



बँक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उल्लेख
एक परिवार एक बैंक

Zonal office: Pune City Zone
"Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5
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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) & 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 Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
1	Borrower : M/s Sai Dairy Through Director Mr. Arvind Kisan Raykar Guarantor : Mr. Premraj Laxman Waghmare	Rs. 3,11,00,000 (Rupees Three Crore Eleven Lakhs Only) plus interest at Contractual rate with monthly rest w.e.f. 21.01.2026, apart from penal interest, cost and expenses minus recovery if any	PROPERTY LOT NO. 1 : All the Piece & Parcels of Flat No. - 13, 7th Floor, A - wing, Yashodha Building - B, Vrundavan Srushti CHSL, Sr. No. - 41, Hissa No. - 1/4, Narhe, Pune On or towards the North: Open Space On or towards the East: Open Space On or towards the West: Entrance & Flat No 14 On or towards the South: Lift & Staircase • Encumbrances: Not Known • Type of possession: Physical	Reserve Price : Rs. 38,79,000/- (Rupees Thirty-Eight Lakhs Seventy Nine Thousand Only) EMD: Rs. 3,87,900/- (Rupees Three Lakhs Eighty Seven Thousand Nine Hundred Only) Bid increment Amount : Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
2	Borrower(s): - 1 M/s Atharv Agro Industries through Sachin Anant kadam Guarantors : 1. Mrs. Sisliya tony Gomes , 2.Tony Francis Gomes, 3.Sanjay Vasant Yadav	Rs. 8,70,61,000 (Rupees Eight Crore Seventy Lakhs Sixty One Thousand Only) plus interest at Contractual rate with monthly rest w.e.f. 21.01.2026, apart from penal interest, cost and expenses minus recovery if any	PROPERTY LOT NO. 2 : All that piece and parcel of land or ground bearing S. No. 17, Hissa No. 2/1A/1B/1A/2/4/6/8/10/12/5 (i.e Old S No. 14, Hissa No. 2) having an Area About 3000 Sq. ft. i.e. 3 Ares of village Katraj, previously within the limits of Grampanchayat Katraj and now included in the limits of Pune Municipal Corporation along with 60' * 22' construction / superstructure / Building in RCC construction having 8 rooms over the same and baars house property no 830 and within the registration Dist. Pune Sub-Dist. Haveli • Encumbrances: Not Known • Type of possession: Physical	Reserve Price : Rs. 1,08,59,000/- (Rupees One Crore Eight Lakhs Fifty Nine Thousand Only) EMD: Rs. 10,85,900 -/- (Rupees Ten Lakhs Eighty Five Thousand Nine Hundred Only) Bid increment Amount : Rs. 50,000/ (Rupees Fifty Thousand Only)
3	Borrower : M/s Bhagyodaya Construction And Contractor, Prop. Mr. Waman Limbaji Jadhav Guarantor : 1. Mr. Satish Maruti Jadhav 2. Mr. Abdulrauf Abdulgani Peerjade	Rs. 1,68,35,000 (Rupees One Crore Sixty Eight Lakhs Thirty Five Thousand Only) plus interest at Contractual rate with monthly rest w.e.f. 16.01.2026, apart from penal interest, cost and expenses minus recovery if any	PROPERTY LOT NO. 3 : All that Piece and Parcel of Land and building at Survey No. 209, Hissa No. 6/6/1, Municipal No. P/1/20/0181000, CTS No. 4309 to 4313, Area Admeasuring 1089 Sq. ft. situated at village Bhagirathi Nagar, Sade Satra Nali Road, Hadapsar, Taluka - Haveli, Dist. Pune owned by Mr. WAMAN LIMBAJI JADHAV. • Encumbrances: Not Known • Type of possession : Symbolic	Reserve Price : Rs. 93,59,000/- (Rupees Ninety Three Lakhs Fifty Nine Thousand Only) EMD: Rs. 9,35,900/- (Rupees Nine Lakhs Thirty five Thousand Nine Hundred Only) Bid increment Amount : Rs. 50,000/- (Rupees Fifty Thousand Only)
4	Borrower : M/s RC Laser, Proprietor: Mr. Rupesh Arvind Choudhari Sector No. 7, Plot No.196, MIDC Road, Indrayaninagar, Bhosari MIDC, Pune - 411026	Rs. 3,27,40,500/- (Rupees Three Crores Twenty Seven Lakhs Forty Thousand Five Hundred only) plus unapplied interest thereon as mentioned in the demand notice dated 30.05.2023, apart from penal interest, cost and expenses, minus recoveries if any	PROPERTY LOT NO. 4 : Flat No. 102, First Floor, "Prayēja City Building No. D, S.No.71/6A/3 & others, Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune On or towards the North: Flat No. 103 On or towards the East: By Passage Duct & Flat No. 104 On or towards the West : By Open Space On or towards the South: By Duct & Flat No. 101. Owner of the Property - Mr. Rupesh Arvind Choudhari • Encumbrances: Not Known • Type of possession: Physical PROPERTY LOT NO. 5 : Flat No 103, First Floor, "Prayēja City Building No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune On or towards the North: Flat No. 104, On or towards the East: By Open Space On or towards the West : By Duct, On or towards the South: Flat No. 102 Owner of the Property - Mr. Rupesh Arvind Choudhari • Encumbrances: Not Known • Type of possession : Physical PROPERTY LOT NO. 6 : Flat No 304, Third Floor, "Prayēja City Building No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune On or towards the North: By Open Space On or towards the East : By Duct On or towards the West : By Staircase On or towards the South : Flat No. 303. Owner of the Property - Mr. Rupesh Arvind Choudhari • Encumbrances: Not Known • Type of possession: Symbolic PROPERTY LOT NO. 7 : Flat No 305, Third Floor, "Prayēja City Building No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune On or towards the North: By Open Space On or towards the East : By Staircase On or towards the West : By Duct On or towards the South: Flat No. 306. Owner of the Property - Mr. Rupesh Arvind Choudhari • Encumbrances: Not Known • Type of possession: Physical	Property Lot No. 4 Reserve Price : Rs. 57,90,000/- (Rupees Fifty Seven Lakhs Ninety Thousand Only) EMD: Rs. 5,79,000/- (Rupees Five Lakhs Seventy Nine Thousand Only) Bid increment Amount : Rs. 25,000/- (Rupees Twenty-Five Thousand Only) Property Lot No. 5 Reserve Price : Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only) EMD: Rs. 5,70,000/- (Rupees Five Lakhs Seventy Thousand Only) Bid increment Amount : Rs. 25,000/- (Rupees Twenty-Five Thousand Only) Property Lot No. 6 Reserve Price : Rs. 56,30,000/- (Rupees Fifty Six Lakhs Thirty Thousand Only) EMD: - Rs. 5,63,000/- (Rupees Five Lakhs Sixty Three Thousand Only) Bid increment Amount : Rs. 25,000/- (Rupees Twenty-Five Thousand Only) Property Lot No. 7 Reserve Price : Rs. 56,30,000/- (Rupees Fifty Six Lakhs Thirty Thousand Only) EMD: - Rs. 5,63,000/- (Rupees Five Lakhs Sixty Three Thousand Only) Bid increment Amount : Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
5	Borrower : M/s Mahakali Milk Processors Pvt. Ltd. Director : Sunil Ramchandra Patil , Director : Sanjivani Sunil Patil Guarantor : 1. Mr. Vishwas Raghoji Patil, 2. Mrs. Kusum Vishwas Patil, 3. Mr. Pravin Ramchandra Patil, 4. Mr. Rajkiran Jayram Patil, 5. Mr. Sunil Ramchandra Patil, 6. Mrs. Sanjivani Sunil Patil	Rs. 5,77,27,000.00/- (Rs. Five crore seventy seven lakh twenty seven thousand only) + unapplied charges from 02.02.2026 less recovery if any	PROPERTY LOT NO. 8 : All those piece and parcel of land situated at Vijaynagar, Karad Plot No. 56 and 57, Milkat No. 64, Vijaynagar, Karad and Plot No. 58 Milkat No. 66 at Vijaynagar, Karad, Tal. Karad, Dist. Satara-415114 admeasuring 12000 sq. ft. Bounded as follows: East - By Road, West - Open Space, South - Calvert, North- Open Space, Mortgaged by Borrower Mortgagor M/s. Mahakali Milk Processors Pvt. Ltd. through Sunil Patil. • Encumbrances : Not Known • Type of Possession : Symbolic PROPERTY LOT NO. 9 : All those piece and parcel of Plot No.17 admeasuring 4000 Sq.ft. in S No 4, Gaothan Vijaynagar, Grampanchayat Milkat No. 2, Tal Karad, Dist- Satara, East - By Road, West - By Road, North - Plot No. 18, South - By Road Property Owner - Sunil Ramchandra Patil, Pravin Ramchandra Patil, Vishwas Raghoji Patil • Encumbrances: Not Known • Type of Possession: Symbolic PROPERTY LOT NO. 10 : All those piece and parcel of Plot No. 18, Admeasuring 4000 sq. ft. in S no. 4 Gaothan Vijaynagar, Grampanchayat Milkat No.1, Tal- Karad, Dist- Satara East - By Road, West - By Road, South - Plot No. 17, North - Plot No. 16 • Encumbrances : Not Known • Type of Possession : Symbolic	Property Lot No. 8 Reserve Price : Rs. 2,05,39,000/- (Rupees Two Crore Five Lakhs Thirty Nine Thousand Only) EMD: Rs. 20,53,900/- (Rupees Twenty Lakh Fifty Three Thousand Nine Hundred Only) Bid increment Amount : Rs. 50,000/- (Rupees Fifty Thousand Only) Property Lot No. 9 Reserve Price : Rs. 78,66,000/- (Rupees Seventy Eight Lakhs Sixty Six Thousand Only) EMD: Rs. 7,86,600/- (Rupees Seven Lakh Eighty Six Thousand Six Hundred Only) Bid increment Amount : Rs. 25,000/- (Rupees Twenty-Five Thousand Only) Property Lot No. 10 Reserve Price : Rs. 56,50,000/- (Rupees Fifty Six Lakh Fifty Thousand Only) EMD: Rs. 5,65,000/- (Rupees Five Lakh Sixty Five Thousand Only) Bid increment Amount : Rs. 25,000/- (Rupees Twenty-Five Thousand Only)
6	Borrower : 1. Dr. Ajit Prabhakar Kulkarni Flat No. 203, 2nd Floor, Wing No. F, Rohan Kritika, Survey No. 117, Pune 2. Mrs. Chitra Ajit Kulkarni, Flat No. 203, 2nd Floor, Wing No. F, Rohan Kritika, Survey No. 117, Pune	Rs. 2,04,56,000/- (Rupees Two Crores Four Lakh Fifty Six Thousand only) plus unapplied interest thereon as mentioned in the demand notice dated 30.01.2026, apart from penal interest, cost and expenses, minus recoveries if any	PROPERTY LOT NO. 11 : All that Piece and Parcel of Flat No 203, 2nd floor, F Wing, Rohan Kritika on plot NO 538/A, Sr No 117/A/1, 117/B, Near P L Deshpande Garden, Sinhagad Road, Parvati, Pune. owned by Mr. Ajit Prabhakar Kulkarni And Mrs. Chitra Ajit Kulkarni • Encumbrances : Not Known • Type of Possession : Symbolic	Reserve Price : Rs. 2,34,29,000/- (Rupees Two crore Thirty Four Lakhs Twenty Nine Thousand Only) EMD : Rs. 23,42,900/- (Rupees Twenty Three Lakhs Forty Two Thousand Nine Hundred Only) Bid increment Amount : Rs. 50,000/- (Rupees Fifty Thousand Only)
7	Borrower : 1. Mrs. Gunvanti Haribhau Jarande Guarantor : 2.Mrs. Shilpa Dashrath Chabuskar	Rs. 10,96,000/- (Rupees Ten lakhs ninty six Thousand only) plus unapplied interest thereon as mentioned in the demand notice dated 30.01.2026, apart from penal interest, cost and expenses, minus recoveries if any	PROPERTY LOT NO. 12 : All that Piece and Parcel of Flat No. 102, 1st floor, Krushnai Apartment, Sr. No. 2, Hissa No. 4/1, Near Euro ICSE School, Undri, Pune 411 060 • Encumbrances : Not Known • Type of Possession : Physical	Reserve Price : Rs. 22,22,000/- (Rupees Twenty Two Lakhs Twenty Two Thousand Only) EMD : Rs. 2,22,200/- (Rupees Two Lakh Twenty Two Thousand Two Hundred Only) Bid increment Amount : Rs. 25,000/- (Rupees Fifty Thousand Only)
8	Borrower : M/s Mahalaxmi Herbals Dr.(Mrs.) SHOBHA NARENDRA SATHE Guarantor : NA	Rs. 11,47,456/- (Rupees Eleven Lakh Forty Seven Thousand Four Hundred Fifty Six only) plus unapplied interest thereon as mentioned in the demand notice dated 10.09.2024, apart from penal interest, cost and expenses, minus recoveries if any	PROPERTY LOT NO. 13 : All that Piece and Parcel of Flat No 10, 1st floor, Raghukul Plaza on Sr No 12 Hissa No 2/1, Village Hadapsar, Taluka Haveli, Pune 411 028. owned by Mrs. Shobha Narendra Sathe • Encumbrances : Not Known • Type of Possession : Physical	Reserve Price : Rs. 41,25,000/- (Rupees Forty One Lakhs Twenty Five Thousand Only) EMD: Rs. 4,12,500/- (Rupees Forty One Lakh Twelve Thousand Five Hundred Only) Bid increment Amount : Rs. 25,000/- (Rupees Fifty Thousand Only)
9	Borrower : M/s J J Transport Mrs. Aruna Sunil More, Mr. Abhishek Kallappa Jamkhande	Rs. 18,85,000/- (Rupees Eighteen Lakhs Eighty Five Thousand Only) plus unapplied interest thereon as mentioned in the demand notice dated 30.01.2026, apart from penal interest, cost and expenses, minus recoveries if any	PROPERTY LOT NO. 14 : All that Piece and Parcel of Flat No B 10, 3rd floor, Gaurang Residency, Sr No 48 and 48/47/2 Hissa No 22/1, Narhe Pune 411 041 Owned by Mr. Sunil Krushnarao More and Mrs Aruna Sunil More. • Encumbrances : Not Known • Type of Possession : Physical	Reserve Price : Rs. 33,51,000/- (Rupees Thirty Three lakhs fifty one Thousand Only) EMD : Rs. 3,35,100/- (Rupees Three Lakh Thirty Five Thousand One Hundred Only) Bid increment Amount : Rs. 25,000/- (Rupees Fifty Thousand Only)
10	Borrower : M/s Shitole Petroleums Mr. Prashant Krishnarao Shitole	Rs. 4,72,13,000/- (Rupees Four Crore Seventy two Lakh Thirteen Thousand only) plus unapplied interest thereon as mentioned in the demand notice dated 09.12.2025, apart from penal interest, cost and expenses, minus recoveries if any	PROPERTY LOT NO. 15 : All that Pieces & Parcels of Land situated on S No 82 Hissa No 1A/1 on CTS 2739 Part, 2740 Part, 2741 Part & 2742 Part located at village at Mouje Sangvi Taluka Haveli District Pune within the limits of Pimpri Chinchwad Municipal Corporation area admeasuring 19.34Aar i.e 1934 Sq Mtrs bounded as : Towards East : 18 Mtr D P Road Towards South : by Property of Krushnarao Anandrao Shitole. Towards West : by S. No. 81 Part Towards North: S. No. 82/1A/1 Part. • Encumbrances : Not Known • Type of Possession : Symbolic	Reserve Price : Rs. 7,49,45,000/- (Rupees Seven Crore Forty Nine Lakhs Forty Five Thousand Only) EMD : Rs. 74,94,500 -/- (Rupees Seventy Four Lakh Ninety Four Thousand Five Hundred Only) Bid increment Amount : Rs 1,00,000/- (Rupees One Lakh Only)
11	Borrower : M/s Schematic Aircon & Automation Private Limited. Directors : 1. Sandeep Shankar Awari 2.Pradeep Shankar Awari Guarantor : 1. Sandeep Shankar Awari 2. Pradeep Shankar Awari 3. Vimal Shankar Awari	Rs. 4,38,10,290 (Rupees Four Crore Thirty Eight Lakhs Ten Thousand Two Hundred Ninety Only) plus interest thereon @ Contractual Rate p.a WEF 09.02.2023 apart from cost, expenses and charges minus recovery if any.	Property Lot No.16 : All the Piece & Parcels of Shop No 101 Ground Floor Building G Mega Center on S No 153/A/1 to 4/1, 153A/1 to 4/2, 153A/a to 5 Nearby Noble Hospital, Solapur Road, Magarpatta, Hadapsar Taluka Haveli Pune 411028 Bounded as : North: Shop No G 102 South: Lift East: Open Space West : Open Passage • Encumbrances : Not Known • Type of Possession : Physical Property Lot No. 17 : All the Piece & Parcels of Office No 303 & 304 3rd Floor Building G Mega Center on S No 153/A/1 to 4/1, 153A/1 to 4/2, 153A/a to 5 Nearby Noble Hospital, Solapur Road, Magarpatta, Hadapsar Taluka Haveli Pune 411028 Bounded as : North: Office No 302 South: Office No 305 East: Entrance West : Open Space Together with fixtures & furniture's thereon • Encumbrances : Not Known • Type of Possession : Physical Property Lot No. 18 : All the Piece & Parcels of Residential Bunglow Gound + 1st Floor on S No 47 Hissa No 1/1+2/1+2/2+3/1+3/2 behind Mahindra Showroom Chandan Nagar located in Sunita Nagar Off Old Mundhwa Road Wadgaon Sheri Tal Haveli Dist Pune 411014 Area admeasuring 335.60 Sq Mtr Bounded as : North: by S No 46 P South: by Part of Land East: by Part of Land/Road West: by Property of Mr Chaudhari & Others • Encumbrances : Not Known • Type of Possession : Symbolic	Reserve Price : Rs. 42,43,000/- (Rupees Forty Two Lakh Forty Three Thousand Only) EMD: Rs. 4,24,300/- (Rupees Four Lakh Twenty Four Thousand Three Hundred Only) Bid increment Amount : Rs. 25,000/- (Rupees Twenty Five Thousand Only) Reserve Price : Rs. 60,90,000/- (Rupees Sixty Lakhs Ninety Thousand Only) EMD: s. 6,09,000/- (Rupees Six Lakhs nine Thousand Only) Bid increment Amount : Rs. 25,000/- (Rupees Twenty Five Thousand Only) Reserve Price : Rs. 2,29,00,000/- (Rupees Two Crore Twenty Nine Lakhs Only) EMD: Rs. 22,90,000/- (Rupees Twenty two Lakhs Ninety Thousand Only) Bid increment Amount : Rs. 50,000/- (Rupees Fifty Thousand Only)
12	Borrower : M/s. Flograph Instruments and Controls Prop. Mr. Lala Abaji Powar Guarantor : NA	Rs. 43,90,000/- (Rupees Forty three lakh ninty Thousand only) plus unapplied interest thereon as mentioned in the demand notice dated 15.11.2025, apart from penal interest, cost and expenses, minus recoveries if any	Property Lot No. 19 : All that Machinery Hypothecated in Account Flograph Instruments & Control. • Encumbrances : Not Known • Type of Possession : Physical	Reserve Price : Rs. 3,93,000/- (Rupees Three Lakhs Ninety Three Thousand Only) EMD: Rs. 39,300/- (Rupees Six Lakhs Nine Thousand Only) Bid increment Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
13	Borrower : M/s. Veanco Automotive Pvt. Ltd. Guarantor : 1. Mr. Sagar Kumar 2. Bhaskar Hanumant Nazirkar 3.Sashank Ramesh Anikhindi	Rs. 5,85,88,974.00 (Rupees Five Crore Eighty Five Lakh Eighty Eight Thousand Nine Hundred Seventy Four Only) plus unapplied interest thereon as mentioned in the demand notice dated 29.08.2024, apart from penal interest, cost and expenses, minus recoveries if any	Property Lot No. 20 : Parts of Fabricated PEB (Pre-Engineered Building) Factory shed to be dismantled • Encumbrances : Not Known • Type of Possession : Physical	Reserve Price : Rs. 38,00,000/- (Rupees Thirty Eight Lakhs Only) EMD: Rs. 3,80,000/- (Rupees Three Lakh Eighty Thousand Only) Bid increment Amount : Rs. 10,000/- (Rupees Ten Thousand Only)

Sr. No.	Particulars		Date & Time
1.	Date and time of E- Auction	For Lot No. 1, 4, 5, 6, 7, 16, 17, 18, 19, 20 - 15 days' sale notice is given.	02.03.2026 between 11.00 a.m. and 4.00 P M
		For Lot No. 2,3,8,9,10,11,12,13,14,15 - 30 days sale notice is given	17.03.2026 between 11.00 am to 4:00 PM
2.	Last Date of Submission of Bid with EMD		Before commencement of E-auction (as per PSBA e-bikray rules)
3.	Inspection Date & Time		21.02.2026 to 11.03.2026 between 11:00 am.to 5:00 pm

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.

- E-auction shall be conducted through the PSBA e-Bikray. 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.
- For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on <https://baanknet.com> (PSBA eBKray Portal)
- For detailed information in respect of above properties, you may contact also- Mr. Diwesh Kumar(Chief Manager Recovery incharge PC2) M.no. 9835072911 and Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078

Date : 09.02.2026
Place : Pune

Chief Manager & Authorised Officer,
Bank of Maharashtra

