
 <p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra पाठक सचकार का उद्देश्य एक परिवार एक बैंक</p>	<p>अंचल कार्यालय, जलगांव प्लॉट नं.264 टी पी एस III सागर पार्क के पास, जिल्हा रोड, जलगांव 425001 ZONAL OFFICE, JALGAON Plot No 264 TPS III Near Sagar Park, Jilha Road, Jalgaon 425001 टेलीफोन/ TELE : 0257- 2225030</p>	
<p>प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5-</p>		

Sale Notice No.- JALGAON/ E-bikray/2025-26

Date :31.12.2025.

BHUSAWAL BRANCH

To,

- 1) M/s Universal Extrusions (a partnership firm)
Through it partners 1. Shri Premchand Eknath Patil
2. Shri. Gaurav Premchand Patil 3. Shri. Dinesh Gunwant Chaudhari
Unit Address- Plot number 10+11, 31, 32, 33 & 34
Gat number 168+169, NH 06,
Coop Industrial area, Kandari Shivar
Bhusawal-425201

Guarantors: -

- 1) Shri. Premchand Eknath Patil
R/o- Hambardikar Building, Kanhaiyalal Plot,
Jammer Road, Near Municipal High School
Bhusawal 425201
- 2) Shri. Gaurav Premchand Patil
R/o- Hambardikar Building, Kanhaiyalal Plot,
Jammer Road, Near Municipal High School
Bhusawal 425201
- 3) Shri. Dinesh Gunwant Chaudhari
R/o- Yashodeep, Anand Nagar, Jammer Road
Bhusawal, Dist. Jalgaon 425201
- 4) Mr. Premchand Eknath Patil
(legal heirs of Deceased Smt. Rajni Eknath Patil)
R/o- Hambardikar Building, Kanhaiyalal Plot,
Jammer Road, Near Municipal High School Bhusawal
425201
- 5) Smt. Sulbha Premchand Patil
R/o- Hambardikar Building, Kanhaiyalal Plot,
Jammer Road, Near Municipal High School
Bhusawal 425201



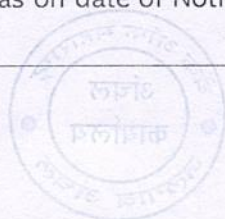
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E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Bank of Maharashtra (Secured Creditor), the possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on as "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" on 09.02.2026, for recovery of dues as mentioned below due to the Bank of Maharashtra (Secured Creditor) from below mentioned borrowers and guarantors.

1.	Name and Address of the Secured Creditor:	Bhusawal Branch (148)
2.	Name and Address of the Borrower(s):	<p>M/s Universal Extrusions (a partnership firm) Through it partners 1. Shri Premchand Eknath Patil 2. Shri. Gaurav Premchand Patil 3. Shri. Dinesh Gunwant Chaudhari Unit Address- Plot number 10+11, 31, 32, 33 & 34 Gat number 168+169, NH 06, Coop Industrial area, Kandari Shivar Bhusawal-425201</p> <p><u>Guarantors</u> 1.Shri. Premchand Eknath Patil R/o- Hambardikar Building, Kanhaiyalal Plot, Jammer Road, Near Municipal High School Bhusawal 425201</p> <p>2.Shri. Gaurav Premchand Patil R/o- Hambardikar Building, Kanhaiyalal Plot, Jammer Road, Near Municipal High School Bhusawal 425201</p> <p>3.Shri. Dinesh Gunwant Chaudhari R/o- Yashodeep, Anand Nagar, Jammer Road Bhusawal, Dist. Jalgaon 425201</p> <p>4.Mr. Premchand Eknath Patil (legal heirs of Deceased Smt. Rajni Eknath Patil)R/o- Hambardikar Building, Kanhaiyalal Plot, Jammer Road, Near Municipal High School Bhusawal 425201</p> <p>5.Smt. Sulbha Premchand Patil R/o- Hambardikar Building, Kanhaiyalal Plot, Jammer Road, Near Municipal High School Bhusawal 425201</p>
3.	Total liabilities as on date of Notice	Rs.5,78,00,678/- (Rupees Five Crores Seventy-Eight lakhs six hundred seventy Eight only + unapplied interest Plus cost and expenses



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4.	(a) Mode of Auction:	Online e-Auction.
	(b) Details of Auction service provider:	M/s PSB Alliance Ltd (BAANKNET) Mobile: 8291220220
	(c) Date & Time of Auction:	09.02.2026 11 a.m. to 3 p.m.
	(d) Portal of E-Auction:	https://psballiance.com
5.	Reserve Price:	As mentioned in table below

The known encumbrances (If any) along with description of immovable properties, reserve price and the EMD are as mentioned in the table.

Sr.No.	Property Details	Reserve Price/ EMD / Bid Increment Price																																			
1.	<p>All those pieces and parcel of Land and Factory building on Plot No.10+11 at Gat No.168+169, NH No. 06, Coop Industrial Area, Kandari Shivar Bhusawal.</p> <p>The Plot No.10 is bounded as: East: 40 Ft Road West: 40 Ft Wide Road North: Plot No.9 South: Plot No.11</p> <p>The Plot No.11 is bounded as East: 40 Ft Wide Roa West: 40 Ft Wide Road North: Plot No.10 South: 40 Ft Wide Road</p>	<p>RP Rs.86,84,200/-</p> <p>EMD</p> <p>Rs.8,68420/-</p> <p>Increment</p> <p>Rs.20,000</p> <p>Possession Type- Symbolic Possession</p>																																			
2.	<p>All those pieces and parcel of Land Survey No.72/2 Plot No.45,46,47,48,49 & 50 (Adm 1344.00 Sq. Mtr) Hambardikar Nagar, Near Shivar Kanhala Road at Bhusawal, Tal Bhusawal, Dist. Jalgaon.</p> <table><tr><th>Plot No.</th><th>North</th><th>South</th><th>East</th><th>West</th></tr><tr><td>45</td><td>9 M Road</td><td>S.N.73</td><td>Plot No. 49</td><td>Plot No. 46</td></tr><tr><td>46</td><td>9 M Road</td><td>S.N.73</td><td>Plot No. 45</td><td>Plot No. 47</td></tr><tr><td>47</td><td>9 M Road</td><td>S.N.73</td><td>Plot No. 48</td><td>Plot No. 46</td></tr><tr><td>48</td><td>9 M Road</td><td>S.N.73</td><td>Plot No. 49</td><td>Plot No. 47</td></tr><tr><td>49</td><td>9 M Road</td><td>S.N.73</td><td>Plot No. 50</td><td>Plot No. 48</td></tr><tr><td>50</td><td>9 M Road</td><td>S.N.73</td><td>Plot No. 48</td><td>Plot No. 46</td></tr></table>	Plot No.	North	South	East	West	45	9 M Road	S.N.73	Plot No. 49	Plot No. 46	46	9 M Road	S.N.73	Plot No. 45	Plot No. 47	47	9 M Road	S.N.73	Plot No. 48	Plot No. 46	48	9 M Road	S.N.73	Plot No. 49	Plot No. 47	49	9 M Road	S.N.73	Plot No. 50	Plot No. 48	50	9 M Road	S.N.73	Plot No. 48	Plot No. 46	<p>RP</p> <p>Rs.1,20,70,400/-</p> <p>EMD</p> <p>Rs.12,07,040/-</p> <p>Increment</p> <p>Rs.20,000</p> <p>Possession Type- Symbolic Possession</p>
Plot No.	North	South	East	West																																	
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3.	All those pieces and parcel of Land and Factory building construction thereon on Plot No.31, 32,33,34 at Gat No168+169, NH 06 Coop Industrial Area, Kandari Shivar Bhusawal.	<p>RP</p> <p>Rs. 2,14,91400/-</p> <p>EMD</p>																																			

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	Plot No.	North	South	East	West	Rs.21,49,140/-
	31	Road	Fencing	Fire Brigade Station	Plot No. 32	<u>Increment</u>
	32	Road	Fencing	Plot No. 31	Plot No. 33	Rs.20,000
	33	Road	Fencing	Plot No. 32	Plot No. 34	<u>Possession Type</u>
	34	Road	Fencing	Plot No. 33	Road	Symbolic Possession
4.	All those pieces and parcel of Shop No.1 on East Plot No.3 in Gat No.128/2 Near NH 06 Bhusawal admeasuring 11.99 Sq. Mtr at Bhusawal Tah Bhusawal Dist Jalgaon The property is bounded as East: Shop No.02 West: Shop No.03 North: Shop No.02 South: Plot No.03					RP Rs.9,52,700/- <u>EMD</u> Rs.95,270/- <u>Increment</u> Rs.20,000 <u>Possession Type-</u> Symbolic Possession
5.	All those pieces and parcel of Land at S.No.205/1/A/1/B Plot No.70 & 71 behind Gayatri Shaktipith Mandir at Bhusawal Tal Bhusawal Dist. Jalgaon					RP Rs.96,32,000/- <u>EMD</u> Rs.9,63,200/- <u>Increment</u> Rs.20,000 <u>Possession Type-</u> Symbolic Possession
	Plot No.	North	East	West	South	
	70	9 M Road	9 M Road	Open Space	Plot No.71	
	71	Plot No.70	9 M Road	Open Space	Plot No.72	

1. The auction sale for all properties will be Online through website <https://baanknet.com/eauction-psb> [Contact Numbers-8291220220 , Email : support.BAANKNET@psballiance.com] on 09.02.2026 (from 11.00 AM to 03:00 PM (IST) with unlimited extensions of 5 minutes duration each. Last date of submission of bid/tender with EMD is 07.02.2026 up to 05.00 PM. The intending purchasers can inspect the property/ies with prior appointment at his / her expenses from 01.01.2026 to 06.02.2026 between 12.00 P.M. to 4.00 PM. For prior appointment, please contact to the Concerned Branch. Bidders shall improve their offers as mentioned above during online bidding for property/ies.
2. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.


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3. For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
4. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
5. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
6. The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized officer or the bank shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property or any other dues to the Government or anyone else in respect of the said properties.
7. The sale certificate shall be issued in the same name in which the bid is submitted.
8. On the receipt of sale certificate, the purchaser shall take all necessary steps and make arrangement for registration of the property. All charges for conveyance, the existing and future statutory dues, if any payable by the borrower, stamp duty and registration charges etc. as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the local self-government/other dues payable to the government if any, informed subsequently.
9. For detailed terms and conditions of the sale, please refer to the link "http://www.bankofmaharashtra.in/properties_for_sale" provided in the Bank's website & on E-bikray portal (<https://baanknet.com/eauction-psb>).

Place: BHUSAVAL
Date: 31.12.2025




AUTHORIZED OFFICER,
BANK OF MAHARASHTRA
JALGAON ZONE

SARFAESI Authorized Officer
Bank Of Maharashtra
Zonal Office Jalgaon