousand Seventy Nine Only) plus interest thereon as applicable rate of interest w.e.f. 18/04/2024 plus costs, charges as per demand notice dated 18.04.2024, minus recovery if any	**PROPERTY Lot No 17** Flat No. 405, 4th Floor Building No F, Vision City Phase I, Gat No 308(Part),309,338,339, Village Jambhul, Vadgaon Maval, Pune-412106 **Owner of the Property –** Mrs. Shabnam Bano and Mr. Ishtiyak Ahmed **Encumbrances: Not Known** **Type of possession:** Physical	**Reserve Price –** Rs.30,37,000/- (Rupees Thirty Lakhs Thirty Seven Thousand Only) **EMD –** Rs. 3,03,700/- (Rupees Three Lakhs Three Thousand Seven Hundred Only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty-Five Thousand Only)
14	**Borrower:** Mr. Ishtiyak Ahmed and Mrs. Shabnam Bano **Branch: Overseas Branch Pune**	Rs. 52,59,467.00 (Rupees Fifty Two Lakh Fifty Nine Thousand Four Hundred Sixty Seven Only) plus interest thereon as applicable rate of interest w.e.f. 18/04/2024 plus costs, charges as per demand	**PROPERTY Lot No 18** Flat No. 403, 4th Floor Building No F, Vision City Phase I, Gat No 308(Part),309,338,339, Village Jambhul, Vadgaon Maval, Pune-412106	**Reserve Price –** Rs.30,37,000/- (Rupees Thirty Lakhs Thirty Seven Thousand Only) **EMD –** Rs. 3,03,700/- (Rupees Three Lakhs Three Thousand Seven Hundred

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
		notice dated 18.04.2024, minus recovery if any	**Owner of the Property –** Mr. Ishtiyak Ahmed and Mrs. Shabnam Bano **Encumbrances: Not Known** **Type of possession:** Physical	Only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty-Five Thousand Only)
15	**Borrower:** Ritu Jigar Parekh and Mr. Jigar Devendra Parekh **Branch: Navipeth Branch**	Rs.1,80,23,511.00 (Rupees One Crore Eighty Lakh Twenty Three Thousand Five Hundred Eleven Only) plus further interest & charges @ 10.75% p.a with monthly rest w.e.f. 09.10.2025 apart from penal charges, cost and expenses minus recovery effected (if any) The property is also mortgaged in **M/s Krishna Traders** with outstanding dues of Rs. 89.95 Lakhs as on 16.05.2026 plus un-applied interest thereon @ contractual rate plus cost, charges and expenses minus recovery effected (if any)	**PROPERTY Lot No 19** Flat/house No. 101 Building- Perlo Wing, Building No.3, S no. 19/3/1/2, Floor- 1st Floor, Ovo Lush Life Scheme Near Ganga Sparsh in the Area Undri Tal/Tehsil Pune. **Owner of the Property –** Mrs. Ritu Jigar Parekh & Mr. Jigar Devendra Parekh **Encumbrances: Not Known** **Type of possession:** Symbolic	**Reserve Price –** Rs.1,09,40,000/- (Rupees One Crore Nine Lakhs Forty Thousand Only) **EMD** : Rs. 10,94,000/- (Rupees Ten Lakhs Ninety Four Thosuand Only) **Bid increment Amount** Rs 1,00,000/- (Rupees One Lakh Only)
16	**Borrower:** **Mr. Keyur Pravin Chandwadkar** **Branch: Overseas Branch, Pune**	Rs. 67,63,057/- (rupees Sixty Seven Lakhs Sixty Three Thousand Fifty Seven Only) plus interest @ 11.15% p.a. with monthly rest w.e.f. 18.05.2024, apart from further interest, cost and expenses as per demand	**PROPERTY LOT NO. 20** Flat No. 304, 3rd Floor, Building B, Wing B1, Evolet Tiara, CTS No. 423, Plot No. 28, TPS II, Mangalwar Peth, Jawaharlal Nehru Road, Pune-411011, admeasuriung area 764.24 sqr. Ft. bounded as under:	**Reserve Price –** **Rs. 76,50,000/-** (Rupees Seventy Six Lakhs Fifty thousand Only) **EMD : Rs. 7,65,000/-** (Rupees Seven Lakhs Sixty Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
		notice dated 18.05.2024, minus recovery if any	**East**: Open Space **West**: Flat No. 307 **North**: Open Space **South**: Flat No. 305 **Owner of the Property –** Mr. Keyur Pravin Chandwadkar **Encumbrances: As per available records, Mr. Keyur Pravin Chandwadkar has availed housing Loan of Rs. 64.00 Lakhs from SBI and charge of equitable mortgage of SBI created over the property** **Type of possession: Physical of Bank of Maharashtra**	**Bid increment Amount** **Rs 25,000/-** (Rupees Twenty-Five Thousand Only)
17	**Borrower:** **M/s Springup Industries Pvt. Ltd. through Directors:** **1. Mr. Shashank Chandrakant Rawool** **2. Mr. Prasad Govind Hajare** **Guarantor(s):** **1. Mr. Shashank Chandrakant Rawool** **2. Mr. Prasad Govind Hajare** **Mr. Manik Govind Hajare** **Branch: Model Colony, Pune**	Rs. 2,98,29,330/- (Rupees Two Crore Ninety Eight Lakhs Twenty Nine Thousand Three hundred Thirty Only) plus further interest as mentioned in Sec 13(2) Demand Notice dated 05.05.2025 (also published in Financial Express (English) and Loksatta (Marathi) both Pune City Editions on 13.05.2025) with monthly rests w.e.f. 05.05.2025 plus costs, charges and expenses less recovery if any since 05.05.2025	**PROPERTY Lot No 21** Flat No. 102, 1st Floor, admeasuring area 329 sqr ft (carpet area), 444 sqr ft (built-up area) in 'Aqura Paradise Co-op Housing Society Ltd.', Sr. No. 336/1, CTS no. 953, Shivaji Nagar (Bhamburda), Pune 411016 and bounded as under: **East**: Flat no. 103 **West**: Open Space **North**: Open Space **South**: Flat No. 101 **Owner of the Property –** Mr. Prasad Govind Hajare and Mr. Manik Govind Hajare **Encumbrances: Not Known** **Type of possession:** Symbolic **PROPERTY Lot No 22** Flat No. 104, 1st Floor, admeasuring area 319.15 sqr ft (carpet area), 431 sqr ft (built-up area) in 'Aqura	**PROPERTY Lot No 21** **Reserve Price –** Rs. 35,48,000/- (Rupees Thirty Five Lakhs Forty Eight Thousand Only) **EMD** : Rs. 3,54,800/- (Rupees Three Lakhs Fifty Four Thousand Eight Hundred Only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty Five Thousand Only) **PROPERTY Lot No 22** **Reserve Price –** Rs. 34,20,000/- (Rupees Thirty Four Lakhs Twenty Thousand Only) **EMD** : Rs. 3,42,000/- (Rupess Three Lakhs Forty Two Thousand Only) **Bid increment Amount** Rs 25,000/-

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			Paradise Co-op Housing Society Ltd.', Sr. No. 336/1, CTS no. 953, Shivaji Nagar (Bhamburda), Pune 411016 and bounded as under: **East**: Open Space **West**: Flat no 102 **North**: Open Space **South**: Staircase **Owner of the Property –** Mr. Prasad Govind Hajare **Encumbrances: Not Known** **Type of possession:** Symbolic **PROPERTY Lot No 23** Flat No. 203, 2nd Floor, admeasuring area 560 sqr ft (built-up area) in 'Aqura Paradise Co-op Housing Society Ltd.', Sr. No. 336/1, CTS no. 953, Shivaji Nagar (Bhamburda), Pune 411016 and bounded as under: **East**: Passage **West**: Lift **North**: Open Space **South**: Staircase **Owner of the Property –** Mr. Prasad Govind Hajare **Encumbrances: Not Known** **Type of possession:** Symbolic **PROPERTY Lot No 24** Plant & Machinery with Inventory at M/s Springup Industries Pvt. Ltd., Gat No. 142/3, Shivare Gaon, Tal Bhor, Dist. Pune (Details of Machinery available as Annexure 1 on https:/banknet.com PSBA eBKray Portal)	(Rupees Twenty Five Thosuand Only) **PROPERTY Lot No 23** **Reserve Price –** Rs. 48,05,000/- (Rupees Forty Eight Lakhs Five Thousand Only) **EMD** : Rs. 4,80,500/- (Rupees Four Lakhs Eighty Thousand Five Hundred Only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty Five Thosuand Only) **PROPERTY Lot No 24** **Reserve Price –** Rs. 35,55,000/- (Rupees Thirty Five Lakhs Fifty Five Thosuand Only) **EMD** : Rs. 3,55,500/- (Rupees three Lakhs Fifty Five Thousand Five hundred Only) **Bid increment Amount** Rs 25,000/- (Rupees Twenty Five Thosuand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			Owner of the Property – Mr. Prasad Govind Hajare **Encumbrances: Not Known** **Type of possession:** Symbolic	

Sr. No.	Particulars		Date & Time of Auction
1.	**Date and time of E- Auction**	For Lot No. 1 to 24, 15 days' sale notice is given.	**18.11.2026 between 11.00 a.m. and 4.00 P M**
2.	**Last Date of Submission of Bid with EMD**		Before commencement of E-auction (as per PSBA BAANKNET rules)
3.	**Inspection Date & Time**	For Lot No. 1 to 24	**01.11.2026 TO 10.11.2026**
4	**Authorised Officer for all above properties**	**Mr. Shrikant Shekhar Mob: 7588843809**	

Note: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

1. E-auction shall be conducted through the PSBA BAANKNET. Bidders have to log in on the website__ https:/ baanknet.com and register themselves**. In this regard, please note that verification of KYC documents takes 2-3 days' time.**
2. For detailed terms and conditions of the sale, please refer to the link https:/banknet.com (PSBA BAANKNET Portal)
3. **For detailed information in respect of above properties, you may contact also- Mr. Shrikant Shekhar(Chief Manager Recovery incharge PCZ) M.no. 7588843809**

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Date: 15.10.2026
Place: Pune

Chief Manager & Authorized Officer
Bank of Maharashtra