

PUBLIC NOTICE

Notice is hereby given to the public at large that Mrs. Varsha Sharad Nakarmi, residing at Plot No. 33, Adyash Bungalow, Girish Society, Near Saboba Temple, Wari Jakat Naka, Pune - 411008, is the sole and absolute owner of the property more particularly described in the Schedule hereunder written.



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
 भारत सरकार द्वारा उद्घाटित
एक परिवार एक बैंक

PUNE WEST ZONAL OFFICE

'Janamangal', 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune - 411018. Tel.: 020-2733 5351

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

**E-Auction Sale Notice for Sale of Immovable Assets under
the Securitisation 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/s and Guarantor/s that the below described immovable properties mortgaged/charged to Bank of Maharashtra, the possession of which have been taken by the Authorised Officer of **Bank of Maharashtra**, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on **17.03.2026**, for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under

Sr. No.	Branch name and Name and address of Borrowers / Guarantors	Total dues as on 12/02/2026	Details of the Secured Assets put for auction / sale & Type of possession with the Bank & Encumbrances	Reserve Price Earnest Money Deposit Bid Increase Amount
1	Branch : Charholi Branch Borrower : 1. Mr. Santosh Dipak Mohandule, Flat No. 106, 1st floor, B4-Wing, Triveni Trikaya Phase-I, Near Shivank Hotel, Village-Tulapur, Alandi-Markal Road, Taluka - Haveli, Pune - 412216 2. Mrs. Suman Dipak Mohandule, Co-borrower C/O Mr. Dattatray Gajanan Sutar, S. No. 163/2, Bramhan Ali, Near Vishnu Temple, Rajgurunagar, Pune - 410505	Rs. 18,19,127.00 (Rupees Eighteen Lakhs Nineteen Thousand One Hundred Twenty Seven Only) plus further Interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Registered Mortgage of Residential Flat No. 106, 1 st Floor, Building B-4 of the project "Triveni Trikaya Phase-II" Admeasuring 338.63 Sq. Ft. Carpet area with Dry Balcony of 20.77 Sq. Ft., together with Open Terrace bearing area 48.65 Sq. Ft., constructed on land bearing Gat. No. 513, 515, 516, 517 & 525, situated Near Shivank Hotel, Village-Tulapur, Alandi-Markal Road, Taluka - Haveli, Pune. Possession Type : Physical Encumbrances known to the bank : NIL	Reserve Price- Rs. 21,83,464.78 EMD- Rs. 2,18,346.47 Bid Increase Amt. - Rs. 30,000/-
2	Branch : Lavale Branch Borrower : 1. Mr. Viyush Vinod Sakarkar, 2. Mrs. Nisha Viyush Sakarkar, Flat No. 106, B Wing, 1st Floor, Windows Co-operative Housing Society Ltd., Village Sus, Tal. Mulshi, Dist Pune	Rs. 71,97,026.63 (Rupees Seventy One Lakhs Ninety Seven Thousand Twenty Six and Sixty Three Paisa Only) plus further Interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Flat No. 106, B Wing, 1st Floor, carpet area 94.42 sq. mtrs, Terrace Area 16.73 Sq. mtrs. Total 111.14 Sq. mtrs, in "Windows Co-operative Housing Society Ltd.", constructed on land bearing CTS No. 132/3 and 132/4, situate at Village Sus, Tal. Mulshi, Dist. Pune, owned by Mr. Viyush Vinod Sakarkar and Mrs. Nisha Viyush Sakarkar. Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 96,04,250/- EMD- Rs. 9,60,425/- Bid Increase Amt. - Rs. 1,00,000/-
3	Branch : Lavale Branch Borrower : 1. Mr. Nilesh Diwakar Khole, S/o Diwakar Khole, Near Grampanchayat, At Maan, Post Hinjewadi, Taluka Mulshi, Dist Pune- 411057 Also at : Flat No. 1 on 1st Floor, in Project "Anubandh Residency", Village Pirangut, Tal. Mulshi, Dist. Pune	Rs. 38,77,991/- (Rupees Thirty Eight Lakhs Seventy Seven Thousand Nine Hundred Ninety One Only) plus further Interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Flat No. 1 on 1st Floor, in Project Known as "Anubandh Residency", Carpet Area 706 sq. ft. and terrace area 46 sq. ft, total saleable area 978 sq. ft, with one car parking No. 1, Wing C, constructed on land bearing Gat No. 394, (Old Gat No. 1613) including Pot Kharaba, area 00H 12R, situated at Village Pirangut, Tal. Mulshi, Dist. Pune Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 47,58,742/- EMD- Rs. 4,75,874.20 Bid Increase Amt. - Rs. 50,000/-
4	Branch : Lavale Borrower : 1. Mr. Amol Uttam Kudale, At Taljai Wasti, Post Lavale, Tal. Mulshi, Dist. Pune - 412115	Rs. 3,11,737/- (Rupees Three Lakhs Eleven Thousand Seven Hundred Thirty Seven Only) plus further Interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Equitable Mortgage of Shop No. G-101, Ground Floor, area 370 sq. ft., constructed on land bearing Gat No. 259, 269, 270, Oxford Avenue, situated at Pirangut, Tal. Mulshi, Dist. Pune - 412115. Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 35,15,000/- EMD- Rs. 3,51,500/- Bid Increase Amt. - Rs. 50,000/-
5	Branch : Lavale branch Borrower : 1. Mr. Samadhan Kautik Mahakal, Flat No. 302, Shanta Residency, Maharsi Karvenagar, Hingane Bk., S. No. 14/1A/3/1, Pune City, Pune - 411058 2. Mrs. Priti Samadhan Mahakal, House No. 3940, S. No. 18/2, Ingale Nagar, Warje, Jakat Naka, Pune City, Pune - 411058	Rs. 6,02,142/- (Rupees Six Lakhs Two Thousand One Hundred Forty Two Only) plus further Interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Equitable mortgage of Flat No. 302, 2nd Floor, in building named "Shantai Residency", admeasuring 215 sq. ft. i.e. 20 sq. mtrs, constructed on land bearing S. No. 14/1A/3/1, admeasuring 34.50 R, situated at, Hingane Bk., Maharsi Karvenagar, Pune City, Pune-411058 Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 19,14,269/- EMD- Rs. 1,91,426.90 Bid Increase Amt. - Rs. 30,000/-
6	Branch : Akurdi Branch 1. Ms. Gauri Uday Kale, 2. Mr. Uday Dattatray Kale and 3. Mrs. Pooja Uday Kale, R/o Flat No. 202, 2nd Floor, 'Blue Stone Residency', Plot No. 461, Near Mhalsa Chowk, Sec 27, Akurdi, Pune- 411035	Rs. 95,44,634/- (Rupees Ninety Five Lakhs Forty Four Thousand Six Hundred Thirty Four Only) plus further Interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Flat No. 202, 2nd Floor, 'Blue Stone Residency', Plot No. 461, Near Mhalsa Chowk, Sec 27, Akurdi, Pune- 411035, admeasuring 73.10 sq. mtrs (carpet area)+3.20 sq. mtrs attached terrace Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 95,77,000/- EMD- Rs. 9,57,700/- Bid Increase Amt. - Rs. 50,000/-
7	Branch : Chakan Branch Borrower : 1. M/s Vishal Tyres, a Partnership Firm, having its registered address at Pardeshi Building, Market Yard, Chakan through its Partners & Guarantors 2. Mrs. Sangeeta Chandrakant Pardeshi, 3. Mr. Vishal Chandrakant Pardeshi, 4. Chandrakant Mayaram Pardeshi, 5. Mr. Pawan Chandrakant Pardeshi, All R/o Parshuram Smruti, Bazarpath, Chakan and Guarantors :	Rs. 2,70,55,413/- (Rupees Two Crores Seventy Lakhs Fifty Five Thousand Four Hundred Thirteen Only) plus further Interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Shop No. 2, area 600 sq. ft., Nagar Parishad Property No. 5, building name "Parashram Smruti" constructed on ground floor of the all that piece and parcel of land bearing CTS No. 1633, Area 61.7 Sq. Mtr., CTS No. 1634, Area 17.9 Sq. Mtr., CTS No. 1636, Area 611.6 Sq. Mtr., CTS No. 1637, Area 19.6 Sq. Mtr., situated and lying and being at Village Chakan in Registration Khed and Dist. Pune Tal. Khed and within the limits of Nagarparishad Chakan. Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 57,00,000/- EMD- Rs. 5,70,000/- Bid Increase Amt. - Rs. 1,00,000/-
8	6 Mr. Rajendra Mayaram Pardeshi, 7. Mrs. Anita Vijay Pardeshi, , 8. Mrs. Pooja Rajendra Pardeshi, 9. Mr. Mahendra Mayaram Pardeshi, 10. Mrs. Pramila Mayaram Pardeshi and 11. Mr. Vijay Mayaram Pardeshi, All R/o Parshuram Smruti, Bazarpath, Chakan		Shop No. 5, area 240 Sq. ft. its Nagar parishad Property No. 5/1, building name "Parashram Smruti" constructed on ground floor of the all that piece and parcel of land bearing CTS No. 1633, Area 61.7 Sq. Mtr., CTS No. 1634, Area 17.9 Sq. Mtr., CTS No. 1636, Area 611.6 Sq. Mtr., CTS No. 1637, Area 19.6 Sq. Mtr., situated and lying and being at Village Chakan in Registration Khed and Dist. Pune Tal. Khed and within the limits of Nagarparishad Chakan. Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 22,80,000/- EMD- Rs. 2,28,000/- Bid Increase Amt. - Rs. 50,000/-
9			Shop No. 6, area 240 Sq. ft. its Nagar parishad Property No. 5/2, building name "Parashram Smruti" constructed on ground floor of the all that piece and parcel of land bearing CTS No. 1633, Area 61.7 Sq. Mtr., CTS No. 1634, Area 17.9 Sq. Mtr., CTS No. 1636, Area 611.6 Sq. Mtr., CTS No. 1637, Area 19.6 Sq. Mtr., situated and lying and being at Village Chakan in Registration Khed and Dist. Pune Tal. Khed and within the limits of Nagarparishad Chakan. Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 22,80,000/- EMD- Rs. 2,28,000/- Bid Increase Amt. - Rs. 50,000/-
10			Shop No. 7, area 240 Sq. ft. its Nagar parishad Property No. 5/3, building name "Parashram Smruti" constructed on ground floor of the all that piece and parcel of land bearing CTS No. 1633, Area 61.7 Sq. Mtr., CTS No. 1634, Area 17.9 Sq. Mtr., CTS No. 1636, Area 611.6 Sq. Mtr., CTS No. 1637, Area 19.6 Sq. Mtr., situated and lying and being at Village Chakan in Registration Khed and Dist. Pune Tal. Khed and within the limits of Nagarparishad Chakan. Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 22,80,000/- EMD- Rs. 2,28,000/- Bid Increase Amt. - Rs. 50,000/-
11			Flat No. 1, area 1357 Sq. ft., its Nagar Parishad Property No. 5/12, building name "Parashram Smruti" constructed on Ground Floor of all that piece and parcel of land bearing CTS No. 1633, Area 61.7 Sq. Mtr., CTS No. 1634, Area 17.9 Sq. Mtr., CTS No. 1636, Area 611.6 Sq. Mtr., CTS No. 1637, Area 19.6 Sq. Mtr., situated and lying and being at Village Chakan in Registration Khed and Dist. Pune Tal. Khed and within the limits of Nagarparishad Chakan. Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 45,12,025/- EMD- Rs. 4,51,202.50 Bid Increase Amt. - Rs. 1,00,000/-
12	Branch : Chakan Branch Borrower and Co-borrower : 1. Mr. Ajay Duwardhan Gunjal and 2. Mrs. Vasudha Ajay Gunjal Resident of At. Ekta – D Housing Society Flat No 4, Near Sambhaji Nagar Busstop, G Block, MIDC, Chinchwad, Pune - 411019	Rs. 24,68,837.00 (Rupees Twenty Four Lakhs Sixty Eight Thousand Eight Hundred Thirty Seven Only) plus further interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Flat No 303, 3rd Floor, Wing B, "Nexus Kinara", Situated at Gat No 79, Chikhali, Tal -Haveli, Dist, Pune – 412114. Having area 36.00sq mt. Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 30,70,136/- EMD- Rs. 3,07,013.60 Bid Increase Amt. - Rs. 50,000/-
13	Branch : Chakan Branch Borrower and Co-borrower : 1. Mr. Anant Ashokrao Deshmukh and 2. Charudatta Haribhau Gore, Flat No. 103, Gat No. 1123 (old Gat No 1099) Plot No 2 Chakan Shikrapur Road, Chakan Taluka, Khed District - Pune	Rs. 8,62,895.00 (Rupees Eight Lakhs Sixty-Two Thousand Eight Hundred Ninety Five Only) plus further Interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Résidentiel Nirjanan Manor Apartment Flat No. 103 (Flat Area 629 Sq feet and Terrace 130 Sq feet) Gat No. 1123 (old Gat No 1099) Plot No 2 Chakan Shikrapur Road, Chakan, Taluka Khed, District Pune Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 21,51,180/- EMD- Rs. 2,15,118/- Bid Increase Amt. - Rs. 30,000/-
14	Branch : Vadgaon Maval branch Borrower : 1. Nazil Ismail shaiikh, 2. Mrs. Shabnam Nazir Shaikh Both R/o Dhore Wada, Dandle Chawl, Vadgaon Maval, Pune - 412106 3. Shri Sanjay Bhim Mane, Near Exide Battery Company, Vishnu Provision Stores, Dutt Nagri, Chinchwad, Pune - 411019 4. Mahesh Sadanand Patil, Dhore Wada, Dandle Chawl, Vadgaon Maval, Pune - 412106	Rs. 18,57,097/- (Rupees Eighteen Lakhs Fifty Seven Thousand and Ninety Seven Only) plus further Interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Flat No. 103, First floor, Roshan Manzil, constructed on land bearing Survey No. 225 + 226 + 2 + 2/1/1, Plot No. 38, Maval Tehsil Primary Teacher Co- Operative Society Malinagar, situated at Vadgaon Maval, Taluka-Maval. Dist. Pune Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 18,56,000/- EMD- Rs. 1,85,600/- Bid Increase Amt. - Rs. 30,000/-
15	Branch : Vadgaon Maval branch branch Borrower : 1. Mr. Ajinkya Prakash Nakhatre, R/o Flat no 104. 1st floor, Roshan Manzil, Vadgaon, Pune -410106, and Guarantors : 2. Mr. Sagar Dilip Pawar, R/o Gopinath Dnyanoba Kalokhe, Mumbai Pune Road Near Kalokhe Poultry, Talek Vasti Talegaon Dabhade, Pune 410506 and 3. Mr. Vishal Chandrakant Nakhatre, R/o Chandrakant Nakhatre, Near Railway Bridge, Mangalwar Peth Nakhatre Chawl, Talegaon Dabhade Pune 410507	Rs. 11,57,798/- (Rupees Eleven Lakhs Fifty-Seven Thousand Seven Hundred Ninety Eight Only) plus further Interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Flat No. 104, First floor, Roshan Manzil, constructed on land bearing Survey No. 225 + 226 + 2 + 2/1/1, Plot No. 38, Maval Tehsil Primary Teacher Co- Operative Society Malinagar, situated at Vadgaon Maval, Taluka-Maval. Dist. Pune Possession Type : Physical Encumbrances known to the bank : NIL	Reserve Price- Rs. 18,56,000/- EMD- Rs. 1,85,600/- Bid Increase Amt. - Rs. 30,000/-
16	Branch : Vadgaon Maval branch branch Borrower: 1. Mrs. Rama Birju Mathur, 2. Mr. Birju Ramvilas Mathur, R/o Bunglow No12 Sanskruti Society, Near New English School, Vadgaon Maval, Dist. Pune – 412106 and Guarantors : 3. Mr. Somnath Khandu Agale, Plot No 50, Sr no 145, Deccan Hill, Vadgaon Maval, Dist Pune – 412106, and 4. Mr. Navnath Pandharinath Bhilare, Bhilare Vasti Near Maval Hospital, Vadgaon Maval, Dist Pune - 412106	Rs. 19,56,371.60 (Rupees Nineteen Lakhs Fifty Six Thousand Three Hundred Seventy One and Sixty Paisa Only) plus further Interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Residential Flat No. 106, bearing carpet area of 534 Sq. ft. i.e. saleable built up area of 747.60 sq. Ft. i.e. 1 BHK flat situated on 2nd Floor in the building constructed on plot to which Gram Panchayat House Property No. 2265 along with right to use common parking of the said building and the said building is Roshan Manzil situated at Vadgaon Maval, Taluka Maval, Dist. Pune Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 17,88,000/- EMD- Rs. 1,78,800/- Bid Increase Amt. - Rs. 30,000/-
17	Branch : Alandi Branch Borrower : 1. Mr. Manoj Devidas Marathe , 2. Mrs. Yogita Manoj Marathe, Flat No. 605, 6th Floor, River Residency Phase-3, Building No. N-2, GAT No 90, situated at Chikhali, Tal. Haveli, Dist. Pune - 412114	Rs. 28,81,940/- (Rupees Twenty Eight Lakhs Eighty One Thousand Nine Hundred Forty Only) plus further Interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Flat No. 605, 6th Floor, River Residency Phase-3, Building No. N-2, constructed on land bearing GAT No 90, situated at Jadhawadi, Chikhali, Tal. Haveli, Dist. Pune-412114, carpet area of flat 589 sq. ft. i.e. 54.789 sq. mtrs, adjacent terrace area 87.18 sq. ft. i.e. 08.09 sq. mtrs. Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 45,66,365/- EMD- Rs. 4,56,636.50/- Bid Increase Amt. - Rs. 50,000/-
18	Branch : Alandi Branch Borrower : 1. Vedant Engineering, Proprietor Mr. Manoj Devidas Marathe, Gat No. 78, Sonawane Wasti Road, Jyotiba Nagar, Talwade, Pune-411062, Also at Flat No. 605, 6th Floor, River Residency Phase-3, Building No. N-2, GAT No 90, situated at Chikhali, Tal. Haveli, Dist. Pune- 412114	Rs. 1,28,15,605.87 (Rupees One Crore Twenty Eight Lakhs Fifteen Thousand Six Hundred and Five and Eighty Seven Paisa Only) plus further Interest as applicable w.e.f. 13.02.2026 and other cost & expenses.	Flat No. 13, 4th Floor, Building No. P-10, constructed on land bearing GAT No./Sr. No. 452/1/1, Gandharvanagar P-10 Co- operative Housing Society, Near Jay Ganesh Samrajya, Tapkir Nagar, Pune-Nashik Highway, Moshi, Pune, owned by Manoj Devidas Marathe, admeasuring built-up area 805 sq. ft. and adjacent terrace area 84 sq. ft. Possession Type : Symbolic Encumbrances known to the bank : NIL	Reserve Price- Rs. 23,00,400/- EMD- Rs. 2,30,040/- Bid Increase Amt. - Rs. 30,000/-

* Date of E-Auction: 17/03/2026 between 01:00 p.m. to 05:00 p.m., * Last date of submission of KYC and EMD: 16/03/2026

- Inspection Date & Time: 12/03/2026 to 13/03/2026 with prior appointment

Bidders have to log in on the website-<https://baanknet.com>, and get themselves registered, deposit Pre-Bid EMD amount before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment and updation of the same in the website. This may take some time as per banking process and hence bidders in their own interest are advised to submit the pre-bid EMD amount well in advance, that is at least 24 hours before the e-Auction date to avoid last minute rush.

Bank reserves the right to postpone/defer/cancel the e-auction without assigning any reason.
For detailed terms and condition of the sale, please refer to the link provided in website of Bank of Maharashtra i.e. <https://bankofmaharashtra.in/propsale.asp> and <https://baanknet.com>. Prospective bidders can contact the Authorized Officer Mr. H.R. Meena on Mob. No. 9587006577. This notice is also 30 days statutory notice under the SARFAESI Act to the abovementioned borrower/guarantor/mortgagor.

Date: 13/02/2026, Place: Pune

Assistant General Manager & Authorized Officer, Bank of Maharashtra, Pune West Zone