

**India SME Asset Reconstruction Co. Limited**

Regi. Off. : The Ruby 11th Floor, North - West Wing, Plot No 29, Senapati Bapat Marg, Dadar (West) Mumbai - 400028.

**POSSESSION NOTICE (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)**

The borrowers/co-borrowers/guarantors/mortgagors mentioned hereunder had availed financial assistance/loan from Fedbank Financial Services Limited ("Original Lender"). The said loan, together with all underlying security interest and all rights, title and interest of the Original Lender therein, was assigned by the Original Lender under the provisions of the SARFAESI Act, 2002, in favour of India SME Asset Reconstruction Company Limited ("ISARC"), acting in its capacity as the Trustee of ISARC-2025-2026-3 Trust, vide Assignment Agreement dated 26th September 2025.

Whereas the undersigned being the Authorised officer of India SME Asset Reconstruction Company Limited ("ISARC") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notices upon the borrowers/co-borrowers/guarantors/mortgagors, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower/co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/co-borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the below-mentioned dates.

The Borrower/co-borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of India SME Asset Reconstruction Company Limited ("ISARC")

The Borrower/co-borrowers/Mortgagor(s) attention is invited to the provision of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

| Sr. No. | Loan Account No./ Name Of Borrower / Co-Borrower  | Date of Demand Notices | Date of Possession / Possession Status | Amount in Demand Notice (Rs.)   | Description Of Properties  |
|---------|---|------------------------|--|---|--|
| 1       | FEDWRJ0H0504160 / BHIMASHANKAR SANGANNA KERUR / SUVARNA BHIMASHANKAR KERUR / RUSHIKESH BHIMASHANKAR KERUR | 28-10-2025             | 05.03.2026 Symbolic possession         | Rs.19,52,164.45 (Rupees Nineteen Lakh Fifty Two Thousand One Hundred Sixty Four and Forty Five Paise Only)        | All That Piece And Parcel Of Area Admeasuring About 500 Sq.ft. And Stone Brick Soil Construction Constructed There On 26x11-286 Sq Ft Having Grampanchayat Mikat No. 757/1 And Construction On Which Situated At Sr. No. 5, Hissa No. 1a/2 Village Mundhwa (Keshavnagar), Taluka Haveli, District Pune Within The Limits Of Pune Municipal Corporation And Is Bounded As Follows: East-By Property Of Mr. Aargade West-By 10 Ft. South Road North-By Property Of Mr. Darekar South-By Property Of Mr. Rajendra Panmand |
| 2       | FEDMGHSTL050679 / SUDHIR MADHUKAR MAGAR / SHEWTA SUDHIR MAGAR   | 28-10-2025             | 05.03.2026 Symbolic possession         | Rs.21,39,178.54 (Rupees Twenty One Lakh Thirty Nine Thousand One Hundred Seventy Eight and Fifty Four Paise Only) | All That Piece And Parcel Of Land Area Built 1768 Sq.ft. Ground Floor+ 544 First Floor + 544 Sq.ft. Second Floor+ 544 Sq.ft. R.c.c. Construction, Patra Shed 136 Sq.ft. R.c.c. Construction (Grampanchayat Mikat No.169 Situated At Nirgudi, Taluka Haveli, Dist- Pune, East-By The Property Mr. Kisan Bhivaji Kadam West-Z.P. Road North-By The Rajaram Madhukar Magar South-By The Property Mr. Babaji Dashrath Magar  |
| 3       | FEDPCMSTL0516416 / BALRAM PRAKASH SONAR / RADHIKA PRAKASH SONAR   | 28-10-2025             | 05.03.2026 Symbolic possession         | Rs.18,15,219.25 (Rupees Eighteen Lakh Fifteen Thousand Two Hundred Nineteen and Twenty Five Paise Only)           | All That Piece And Parcel Of Flat No. 13 Adm. 500 Sq.ft. I.e. 46.46 Sq.mt. On The 3rd Floor In The Building Name Someshwar Park Bearing Municipal Property No. 05/04/2889 Constructed On The Land Bearing S. No. 81/1/1 Having Cts No. 2609 Adm. 3r Of Village Sangvi Taluka Haveli District Pune Within The Limits Of Pmc East-By 15 Ft. Road West-By S.no. 81/1b - Land North-By Main Road South-By Property Of Mr. Kulkarni   |
| 4       | FEDWRJSTL0511228 / RUPALI SACHIN THOPATE / SURYAKANT KISAN THOPATE / SACHIN SURYAKANT THOPATE             | 28-10-2025             | 05.03.2026 Symbolic possession         | Rs.19,04,531.22 (Rupees Nineteen Lakh Four Thousand Five Hundred Thirty One and Twenty Two Paise Only)            | All That Piece And Parcel Of Flat No 5 Second Floor Admeasuring Area About 300 Sq. Ft. Cts No 55B Admeasuring Area About 161.6 Sq Mtr Situated At Village Rasta Path Talhaveli Dist. Pune Within The Local Limits Of Pune Municipal Corporation And Within The Jurisdiction Of Sub-Register Haveli, Pune. East-Flat No 5 A And 4 A West-Flat No 4 North-Steps South-Pmc Lane   |

Dated : 08.03.2026  
Place : Maharashtra  
Authorized Officer,  
India SME Asset Reconstruction Company Limited

**PUBLIC NOTICE**

NOTICE is hereby given to public at large that, for title verification of 1. MR. VISHAL DILIP BHOSALE, 2. MR. SAUREBH RAMDAS GALANDE, 3. MR. MANOJ PANNALAL SOLANKI (the Owners), in respect of their respective shares in Scheduled Property stated hereunder, which is owned and possessed by them in manner stated herein and same is their self-acquired property, assured to be free from any suits, claims, disputes, dues, encumbrances, and/or any defects in title whatsoever and he has represented to be having full right, and absolute authority to deal, dispose, sell, assign, transfer the Scheduled Property and/or any part thereof along with all benefits appurtenant therewith, and the Owners have agreed and decided to sell the Scheduled Property to my client by executing necessary deeds. Any person's having any claims by way of sale, agreement for sale, memorandum of understanding, mortgage, charge, lease, lien, gift, easement, exchange, possession, inheritance, succession, easementary rights, or otherwise, howsoever, in respect of the Scheduled Property and/or any part thereof, are required to intimate the same to me together with substantial proofs thereof within 15 days of publication of this notice, failing which all such claims, demands, etc. if any, shall be deemed to have been willfully waived off and/or abandoned.

**SCHEDULE OF PROPERTY**

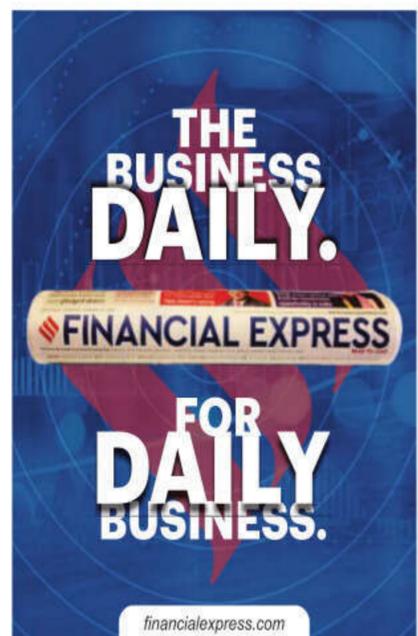
All that piece and parcel of Agricultural Land altogether adm. 12H 00R out of Gat No. 808 totally adm. 04H 59R + 12H 64R pot-kharaba thus altogether adm. 17H 23R assessed at Rs.02-00Paise, being lying and situated at village Khor, Taluka Daund, District Pune, situated within the limits of Zilla Parishad Pune, Taluka Grampanchayat Samitee Daund, Grampanchayat of village Khor, and Sub-Registrar, District Pune out of which Owners own, possess occupy their respective share in said land adm. 12H 00R as under:

| Sr.No. | Area in Hectors and R       | Name of OWNERS holding land |
|--------|-----------------------------|-----------------------------|
| 1      | Totally admeasuring 04H 00R | MR. VISHAL DILIP BHOSALE.   |
| 2      | Totally admeasuring 04H 00R | MR. SAUREBH RAMDAS GALANDE. |
| 3      | Totally admeasuring 04H 00R | MR. MANOJ PANNALAL SOLANKI. |
| TOTAL  | 12H 00R                     |                             |

all the above-mentioned properties are forming one contiguous block of open agricultural land which is bounded as under: ON OR TOWARDS EAST : by Gat No.761 of Kalyani Barhathai, ON OR TOWARDS SOUTH : by Gat No.780 of Yeshu Bapu Gaddane, ON OR TOWARDS WEST: by road and Gat No.809(P) of Kalyani Barhathai, ON OR TOWARDS NORTH : by Gat No.807 of Joseph Williams, along with right to use water and all easementary rights including right to ingress and egress from the main public road to this property which is being uninterruptedly used for more than 30 years thereof and all benefits appurtenant thereto.

**ADVOCATE SUMEDH E. NATH**

B.S.L.; L.L.M.; MBL (NLSIU); GDC&A; CCCL; D.I.P.R.  
Address: Office No. 103 & 104, First Floor, Neeta Chambers, Shivajinagar, Pune - 411005. Contact No. + 91 955 255 258



**बँक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
एक परिवार एक बैंक

**Pune East Zone :**  
Janamangal Building, 2<sup>nd</sup> Floor, S. No 7 A/2, Opp. Kirloskar Pneumatics Co. Ltd., Hadapsar Industrial Estate, Hadapsar, Pune 411 013.  
Ph. : 020-24514018, Email : legal\_per@bankofmaharashtra.bank.in

**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/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Bank of Maharashtra, the Possession of which have 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" basis on 25/03/2026 between 11.00 am to 03.00 pm 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 Borrower/s and Guarantor/s amount due, Short Description of the immovable property/ies and encumbrances known thereon, possession type, reserve price, earnest money deposit and Bid increment amount are also given as under :

| Sr. No.   | Branch Name / Name and address of Borrowers / Guarantors   | Total dues as per 13(2) notice  | RP   |                   |
|---|--|---|--|-------------------|
|   |  |   | EMD Amt.   | Bid Increase Amt. |
| 1   | <b>Branch : B T KAWADE</b><br>Borrower : M/s Divya Banquet Hall, Prop. Dipak Dnyandev Bagal<br>Ap. 1, Raut Wasti, Pandharwadi, Ta Indapur Dist Pune-413106   | Rs. 2,44,55,845.96/- (Rupees Two Crore Forty Four Lakh Fifty Five Thousand Eight Hundred Forty Five and Paise Ninety Six Only) plus unapplied interest thereon at applicable rates p.a. w.e.f. 11.02.2025                                 | Rs. 72,00,000/-<br>Rs. 2,20,000/-<br>Rs. 25,000/-    |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Registered Mortgage of Commercial Office/Hall No. 101, 102 in the project known as "Skyler Phase-I" On Gat No.561,562 at Village Uruli Kanchan, Dalimb Road, Ta. Haveli Dist. Pune total area admeasuring 108.70 sq meter (Hall no.101,102) owned by Mr. Dipak Dnyandev Bagal.<br>• Possession Type - Physical Possession • Encumbrances Known to Bank = Nil  |  |   |  |                   |
| 2   | <b>Branch : B T KAWADE</b><br>Borrower : M/s Divya Banquet Hall, Prop. Dipak Dnyandev Bagal<br>Ap. 1, Raut Wasti, Pandharwadi, Ta Indapur Dist Pune-413106   | Rs. 2,44,55,845.96/- (Rupees Two Crore Forty Four Lakh Fifty Five Thousand Eight Hundred Forty Five and Paise Ninety Six Only) plus unapplied interest thereon at applicable rates p.a. w.e.f. 11.02.2025                                 | Rs. 72,00,000/-<br>Rs. 7,20,000/-<br>Rs. 25,000/-    |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Registered Mortgage of Commercial Office/Hall No. 301, 302, 3rd Floor in the project known as "Skyler Phase-II" On Gat No.561,562 at Village Uruli Kanchan, Dalimb Road, Ta. Haveli, Dist. Pune. total area admeasuring 87.61 Sq meter (Hall no. 301, 302) owned by Mr. Dipak Dnyandev Bagal.<br>• Possession Type - Physical Possession • Encumbrances Known to Bank = Nil   |  |   |  |                   |
| 3   | <b>Branch : Baramati</b><br>Borrower : M/s A to Z Trading (Prop. Mr. Snehal Kumar Satish Dombhe), Shop No. 9, Pravin Plaza, constructed on CTS 532-B/5, Cinema Road, Baramati, Dist. Pune 413102   | Rs. 45,58,345/- (Rupees Forty Five Lakh Fifty Eight Thousand Three Hundred Forty Five only) plus unapplied interest @ 10.20% p.a. & penal interest w.e.f. 07.10.2022 and interest thereon   | Rs. 14,40,000/-<br>Rs. 1,44,000/-<br>Rs. 25,000/-    |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Registered Mortgage of Shop No. 9, adm. 25.5 Sqr. Mtr. Built up area in basement floor of Pravin Plaza, constructed on CTS 532-B/5, Cinema Road, Baramati, Dist. Pune 413102. • Possession Type - Physical Possession • Encumbrances Known to Bank = Nil  |  |   |  |                   |
| 4   | <b>Branch : Baramati</b><br>Borrower : Mina Nagin Veragda, AT PO Baramati, Tal. Baramati, Dist Pune  | Rs.13,72,572.09 (Rupees Thirteen Lakh Seventy Two Thousand Five Hundred Seventy Two and paise nine) plus unapplied interest @ 10.20 % p.a. & penal interest w.e.f. 29.05.2024 and interest thereon  | Rs. 22,50,000/-<br>Rs. 2,25,000/-<br>Rs. 25,000/-    |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Registered Mortgage of Flat No. A-2 at Second Floor, Wing A, Abhimanyu Nagari, Gat No.38 in Mauje Rui Village, Tal-Baramati, Dist-Pune<br>• Possession Type - Physical Possession • Encumbrances Known to Bank = Nil  |  |   |  |                   |
| 5   | <b>Branch : Baramati</b><br>Borrower : (1) Mr. Sumit Ramesh Thavare (Borrower), (2) Mr. Ramesh Laxman Thavare (Guarantor), (3) Mrs. Shailja Ramesh Thavare (Guarantor), (3) Mrs. Swapnil Ajinkya Thavare (Guarantor) Registered Address:- 1) Gat No. 865/B, Plot No. 12 ADM 825 SQ MTR At Madanwadi, Tal. Indapur, District Pune, 2) Gat No. 865/B Plot No. 13 At Madanwadi Baramati, Bhigwan Road, Indapur 413130 District Pune | Rs. 52,92,902/- (Rupees Fifty Two Lakhs Ninety Two Thousand Nine hundred and Two only) plus unapplied interest @ 10.20% p.a. & penal interest w.e.f. 11.05.2025 and interest thereon  | Rs. 1,08,00,000/-<br>Rs. 10,80,000/-<br>Rs. 25,000/- |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> 1- Gat No. 865/B Plot No. 12 ADM 825 SQ MTR At Madanwadi Tal Indapur District Pune. And Gat No. 865/B Plot No. 13 At Madanwadi, Bhigwan Road, Indapur 413130 District Pune • Possession Type - Physical Possession • Encumbrances Known to Bank = Nil   |  |   |  |                   |
| 6   | <b>Branch : Bhigwan</b><br>Borrower : 1) M/s Samarth Tiles and Marbles, Proprietor Mrs. Sushma Pravin Wagh, 2) Shri Pravin Bhimrao Wagh, 3) Mr. Gaurav Anil Wagh, 4) Bhimrao Namdeo Wagh, All Resi at : At Takarawadi, Behind Garmpanchayat office, Bhigwan, Tal. Indapur, Dist Pune-413130  | Rs. 46,49,073.87/- (Rupees Forty Six Lakh Forty Nine Thousand Seventy Three and Paise Eighty Seven Only) Plus Unapplied Interest w.e.f. 06/12/2022  | Rs. 72,00,000/-<br>Rs. 7,20,000/-<br>Rs. 25,000/-    |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> G. no. 319/1, Plot No. 17 at Village Bhigwan, Tal. Indapur, Dist. - Pune 413130 Belonging to Mr. Bhimrao Namdeo Wagh<br>• Possession Type - Physical Possession • Encumbrances Known to Bank = Nil  |  |   |  |                   |
| 7   | <b>Branch : Pune Fursungi</b><br>Borrower : 1) Mr. Dheeraj Pyarelal Saisar, 2) Mrs. Neeta Dheeraj Saisar, Both at : Flat No. 504, 5th Floor, Building K, Green City, S. No. 66, At Hadapsar, Tal Haveli, Dist Pune - 411028  | Rs. 34,71,455.16/- (Rupees Thirty-Four Lakh Seventy One Thousand Four Hundred Fifty Five and Paise Sixteen Only) plus unapplied interest w.e.f. 05/08/2024  | Rs. 46,80,000/-<br>Rs. 4,68,000/-<br>Rs. 25,000/-    |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Flat No 504 Fifth Floor in Green City known as Green City Building K CO-OP Housing Society Property bearing S NO 66 Hissa No 3/12/1 +3A/1/1/6 + S NO 67 Hissa No 3A/1/1/6+S No. Hissa No.3A/1/1/1/4 + S NO 67 Hissa NO 3A/1/1/1 admeasuring 06H.11.95Are (including plot Kharaba ) situated at village Hadapsar Tal. Haveli Dist Pune<br>• Possession Type - Physical Possession • Encumbrances Known to Bank = Nil   |  |   |  |                   |
| 8   | <b>Branch : Pune Ghorpadi</b><br>Borrower : M/s Libra Printers Pvt. Ltd., Flat No. 704, 7th Floor, Bldg. J, Astonia Royal Society, S. No. 62, 63, Ambegaon Bk., Pune - 411046.   | Rs. 1,91,70,079/- (Rupees One Crore Ninety One Lakh Seventy Thousand Seventy Nine only) plus further interest thereon as per the rates mentioned in the security documents in respect of Credit Facilities and charges, w.e.f. 10/11/2022 | Rs. 64,80,000/-<br>Rs. 6,48,000/-<br>Rs. 25,000/-    |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> All that piece and parcel of House Property bearing Flat No 704, carpet area 71.81 square meters situated on 7th Floor, Building No "J" styled as "Astonia Royale" along with terrace admeasuring 11.71 square meters constructed on all that piece and parcel of land situated, bearing Survey Nos. 62/6B, 62/7/1, 62/8, 63/6, 63/6/1 (part), 63/10A, 63/10B, 63/3, 63/4, 63/4/1, 63/2/1 (part), 63/2/4 (part), 63/2/5, 63/5/1, 56/3A, 56/4, 56/AB, 56/3B, 56/1A situated at Mouje Ambegaon Budruk, within the limits of Grampanchayat Ambegaon Budruk, Registration Sub- District Haveli, District Pune<br>• Possession Type - Physical Possession • Encumbrances Known to Bank = Nil |  |   |  |                   |
| 9   | <b>Branch : Lulla Nagar</b><br>Borrower : 1) Mr. Balkrishna Dhingra, 2) Mrs. Yogitarani Balkrishna Dhingra, Flat No. 28, 4th floor, Sr. No. 22, House No. 1A/2/3/3/4/5, Plot No. 04, Pushpraj Apartment, Balaji Nagar, Near Elora Palace, Opposite Pune Satara Road, Dhankavadi, Pune-411043.  | Rs. 12,19,743.00 (Rupees Twelve Lakh Nineteen Thousand Seven Hundred Forty Three only) plus unapplied interest thereon  | Rs. 10,35,000/-<br>Rs. 1,03,500/-<br>Rs. 25,000/-    |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Flat no. 28, 4th Floor, S.No.22, House No. 1A/2/3/3/4/5, Plot No. 4, Pushpraj Apartment, Balaji Nagar, Near Elora Palace, Opposite Pune Satara Road, Dhankavadi, Pune 411043. • Possession Type - Physical Possession • Encumbrances Known to Bank = Nil  |  |   |  |                   |

| Sr. No.   | Branch Name / Name and address of Borrowers / Guarantors   | Total dues as per 13(2) notice   | RP   |                   |
|---|--|--|--|-------------------|
|   |  |  | EMD Amt.   | Bid Increase Amt. |
| 10  | <b>Branch : Mohamadwadi</b><br>Borrower : 1) Mr. Imrankhan Taimuralikhan Pathan, 2) Mr. Taimurali Khan Sardarkhan Pathan S. No. 75, Galli No. 14 A, Sayyed Nagar, Mohammadwadi Road, Opposite Urdu School, Hadapsar, Pune-411028   | Rs.39,56,618/- (Rupees Thirty Nine Lakhs Fifty Six Thousand Six Hundred Eighteen Only) as per the rates applicable w.e.f.06.12.2023 plus further interest and cost and expenses thereon                        | Rs. 42,30,000/-<br>Rs. 4,23,000/-<br>Rs. 25,000/-  |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Flat No. 1002, "EURISKA", Building B, 10th Floor, carpet area 50.77 sq. mtr.s, terrace area 17.73 sq. mtr., enclosed balcony area 10.37 sq. mtr.s, Dr Terrace 2.41 sq. mtr.s., situated at Village Mohammadwadi, Tal. Haveli, Dist. Pune - 411060, owned by Imrankhan Taimuralikhan Pathan.<br>• Possession Type - Physical Possession • Encumbrances Known to Bank = Nil   |  |  |  |                   |
| 11  | <b>Branch : Shikrapur</b><br>Borrower : Baba Garments, Flat No. 4, Second Floor, Pranav Villa, Gat No. 16, Hissa No. 9, situated at Shikrapur, Tal Shirur District Pune - 412208   | Rs. 25,15,314.35/- (Rupees Twenty Five Lakh Fifteen Thousand Three Hundred Fourteen and Paise Thirty Five only) plus unapplied interest w.e.f. 02/05/2024  | Rs. 14,40,000/-<br>Rs. 1,44,000/-<br>Rs. 25,000/-  |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Flat No. 4, Second Floor, Area 613 Sq. Ft. Pranav Villa, constructed on land bearing Gat No. 16, Hissa No. 9, situated at Shikrapur, Tal Shirur District Pune - 412208<br>• Possession Type - Physical Possession • Encumbrances Known to Bank = Nil  |  |  |  |                   |
| 12  | <b>Branch : Supa</b><br>Borrower : 1) Mr. Vignharta Mobile Shoppee, Proprietor Mr. Pritam Laxman Bhondawe, At Post Morgaon, Tal-Baramati, Dist.Pune, 2) Mr. Rahul Laxman Bhondawe, At Post Kalkhairawadi, Tal Baramati, Dist. Pune, 3) Mr. Sachin Sarjerao Lonkar, At Post Karhati, Tal. Baramati, Dist. Pune 4) Mr. Gangaram Shrirang Mergal, 5) Shivaji Sitaram Bhondawe, 4) & 5) Resi at : At Post Bhondwewadi Tal Baramati Dist Pune, At Post Bhondwewadi, Tal. Baramati, Dist. Pune | Rs. 22,70,275.42 ( Rupees Twenty Two Lakh Seventy Thousand Two Hundred Seventy Five and Paise Forty Two Only) as per the rates applicable w.e.f 02.09.2023 plus further interest and cost and expenses thereon | Rs. 20,70,000/-<br>Rs. 2,07,000/-<br>Rs. 25,000/-  |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Mortgage of Property having Grampanchayat Mikat No 368, admeasuring 1280 sq. ft. Village Kalkhairawadi, Tal Baramati Dist. Pune-412204, owned by Rahul Laxman Bhondawe • Possession Type - Physical Possession • Encumbrances Known to Bank = Nil   |  |  |  |                   |
| 13  | <b>Branch : Theur</b><br>Borrower : 1) Mr. Rajaram Namdeo Lavate, 2) Mrs. Sujata Rajaram, Lavate, H. No. 1031, Sandbhor Niwas, Pune-Satara Road, Balaji Nagar, Dhankavadi, Pune-411043   | Rs. 29,46,030/- (Rupees Twenty Nine Lakh Forty Six Thousand Thirty Only) plus unapplied interest thereon as per the rates applicable w.e.f. 31.10.2023 plus further interest and cost and expenses thereon     | Rs. 15,75,000/-<br>Rs. 1,57,500/-<br>Rs. 25,000/-  |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Flat No. 204, Building B, 2nd Floor, Vrundavan Park, Kadamvakvasti, Loni Kalbhor, Mikat No. 291, Tal. Haveli, Dist. Pune - 412201, owned by Rajaram Namdeo Lavate<br>• Possession Type - Physical Possession • Encumbrances Known to Bank = Nil   |  |  |  |                   |
| 14  | <b>Branch : Pune Yerwada</b><br>Borrower : Sachin Ekmath Pawar Flat no. 202, 2nd Floor, Unecha Enclave, Sr. No. 24, Hissa No. 8, situated at Munjaba Vasti, Road No. 7, Village Dhanori, Tal. Haveli, Dist. Pune   | Rs. 21,03,794/- (Rs. Twenty One Lakh Three Thousand Seven Hundred Ninety Four) as on 13/03/2024  | Rs. 31,50,000/-<br>Rs. 3,15,000/-<br>Rs. 25,000/-  |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Flat No. 202, Second Floor, Unecha Enclave, Sr. No. 24, Hissa No. 8, Village Dhanori, Tal. Haveli, Dist. Pune<br>• Possession Type - Physical Possession • Encumbrances Known to Bank = Nil   |  |  |  |                   |
| 15  | <b>Branch : Yerawada</b><br>M/s San Ads, Prop: Mr. Santosh Vasant Patil, Address: Flat No. 23 & 24, Wing - D, Shriram Nagar Co-Op Housing Society, S No 138/1A/2, Aundh, Pune - 411007   | Rs. 51,13,243.98/- (Rupees Fifty One Lakh Thirteen Thousand Two Hundred Forty Three and Paise Ninety Eight Only) plus unapplied interest thereon @ 12.05% p.a. w.e.f. 02.05.2025                               | Rs. 52,00,000/-<br>Rs. 5,20,000/-<br>Rs. 25,000/-  |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Office No. 201A, Second floor, "Fortune", Baner Road, Sr No. 84/2, (Old Sr. No. 84/1 to 4), Plot No. 9, CTS No. 1620, Village Aundh, Tal. Haveli, Dist. Pune. Office area admeasuring 26.69 Sqm. + Attached Terrace 3.8 Sqm. (Carpet area), along with 1 car parking.<br>• Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil   |  |  |  |                   |
| 16  | <b>Branch : HADAPSAR I.E.</b><br>RAJ GARMENTS, Industrial Land at Gat No. 1019, Village Khamgaon, Tal: Duand, Dist: Pune and within the jurisdiction of sub registrar Haveli No. 1 to 20.  | Rs. 2,46,27,428/- (Rupees Two Crore Forty-Six Lakh Twenty Seven Thousand Four Hundred Twenty Eight Only) plus unapplied interest thereon   | Rs. 4,21,20,000<br>Rs. 42,12,000/-<br>Rs. 25,000/- |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> All the piece of parcel of land bearing/ property Industrial Land at Gat No. 1019, Village Khamgaon, Tal: Duand, Dist: Pune and within the jurisdiction of sub registrar Haveli No. 1 to 20.<br>• Possession Type - Physical Possession • Encumbrances Known to Bank = Nil  |  |  |  |                   |
| 17  | <b>Branch : MOHAMMADWADI</b><br>1. Mr. Keshav Laxmanrao Kapase, 2. Mrs. Sujata Keshav Kapase, Flat No. 405, 4th Floor, C Wing, Rahul East View, Phase 2, S N 56/2 and 56/8, Satavnagar, Near JSPM College, Hadapsar, Pune 411028   | Led. Balance Rs. 21,22,952.72 Plus Unapplied Interest Rs. 2,31,011.00, Total Rs. 23,53,963.72 plus further interest @ 9.70% p.a. w.e.f. 13.03.2024 plus other charges and expenses thereon                     | Rs. 27,00,000/-<br>Rs. 2,70,000/-<br>Rs. 25,000/-  |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Equitable mortgage of Flat No. 405, 4th Floor, C Wing, Carpet Area 35.88 Sq. mtrs+ Open Balcony/Terrace area 6.48 sq. mtrs + Covered Parking, in the building known as "Rahul East View" Phase II, situated on land bearing S. No. 56/2 and 56/8, situated at Village Satavnagar, Near JSPM College, Hadapsar, Pune 411028, owned by Mr. Keshav Laxmanrao Kapase and Mrs. Sujata Keshav Kapase.<br>• Possession Type - Physical Possession • Encumbrances Known to Bank = Nil |  |  |  |                   |
| 18  | <b>Branch : BHIGWAN</b><br>1. Mrs. Shilpa Mahesh Raisoni, At post Jeevan Smruti, Durga Bhawani Temple, Ward No. 1, Bhigwan, Tal. Indapur, Dist Pune - 413130. 2. Mr. Mahesh Vijay Raisoni, At post Jeevan Smruti, Durga Bhawani Temple, Ward No. 1, Bhigwan, Tal. Indapur, Dist Pune - 413130  | Ledger Balance : Rs. 15,39,892.79 + Unapplied Interest : Rs. 1,38,730.00<br>Total Rs. 16,78,622.79<br>Plus further Interest w.e.f.18.09.2023   | Rs. 22,50,000/-<br>Rs. 2,25,000/-<br>Rs. 25,000/-  |                   |
| <b>Details of the Secured Assets Put for Auction / Sale &amp; Type of possession with the Bank &amp; Encumbrances :</b> Flat no. A-11, 2nd Floor, admeasuring carpet area 98.98 sq. mtrs., in building known as "Sai Samarth Plaza", constructed on NA plot bearing No. 23, 24, and 25 out of Gat No. 319/1, situated at Bhigwan, Taluka Indapur, District Pune.<br>• Possession Type - Physical Possession • Encumbrances Known to Bank = Nil  |  |  |  |                   |

**\* Last Date for Submission of bid and EMD : 25/03/2026 upto 10.30 a.m. \* Inspection Date & Time : 09/03/2026 and 23/03/2026 11.00 a.m. - 05.00 p.m with prior appointment**

**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 Baanknet. Bidders have to log in on the website - "https://baanknet.com/eauction-psb" and have to register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact numbers are 8291220220 support.BAANKNET@psballiance.com.

2. For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.bank.in/properties\_for\_sale.asp" provided in the Bank's website.

Date: 07/03/2026, Place: Pune  
Authorized Officer,  
Bank of Maharashtra, Pune East Zone