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Sale Notice for Sale of Immovable Properties
(Appendix - IV - A)

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) 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 / 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" and "Without Recourse" basis in e-auction 25.09.2025 between 01.00 p.m. and 5.00 p.m. 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 Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price
				EMD Amt.
				Bid Increment Amt.
1	BRANCH : Rahimatpur Borrower: - Mr. Shahid Dilawar Patel Guarantors: -NA	Rs. 31,18,418.00/- (Rupees Thirty One Lakhs Eighteen Thousand Four Hundred Eighteen Only) as on 13/06/2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 1 : Mortgage of All those pieces and parcels of land and property situated being and lying at Karad admeasuring 70.07 Sq. Mtrs and bearing Row House No. 3, CTS/ Survey No. 345/2/3 and bounded as follows : On or Towards North : - Row House No. 2, On or Towards East : - 10 Ft Road, On or Towards West : - Jahangir Bhavan, On or Towards South : - Row House No. 4. Together with the buildings and structures / residential block constructed to / to be constructed thereon admeasuring 63.04 Sq. Mtrs consisting of 4 rooms on 2 floors and all the fixtures annexed thereto. • CERSAID ID 200069207140 • Encumbrances: Not Known • Type of Possession : Physical Possession	RP : Rs. 27,88,000/- (Rupees Twenty-Seven Lakhs Eighty Eight Thousand One Hundred Only) EMD : Rs. 2,78,800/- (Rupees Two Lakhs Seventy Eight Thousand Eight Hundred Only) Bid increment Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
2	BRANCH : Karad Borrower: - M/s. Mauli Dairy Farm (Prop. Mr. Satish Rajaram Karale) Guarantors: -NA	Rs. 78,81,363.00/- (In Words Rupees Seventy-Eight Lakhs Eighty-One Thousand Three Hundred Sixty-Three Only) as on 11/03/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 2 : Registered Mortgage of All that pieces and parcel of land and property consisting of N.A. Plot at Survey No. 76/1, Plot No. 1 (Admeasuring Area 4640.38 Sq. Mtr) Near Malkapur-Nandapur road, Malkapur, Tal Karad Dist Satara, owned by Mr. Satish Rajaram Karale. (Borrower) , Plot No. 1 - Bounded by : On or Towards North - Milkat of Mr. Rajesh Popatrao Jadhav, On or Towards South - Milkat of Mr. Kishor Maruti Karale, On or Towards East - Road, On or Towards West - Gat No. 76/1 Plot No. 02. • CERSAID ID: 200075492939 • Encumbrances: Not Known • Type of Possession : Symbolic Possession	RP : Rs. 2,99,70,000/- (Rupees Two Cores Ninety-Nine Lakhs Seventy Thousand Only). EMD : Rs. 29,97,000 (Rupees Twenty Nine Lakhs Ninety Seven Thousand Only) Bid increment Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
3	BRANCH : Karad Borrower: - M/s. Mauli Dairy Farm (Prop. Mr. Satish Rajaram Karale) Guarantors: -NA	Rs. 78,81,363.00/- (In Words Rupees Seventy-Eight Lakhs Eighty-One Thousand Three Hundred Sixty-Three Only) as on 11/03/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 3 : Registered Mortgage of All that pieces and parcel of land and property consisting of N.A. Plot No. 02 (Admeasuring Area 3016.37 Sq. Mtr) Near Malkapur-Nandapur road, Malkapur, Tal Karad Dist Satara, owned by Mr. Satish Rajaram Karale. (Borrower) , Plot No. 2 - Bounded by : On or Towards North - Milkat of Mr. Rajesh Popatrao Jadhav, On or Towards South - Milkat of Mr. Kishor Maruti Karale, On or Towards East - Gat No. 76 Plot No. 1 of Mr. Satish Rajaram Karale, On or Towards West - D P Road 12 Mtr, Total Plot Area: 7656.75 Sq. Mtr • CERSAID ID: 200075492939 • Encumbrances: Not Known • Type of Possession : Symbolic Possession	RP : Rs. 1,46,10,750/- (Rupees One Crores Forty-Six Lakhs Ten Thousand Seven Hundred and Fifty Only). EMD : Rs. 14,61,075/- (Rupees Fourteen Lakhs Sixty One Thousand and Seventy Five Only) Bid increment Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
4	BRANCH : Pusegaon Borrower: - 1. Mr. Krishnakumar Shankar Gurav Guarantors: - 1. Miss. Sarika Shankar Gurav 2. Mrs. Suvarna Balkrishna Gurav	Rs. 23,44,297/- (In Words Rupees Twenty-Three Lakhs Forty-Four Thousand Two Hundred Ninety-Seven Only) as on 04/02/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 4 : All that pieces and parcel of land and property consisting of 5 rooms being totally admeasuring 1603.34 (Total Area including Parking and 3 Upper Floors and Staircase Cap 1603.34 Sq FT Plot Area - 362.61 Sq. Feet) 149.04 Sq. Mtrs, Plot area 33.70 Sq. Mtrs. On ground plus 3 floors and staircase along with terrace and parking of the independent house constructed / to be constructed on City Survey No.52, GPM No. 93 situated at Pusegaon, Taluka - Khatav, District - Satara within the jurisdiction of the Sub registrar Vaduj and local limits of Pusegaon Gram Panchayat and registered in the name of Krishnakumar Shankar Gurav in the Registration Sub - District Khatav and Registration District Satara and Bounded as : On or Towards North : Property of Anandrao Vishnu Gurav, On or Towards South : Property of Raghunath Kashinath Gurav, On or Towards East : Hanuman Mandir, On or Towards West : Gavthana Road. • CERSAID ID: 200060204415 • Collateral: -NA • Encumbrances: Not Known • Type of Possession : Symbolic Possession	RP : Rs. 29,19,417/- (Rupees Twenty-Nine Lakhs Nineteen Thousand Four Hundred and Seventeen Only). EMD : Rs. 2,91,942/- (Rupees Two Lakhs Ninety-One Thousand Nine Hundred and Forty Two Only) Bid increment Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
5	BRANCH : Pusegaon Borrower: - 1. Mr. Yogesh Jayantilal Bhandari 2. Mr. Kalpesh Jayantilal Bhandari 3. Mr. Jayantilal Popatil Bhandari 4. Mrs. Padmashree Jayantilal Bhandari Guarantors: -NA	Rs. 67,92,804/- (In Words Rupees Sixty-Seven Lakhs Ninety-Two Thousand Eight Hundred Four Only) as on 31/07/2023 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 5 : All that pieces and parcels of land and property situate being and lying at village Pusegaon in the registration Dist. Satara, Sub-Dist. Khatav admeasuring Plot area 300.00 Sq. Mtrs. and Residential commercial construction on the same plot and bearing CTS No. / Gm No. / S No. 524, Grampanchayat Milkat No. 1247/2 within the jurisdiction of Sub Registrar Vaduj and situate at Pusegaon within local limits of Pusegaon Gram Panchayat in the Registration Sub - District Khatav and Registration District Satara and Bounded as : On or towards the North : Pusegaon Dahiwadi Road, On or towards the East : Property of Dattatraya B Deokar, On or towards the West : Property of Ramchandra B Jadhav, On or towards the South : Property of Bharat Jadhav • CERSAID ID: 200057175608. • Encumbrances: Not Known • Type of Possession : Symbolic Possession	RP : Rs. 84,56,072/- (Rupees Eighty-Four Lakhs Fifty-Six Thousand and Seventy-Two Only). EMD : Rs. 8,45,608/- (Rupees Eight Lakhs Forty Five Thousand Six Hundred and Eight Only) Bid increment Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
6	BRANCH : Koregaon Borrower: - 1. Mr. Rahul Ramchandra Dhongade Co-Borrower: - 2. Mrs. Komal Rahul Dhongade 3. Mr. Ramchandra Tukaram Dhongade 4. Mrs. Shila Ramchandra Dhongade Guarantors: -NA	Rs 36,43,147.00/- (In Words Rupees Thirty-Six Lakhs Forty-Three Thousand One Hundred Forty-Seven Only) as on 31/07/2023 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 6 : Equitable Mortgage of Property in the name of Mr. Rahul Ramchandra Dhongade. All those pieces and parcel of the property with construction and fixture there being & lying at Plot no. 19 totally admeasuring 282.25 sq. feet in City Survey No.2117/9, situated at Koregaon, within local limits of Koregaon and registered in the name of Rahul Ramchandra Dhongade . Property Bounded as : On the North : Plot No.16 of Mr. Popat Karpur, On the South : Common Road, On the East : Plot No. 20 of Mr. Vijay Karpur, On the West : Plot No. 18 of Mr. Vitthal Kamble • CERSAID ID: 200004567385 • Encumbrances: Not Known • Type of Possession : Symbolic Possession	RP : Rs. 36,45,600/- (Rupees Thirty-Six Lakhs Forty Five Thousand Six Hundred Only). EMD : Rs. 3,64,560/- (Rupees Three Lakhs Sixty-Four Thousand Five Hundred and Sixty Only) Bid increment Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
7	BRANCH : Sakharwadi Borrower: - 1. Mr. Shriram Nandkumar Waghmare Co-Borrower: - 1. Mrs. Rajasri Shriram Waghmare Guarantors: -NA	Rs. 20,94,089.00/- (In Words Rupees Twenty-Nine Lakhs Ninety-Four Thousand Eighty-Nine Only) as on 10/02/2025 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 7 : Mortgage of All those pieces & parcel of land and property at Flat No. 7, on the Second Floor in the building "Sai Sankalp", admeasuring 62.00 Sq. Ft. with construction & fixtures thereon being & lying at Plot No. 6, CTS/ S. No. 1/1/1 admeasuring 297.28 sq.mtr. at post Jadhawadi, Taluka - Phaltan, Dist. Satara and Bounded as : On or Towards North : Flat No.8; On or Towards South : Open Space, On or Towards East : Staircase, On or Towards West : Open Space. Together with furniture and fixture etc. • CERSAID ID: 200089300092 • Encumbrances: Not Known • Type of Possession : Symbolic Possession	RP : Rs. 15,28,300/- (Rupees Fifteen Lakhs Twenty-Eight Thousand Three Hundred Only). EMD : Rs. 1,52,830/- (Rupees One Lakhs Fifty-Two Thousand Eight Hundred and Thirty Only) Bid increment Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
8	BRANCH : Saidapur Borrower: - 1. Mr. Prakash Khashaba Shewale Co-Borrower: - 1. Mrs. Jyoti Prakash Shewale Guarantors: -NA	Rs 22,52,327.00/- (In Words Rupees Twenty-Two Lakhs Fifty-Two Thousand Three Hundred Twenty-Seven Only) as on 19/03/2025 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 8 : All that pieces and parcels of land and property consisting of 04 rooms, admeasuring 62.81 Sq. Mtrs., (Carpet) i.e. 78.39 Sq. Mtrs. (Built up) on the 3rd Floor along with terrace and parking in the building "Satyajeet Villa" Apartment / project / society constructed on all the pieces and parcels of land totally admeasuring 1.32 Hectares and bearing City Survey No. 29/4C/2B & 29/4C/2C G. M. No. 939 situated at Village Gote, within local limits of Gote, Tal Karad, Dist. Satara and situated within the jurisdiction of the Sub Registrar Karad and Bounded as : On or Towards North : Flat No. 304, On or Towards South : Flat No. 306, On or Towards East : Side margin of building, On or Towards West : Passage. • CERSAID ID: 20067347604 • Encumbrances: Not Known • Type of Possession : Symbolic Possession	RP : Rs. 23,91,000/- (Rupees Twenty-Three Lakhs Ninety-One Thousand Only). EMD : Rs. 2,39,100/- (Rupees Two Lakhs Thirty-Nine Thousand One Hundred Only) Bid increment Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
9	BRANCH : Shenoli Borrower: - 1. Mr. Vitthal Bhagwan Torne 2. Mr. Babaso Bhagwan Torne 3. Mr. Balasaheb Bhagwan Torne Guarantor: - 1. Mr. Vijay Mohan Salunkhe 2. Mr. Pandit Vitthal More	Rs. 38,74,459/- (In Words Rupees Thirty-Eight Lakhs Seventy-Four Thousand Four Hundred Fifty-Nine Only) as on 25/10/2024 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No.9 : All that pieces and parcel of the land and property situate being and lying at village Karad, in the registration District Satara, Sub-Dist - Karad consisting of Plot No. 17,18,19 being totally admeasuring 211.03 sq. Mtrs. in City Survey No. 340/2/B/1 as detailed below : - Bhumapan No. 340/2/B/1 Together with all the buildings and structures / residential block constructed / to be constructed thereon admeasuring 312 Sq. Mtrs. in aggregate consisting of Six rooms and all the fixtures annexed thereto Bounded as : On or Towards North : Property of Shri. Sanjay Chavan, On or Towards South : Open Space, On or Towards East : Road, On or Towards West : Property of Shri. Sanjay Jadhav Together with all the fixtures, furniture etc. situated at Gurukadshina Colony, Sumangal Nagar, Katte Naka, City Karad (Gramin) Tal-Karad, Dist-Satara, within local limits of Karad and registered in the name of Mr. Vitthal Bhagwan Torne, Mr. Balaso Bhagwan Torne & Mr. Babaso Bhagwan Torne in the Registration Sub - District Karad and Registration District Satara. • CERSAID ID: 200120418468 • Encumbrances: Not Known • Type of Possession : Physical Possession	RP : Rs. 59,81,000/- (Rupees Fifty-Nine Lakhs Eighty-One Thousand Only). EMD : Rs. 5,98,100/- (Rupees Five Lakhs Ninety-Eight Thousand Only) Bid increment Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
10	BRANCH : Krishnanagar Borrower: - 1. M/s New Saraswati Cold Storage (Prop. Mrs. Sushila Dilip Nalawade) Guarantor: - 1. Mr. Dilip Sampratno Nalawade 2. Mr. Mayur Dilip Nalawade	Rs. 7,82,91,155/- (In Words Rupees Seven Crore Eighty-Two Lakhs Ninety-One Thousand One Hundred Fifty-Five Only) as on 29/03/2024 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 10 : 1. Plot No.2 adm 186.47 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- Plot No.3, South- By Road, West- Plot No.1, North- Gat No.456, • CERSAID ID: 200086163965 2. Plot No.4 adm 197.75 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- Plot No.5, South- By Road, West- Plot No.3, North- Gat No.456 • CERSAID ID: 200086167640 3. Plot No.5 adm 202.92 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- Plot No.6, South- By Road, West- Plot No.4, North- Gat No.456, • CERSAID ID: 200086169647 4. Plot No.6 adm 199.93 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- Plot No.7, South- By Road, West- Plot No.5, North- Gat No.456, • CERSAID ID: 200025454086 5. Plot No.7 adm 193.94 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- Plot No.8, South- By Road, West- Plot No.6, North- Gat No.456, • CERSAID ID: 200086220842 6. Plot No.9 adm 181.96 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- Plot No.10, South- By Road, West- Plot No.8, North- Gat No.456, • CERSAID ID: 200086223547 7. Plot No.10 adm 175.97 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- Plot No.11, South- By Road, West- Plot No.9, North- Gat No.456, • CERSAID ID: 200086225363 8. Plot No.11 adm 169.98 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- Plot No.12, South- By Road, West- Plot No.10, North- Gat No.456, • CERSAID ID: 200086227412 9. Plot No.15 adm 150.00 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- Plot No.16, South- By Road, West- Plot No.14, North- Gat No.456, • CERSAID ID: 200086229340 10. Plot No.16 adm 150.00 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- Plot No.17, South- By Road, West- Plot No.15, North- Gat No.456, • CERSAID ID: 200086231109 11. Plot No.21 adm 150.00 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- Plot No.22, South- By Road, West- Plot No.20, North- Gat No.456, • CERSAID ID: 200086233692 12. Plot No.22 adm 295.65 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- By Road, South- By Road, West- Plot No.23, North- Gat No.456, • CERSAID ID: 200086235705 13. Plot No.23 adm 296.86 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- By Road, South- By Road, West- Plot No.24, North- Gat No.456, • CERSAID ID: 200086238066 14. Plot No.30 adm 150.00 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- Plot No.31, South- By Road, West- Open Space, North- By Road, • CERSAID ID: 200025452956 15. Plot No.39 adm 150.00 sq mtrs in S No.652+653 at Wadhe, Tal & Dist Satara which is bounded as follows : East- Gat No.654/5, South- By Road, West- Plot No.38, North- By Road, • CERSAID ID: 200086329370 • Encumbrances: Not Known • Type of Possession	