



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
एक परिवार एक बैंक

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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) 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" 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 : Mrs. Jyoti Ramesh Gawali, Mr. Ramesh Sarjerao Gawali, Row House No 9, Adesh Villas, S No 312/1/1 part & 312/1/2 part, Off Saswad Road, Near Handewadi Chowk, Uruli Devashi, Pune - 412308. A/C is of Housing Finance Branch, Pune Contact details : Branch Manager: Mrs. Prema Mhasde: 7030924097	Rs. 59,48,772/- (Rupees Fifty Nine Lakh Forty Eight Thousand Seven Hundred Seventy Two only) plus interest @ 9.40% p.a. with monthly rest upto 15.01.2024 plus unapplied interest, penal interest, cost and expenses w.e.f. 16.01.2024 minus recoveries if any.	Lot No 1 : All that Flat and parcel of Row House No 9, consisting of Ground + First Floor in Adesh Villa's having saleable built up area 1000 sq ft i.e. 92.93 sq mtrs. and attached pvt garden admeasuring 200 Sq Ft i.e. 18.58 Sq. Mtrs. which is constructed on land bearing Old S No 600, new S No 312 Hissa No 1/1 area admeasuring 00 H 96 R and Old S. No. 600, New S. No. 312, Hissa No. 1/2 Area Admeasuring 00 H 40 R assessed for Rs. 00.80 Paisa out of it land admeasuring 00 H 02 R totally admeasuring about 00 H 10R situated at Village Uruli Devachi, Taluka Haveli, District Pune within Jurisdiction of Sub Registrar, Haveli and also within limits of the Pune Municipal Corporation and both bounded as under : On or Towards the North : Row House No 10, On or Towards the East : 15 Ft Internal Road, On or Towards the West : Remaining Part of S No 312, On or Towards the South : Row House No 8 Owner of the Property : Mrs. Jyoti Ramesh Gawali & Mr. Ramesh Sarjerao Gawali • Encumbrances: Not Known • Type of Possession: Symbolic	Reserve Price – Rs. 47,60,000/- (Rupees Forty Seven Lakhs Sixty Thousand Only) EMD - Rs. 4,76,000 /- (Rupees Four Lakhs Seventy Six Thousand Only) BI - Rs 10,000/- (Rupees Ten Thousand Only)
2	Borrower : 1) Mrs. Sidhata Sujit Bhansali, 2) Mr. Sujit Santosh Bhansali Flat No.606, 6th Floor, Bldg. No. A-1, Xrbia Eiffel City, Phase-I, At village Chakan, Tal. Khed, Dist. Pune A/C is of Erandwana Branch, Pune, Contact details : Branch Manager: Mrs. Pinki Rani: 7030924094	Rs. 1,05,50,833.00 (Rupees One Crore Five Lakhs Fifty Thousand Eight Hundred Thirty Three only) plus unapplied interest thereon as mentioned in the demand notice dated 09.01.2024, minus recoveries if any.	Lot No 2 : Flat No. 904, Building No A - 4, Xrbia Eiffel City Phase I, Gat No.1527/2, Chakan, Pune, admeasuring area 618 Sq Ft bounded as under East : Open Space and A1 Wing, West : Flat No 903 North : Open Space, South : Entrance and Fit No 905 Owner of the Property : Mrs. Sidhata Sujit Bhansali • Encumbrances: Not Known • Type of Possession: Symbolic Lot No 3 : Flat No. 903, Building No. A-4, Xrbia Eiffel City Phase I, Gat No. 1527/2, Chakan, Pune, admeasuring area 618 Sq Ft bounded as under East : Flat No 904, West : Lift, North : Open Space, South : Entrance and Flat No 906 Owner of the Property – Mrs. Sidhata Sujit Bhansali • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price - Rs. 21,15,000/- (Rupees Twenty One Lakhs Fifteen Thousand Only) EMD : Rs. 2,11,500/- (Rupees Two Lakhs Eleven Thousand Five Hundred Only) BI - Rs 10,000/- (Rupees Ten Thousand Only) Reserve Price - Rs. 21,15,000/- (Rupees Twenty One Lakhs Fifteen Thousand Only) EMD : Rs. 2,11,500/- (Rupees Two Lakhs Eleven Thousand Five Hundred Only) BI - Rs 10,000/- (Rupees Ten Thousand Only)
3	Borrower: - M/s - Joshi Electronics and Electricals Pvt. Ltd., Plot No 244, Sector 7, PCNTDA Industrial Area, Bhosari, Pune 411024. Guarantors : 1. Mr. Markand Hari Joshi, 2. Mrs. Manisha Makrand Joshi, 3. Mr. Pradyuman Joshi, Flat No. 606, 6th floor, Building No. D, Raagdari Apartments, Sr. No.156/1B/1, CTS No. 1182 to 1184, at village- Aundh, Pune – 411007 Branch: SSI Branch Pune, Contact details: Branch Manager: Mr. Alok R. Chandra: 7030924132	Rs. 2,65,63,655.00 (Rupees Two Crore sixty five lakh sixty three thousand six hundred fifty five only) plus un applied interest @ 12.30% p.a. with monthly rest w.e.f. 27/02/2024, apart from penal interest, cost and expenses as per demand notice dated 27/02/2024, minus recovery if any.	Lot No. 4 : Flat No. 16, Still 4th floor, Plot No.J, Sr No. 137/1 and Sr No-138, Hissa No. 1A/2/1A, Kanchanjunga Co-op Hsg society, Aundh, Pune - 411007 built up area 680 Sqft + terrace 108 Sq Ft bounded as : East - Open Space, West - Entrance, South - Open space, North - Adj Flat. Owner of the Property -Mr. Markand Hari Joshi • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price – Rs. 68,00,000/- (Rupees Sixty Eight Lakh Only) EMD : Rs. 6,80,000/- (Rupees Six Lakh Eighty Thousand Only) BI - Rs 10,000/- (Rupees Ten Thousand Only)
4	Borrower : 1) Mr. Sunil Dinkarrao Khirid 2) Mrs. Vaishali Sunil Khird Flat No.103, Floor 1, Building D2, Building Sunder Sanskriti, Singhad Road, Vadgaon Khurd, Dharmawat Nagar Pune 411041 Branch: Mayur Colony, Pune, Contact details: Branch Manager: Mr. Meharkar S Pandurang : 7030924105	Rs. 71,28,395.00 (Rupees Seventy One Lakh Twenty Eight Thousand Three Hundred Ninety Five Only) + unapplied interest w.e.f 01.07.2023 + further interest, cost, charges and expenses as per demand notice dated 07.12.2023, minus recovery if any	Lot No 5 : Flat No.103, Floor 1, Building D2, Building Sunder Sanskriti, Singhad Road, Vadgaon Khurd, Dharmawat Nagar Pune 411041 Admeasuring Carpet area 1269 Sq Ft. & Bounded as : East: By Side margin West: By Entrance North: By Duct & Flat No. 102 South: By side margin Owner of the Property - Mr. Sunil Dinkarrao Khirid & Mrs. Vaishali Sunil Khird • Encumbrances: Not Known • Type of possession : Symbolic	Reserve Price - Rs. 73,50,000/- (Rupees Seventy Three Lakhs Fifty Thousand Only) EMD : Rs. 7,35,000/- (Rupees Seven Lakhs Thirty Five Thousand Only) BI - Rs 10,000/- (Rupees Ten Thousand Only)
5	Borrower : M/s Hande Nikam Construction, Office No-122, A Wing, S N - 132/2, Kumara Sahawas, Baner Pashan Road, Pashan, Pune 411021 Guarantor : 1. Mr. Satish Kisanrao Hande , 2. Mr. Anil Kisanrao Hand, C-20, 1179, Dnyanesh Apartment , Shivajinagar, Pune City, Haveli, Pune-411005 3. Mr. Viraj Raoasahb Nikam, 4. Mrs Neha Viraj Nikam, C8/5, State Bank Nagar, Panchvaati, Pashan, Pune-411058 5. Mrs Abhilasa Anil Hande , 6. Mrs Manisha Satish Hande, 7. Mr. Kisanrao Abaji Hande, C-20, 1179, Dnyanesh Apartment , Shivajinagar, Pune City Pune-411005 A/C is of Erandwane Branch, Pune Contact details: Branch Manager: Ms Rani Pinky Navin Kumar Sinha: 7030924094	Rs. 4,79,98,909.00 (Rupees Four Crores Seventy Nine Lakhs Ninety Eight Thousand Nine Hundred Nine Only) plus interest thereon as mentioned in demand notice 17.05.2024 plus cost, charges and expenses, minus recoveries if any.	Lot No 6 : Flat No. 705, 7th Floor, admeasuring 430.88 Sq Ft (Carpet Area) plus enclosed Balcony 63.94 Sq Ft plus Terrace Area 47.79 Sq Ft "Athashri Synergy", S No. 8, Hissa No. 3,7,9,10,11,12,13 & 14, Near Sadanand Resort, Mouje Mahalunge, Tal. Mulshi, Dist. Pune and bounded as under East : Staircase, West : Flat No 706, North : Entrance, South : Marginal Space of the Building Owner of the Property – Mr. Satish Kisanrao Hande • Encumbrances: Not Known • Type of possession: Symbolic Lot No 7 : Shop No. 4, Admeasuring Built up area 18.95 Sq Mtr i.e. 203.98 Sq Ft, Ground Floor, Building E-2, State Bank Nagar Co-op. Housing Society, S. No. 37/2, Near NCL, Off Pashan Road, Panchavati, Pashan, Tal. Haveli Pune, Dist. Pune and bounded as under : East: Entrance, West : Staircase of Auditorium, North : Marginal Space of building, South : Shop No 3, Owner of the Property – Mrs. Neha Viraj Nikam • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price - Rs. 44,00,000/- (Rupees Forty Four Lakhs Only) EMD : Rs. 4,40,000/- (Rupees Four Lakhs Forty Thousand Only) BI- Rs 10,000/- (Rupees Ten Thousand Only) Reserve Price - Rs. 31,61,000/- (Rupees Thirty One Lakhs Sixty One Thousand Only) EMD : Rs. 3,16,100 /- (Rupees Three Lakhs Sixteen Thousand One Hundred Only) BI - Rs 10,000/- (Rupees Ten Thousand Only)
6	Borrower: - 1) M/s Yash Industries, Proprietor Mr. Deepak Kushabhu Degaonkar, 20/1, Punyayi Nagar, Opp.K.K Market, Balaji Nagar, Dhanakwadi Pune - 411043 A/C is of Dhankawadi Branch, Pune, Contact details: Branch Manager: Mr. Jyoti Ranjan Pattanaik: 7030924093	Rs. 11,67,435.86 (Rupees Eleven Lacs Sixty Seven Thousand Four Hundred Thirty Five and Paise Eighty Six Only) plus interest p.a. with monthly rest w.e.f. 05.07.2024 as mentioned in the demand notice, apart from cost, charges and expenses, minus recoveries if any.	Lot No 8 : Registered Mortgage of Flat No. C-2, 2nd Floor, Aditi Heights, No. 20, Hissa No. 2/1/4, Kashinath Patil Nagar, Mouza Dhankawadi, Pune, admeasuring area 450 Sq Ft Owner of the Property -Mr. Deepak Kushabhu Degaonkar • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price - Rs. 16,20,000/- (Sixteen Lakhs Twenty Thousand Only) EMD : Rs. 1,62,000 /- (Rupees One Lakh Sixty Two Thousand Only) BI : Rs 10,000/- (Rupees Ten Thousand Only)
7	Borrower: - 1) Mr. Ajay Anandrao Gaikwad, 2) Mrs. Vandana Ajay Gaikwad Flat No. 403, 4th Floor, S. No. 02, Hissa No. 10A/10, Phoenix Plaza, Mouje Pisoli, Haveli Pune - 411060 A/C is of Dhankawadi Branch, Pune, Contact details : Branch Manager: Mr. Jyoti Ranjan Pattanaik: 7030924093	Rs. 20,73,774.00 (Rs. Twenty Lakh Seventy Three Thousand Seven Hundred Seventy Four Only) plus unapplied interest w.e. f. 11.09.2023 apart from further interest ,cost, charges and expenses	Lot No 9 : Flat No. 403, 4th Floor, S. No. 02, Hissa No. 10A/10, Phoenix Plaza, Mouje Pisoli, Haveli Pune - 411060. Admeasuring built up area 541 Sq Ft + terrace 60 Sq Ft. Total Area 601 Sq Ft, bounded as under - East: Open to Sky, West: Staircase + Flat No 404, North: Entrance + Passage + Flat No 402, South: Open to Sky Owner of the Property -Mr. Ajay Anandrao Gaikwad and Mrs. Vandana Ajay Gaikwad • Encumbrances: Not Known • Type of possession: Physical	Reserve Price - Rs. 20,70,000/- (Rupees Twenty Lakhs Seventy Thousand Only) EMD : Rs. 2,07,000/- (Rupees Two Lakhs Seven Thousand Only) BI- Rs 10,000/- (Rupees Ten Thousand Only)
8	Borrower: 1) M/s J J Transport, Prop. Mrs. Aruna Sunil More, Flat No. B/10 Gaurang Residency Survey No. 48/47/1 Managi Nagar, Narhe, Pune - 411048 Guarantor : Mr. Sunil Krushnarao More Flat No. B/10 Gaurang Residency Survey No. 48/47/1, Managi Nagar, Narhe, Pune - 411048 A/C is of Narhe Branch, Pune, Contact details: Branch Manager: Mr. Sahil Kamboj : 7030924111	Rs. 12,89,178/- (Rupees Twelve Lakhs Eighty Nine Thousand One Hundred Seventy Eight Only) plus interest @ 10.70% p.a with Monthly Rest w.e.f. 18/9/2022, apart from penal interest, cost and expenses, minus recoveries if any.	Lot No 10 : Flat No. B/ 10, On Third Floor, Admeasuring 823 Sq. Ft. Built - Up area in B Building in gaurang Residency on Survey No. 48/22/1, Survey No. 48/47/1 and Survey No. 48/47/2 at Village Narhe, Bounded as : On or towards North: Open Space, On or towards East: Open Space, On or towards West: Flat No. 9, On or towards South: Flat No. 11 Owner of the Property - Mrs. Aruna Sunil More and Mrs. Sunil Krushnarao More • Encumbrances: Not Known • Type of possession: Physical	Reserve Price - Rs. 28,80,000/- (Rupees Twenty Eight Lakhs Eighty Thousand Only) EMD : Rs. 2,88,000/- (Rupees Two Lakhs Eighty Eight Thousand Only) BI : Rs 10,000/- (Rupees Ten Thousand Only)
9	Borrower: - 1) Mrs. Sameena Taher Sayyed, 2) Mr. Taher Husen Sayyed Bunglow No 5, Wing C, Nirman Aasman, Sr. No. 19/1/1A/A/1 and Sr. No. 19/1/2, Kondhwa Budruk, Haveli, Pune - 411048 A/C is of Housing Finance Branch, Pune, Contact details: Branch Manager: Mrs. Prema Mhasde: 7030924097	Rs. 1,34,14,710.00. (Rupees One Crore Thirty Four Lakhs Fourteen Thousand Seven Hundred Ten Only) plus interest @9.35% p.a. with monthly rest w. e. f. 11.06.2024, apart from penal interest, cost and expenses, minus recoveries if any.	Lot No 11 : Bunglow No 5, Wing - C, Nirman Aasman, Sr. No. 19/1/1A/1A/1 and Sr. No. 19/1/2, Kondhwa Budruk, Haveli - 411048, Ground Floor + First Floor, Area 1304 Sq. ft. / 121.18 Sq. Mtr. along with Attached Sit Out Terrace 50% of 26.48 Sq. Mtr. along with Top Terrace about 33% of 61.15 Sq. Mtr. along with parking porch 50% of 25.27 Sq. Mtr. i.e 12.63 Sq. Mtr. along with the Garden 33% of 77.13 Sq. Mtr i.e 25.46 Sq. Mtr. Total area 2542 Sq. Ft i.e 236.24 Sq. Mtr. Bounded as : On or Towards the North: By Road, On or Towards the East : By Bunglow No. 6, On or Towards the West : By Bunglow No. 4, On or Towards the South : By Open Space, Shobha Cornation Scheme Owner of the Property -Mrs. Sameena Taher Sayyed, Mr. Taher Husen Sayyed • Encumbrances: Not Known • Type of possession: Physical	Reserve Price - Rs. 1,33,00,000/- (Rupees One Crore Thirty Three Lakhs Only) EMD : Rs.13,30,000/- (Rupees Thirteen Lakhs Thirty Thousand Only) BI : Rs 25,000/- (Rupees Twenty-Five Thousand Only)
10	Borrower: - 1) Mrs. Sadhana Vishweshwar Tanawade, 2) Mr. Mayuresh Vishweshwar Tanawade, Flat No. 202, A wing, 2nd Floor, Balaji Paracise Co. Op. Housing Society, Dhayareshwar Mandir Road, S. No. 51 2A, Dhayari, Pune - 411041 A/C is of Narayan Peth Branch, Pune, Contact details: Branch Manager : Mr Pratik Kulkarni: 7030924110	Rs. 44,47,609.00 (Rupees Forty Four Lakhs Fourty Seven Thousand Six Hundred Nine Only) plus interest as mentioned in demand notice w.e.f. 10/04/2024 plus cost, charges and expenses till date of payment of the entire dues, minus recoveries if any.	Lot No 12 : Flat No.202, 2nd Floor, A Wing, Balaji Paradise Co. Op Housing Society, Dhayareshwar Mandir Road, S. No 51/2A, Dhayari, Pune 411041 Admeasuring Carpet Area 61.84 Sq. Mtr.s + Terrace adm 7.15 Sq Mtr.s, Bounded as : East - Flat No. 201, West - By Open Space, North - By Duct & Lift, South - By Open Space Owner of the Property - Mrs. Sadhana Vishweshwar Tanawade and Mr. Mayuresh Vishweshwar Tanawade • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price - Rs. 38,25,000/- (Rupees Thirty Eight Lakhs Twenty Five Thousand Only) EMD : Rs. 3,82,500 /- (Rupees Three Lakhs Eighty Two Thousand Five Hundred Only) BI : Rs 10,000/- (Rupees Ten Thousand Only)
11	Borrower: 1) Mr. Santosh Motilal Bhansali, 2) Mrs. Sangita Santosh Bhansali, Flat No. 606, 6th Floor, Bldg. No. A-1, Xrbia Eiffel City, Phase-I, At village Chakan, Tal. Khed, Dist. Pune A/C is of Erandwana Branch, Pune, Contact details: Branch Manager: Mrs. Pinki Rani: 7030924094	Rs. 60,78,472.00 (Rupees Sixty Lakhs Seventy Eight Thousand Four Hundred Seventy Two only) plus unapplied interest thereon as mentioned in the demand notice dated 12.03.2024, minus recoveries if any.	Lot No 13 : Flat No. 606 Building No. A 1 Xrbia Eiffel City Phase I, Chakan, Pune At village Chakan, Tal. Khed, Dist. Pune, admeasuring area 619 Sq ft and bounded as under: East: Flat No 605, West: Lift, North: Entrance and Flat No 603, South: Open Space Owner of the Property - Mr. Santosh Motilal Bhansali • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price - Rs. 21,20,000/- (Twenty One Lakhs Twenty Thousand Only) EMD - Rs. 2,12,000/- (Rupees Two Lakhs Twelve Thousand Only) BI- Rs. 10,000/- (Rupees Ten Thousand Only)
12	Borrower: - 1) Mr. Sujit Santosh Bhansali, 2) Mrs. Sidhata Sujit Bhansali Flat No-906 and 907, 9th Floor, Bldg. No. A-2, Xrbia Eiffel City, Phase-I, Village Chakan, Tal. Khed, Dist. Pune A/C is of Erandwana Branch, Pune, Contact details: Branch Manager: Mrs. Pinki Rani: 7030924094	Rs. 1,20,81,956.00 (Rupees One Crore Twenty Lakhs Eighty One Thousand Nine Hundred Fifty Six only) plus unapplied interest thereon as mentioned in the demand notice dated 09.01.2024, minus recoveries if any.	Lot No 14 : Flat No. 907, 9th Floor, Bldg. No. A-2, Xrbia Eiffel City, Phase-I, Gat No. 1527/2, Village Chakan, Tal. Khed, Dist. Pune, admeasuring area 618 Sq ft and bounded as under: East: Staircase, West: Flat No 908, North: Entrance and Flat No 902, South: Open Space Owner of the Property -Mr. Sujit Santosh Bhansali & Mrs. Sidhata Sujit Bhansali • Encumbrances: Not Known • Type of possession: Symbolic Lot No 15 : Flat No. 902, 9th Floor, Bldg. No. A-2, Xrbia Eiffel City, Phase-I, Village Chakan, Tal. Khed, Dist. Pune, admeasuring area 618 Sq ft and bounded as under: East: Staircase, West: Flat No 901, North: Open Space, South: Entrance and Flat No 907 Owner of the Property - Mr. Sujit Santosh Bhansali & Mrs. Sidhata Sujit Bhansali • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price - Rs. 21,15,000/- (Rupees Twenty One Lakhs Fifteen Thousand Only) EMD : Rs. 2,11,500/- (Rupees Two Lakhs Eleven Thousand Five Hundred Only) BI- Rs 10,000/- (Rupees Ten Thousand Only) Reserve Price - Rs. 21,15,000/- (Rupees Twenty One Lakhs Fifteen Thousand Only) EMD : Rs. 2,11,500 /- (Rupees Two Lakhs Eleven Thousand Five Hundred Only) BI - Rs 10,000/- (Rupees Ten Thousand Only)
13	Borrower: - 1) Mrs. Sidhata Sujit Bhansali, 2) Mr. Sujit Santosh Bhansali, Flat No.606, 6th Floor, Bldg. No. A-1, Xrbia Eiffel City, Phase-I, At village Chakan, Tal. Khed, Dist. Pune A/C is of Erandwana Branch, Pune, Contact details: Branch Manager: Mrs. Pinki Rani: 7030924094	Rs. 1,05,50,833.00 (Rupees One Crore Five Lakhs Fifty Thousand Eight Hundred Thirty Three only) plus unapplied interest thereon as mentioned in the demand notice dated 09.01.2024, minus recoveries if any.	Lot No 16 : Flat N.906, Ninth Floor, Bldg. No. A-4, Xrbia Eiffel City, Phase-I, Gat no 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune, admeasuring area 618 Sq Ft bounded as under : East: Flat No 905 West: Lift, North: Entrance and Flat No 903, South: Open Space Owner of the Property – Mrs. Sidhata Sujit Bhansali & Mr Sujit Santosh Bhansali • Encumbrances: Not Known • Type of possession: Symbolic Lot No 17 : Flat No. 907, Ninth Floor, Bldg. No. A-4, Xrbia Eiffel City, Phase-I, Gat no 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune, admeasuring area 618 Sq Ft bounded as under, East: Staircase West : Flat No 908, North : Entrance and Fit No 902, South : Open space Owner of the Property -Mrs. Sidhata Sujit Bhansali & Sujit Santosh Bhansali • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price - Rs. 21,15,000/- (Rupees Twenty One Lakhs Fifteen Thousand Only) EMD : Rs. 2,11,500/- (Rupees Two Lakhs Eleven Thousand Five Hundred Only) BI - Rs 10,000/- (Rupees Ten Thousand Only) Reserve Price - Rs. 21,15,000/- (Rupees Twenty One Lakhs Fifteen Thousand Only) EMD : Rs. 2,11,500/- (Rupees Two Lakhs Eleven Thousand Five Hundred Only) BI - Rs 10,000/- (Rupees Ten Thousand Only)
14	Borrower: - 1) Mrs. Sangita Santosh Bhansali, 2) Mr. Santosh Motilal Bhansali, Flat No 606, 6th Floor, Bldg. No. A-1, Xrbia Eiffel City, Phase-I, At village Chakan, Tal. Khed, Dist. Pune A/C is of Erandwana Branch, Pune, Contact details: Branch Manager: Mrs. Pinki Rani: 7030924094	Rs. 60,80,365.00 (Rupees Sixty Lakhs Eighty Thousand Three Hundred Sixty Five only) plus unapplied interest thereon as mentioned in the demand notice dated 12.03.2024, minus recoveries if any.	Lot No 18 : Flat No. 701, 7th Floor, Bldg. No. A-4, Xrbia Eiffel City, Phase-I, Gat no 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune, admeasuring area 618 Sq Ft bounded as under : East: Flat No 702 West: Open Space and A4 Wing, North: Open Space, South: Entrance and Flat No 708 Owner of the Property -Mr. Santosh Motilal Bhansali & Mrs. Sangita Santosh Bhansali • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price - Rs. 21,15,000/- (Rupees Twenty One Lakhs Fifteen Thousand Only) EMD : Rs. 2,11,500/- (Rupees Two Lakhs Eleven Thousand Five Hundred Only) BI - Rs 10,000/- (Rupees Ten Thousand Only)
15	Borrower : M/s Multiamp Engineers Pvt Ltd Directors : Mr. Avinash Vinayak Bangale, Mr. Vinayak Vitthal Kowadkar, Mr. Mukund Siddheshwar Gosavi, Darekar House, 2nd Floor, 56, Swastishree CHS, Karve nagar, Pune 411052 Guarantors : 1. Mr. Avinash Vinayak Bangale, S No 6/17/1/11, Jagat Janani Bunglow, Lane No 1, Dyandeep Colony, Karve nagar, Pune 411052 2. Mr. Vinayak Vitthal Kowadkar, Flat No E5-301, Shivsagar Residency, Sun City Road, Vadgaon Budruk, Pune 411041 3. Mr. Mukund Siddheshwar Gosavi, Flat No 33, Ganesh Prasad Apartment, S R no 144/3, Dhayari phata, Singhad Road, Near Dhayreshwar Washing Centre, Pune 411041 4. Mrs. Pramila Vinayak Kowadkar, Flat No E5-301, Shivsagar Residency, Sun City Road, Vadgaon Budruk, Pune 411041 A/C is of Navi Peth Branch, Pune, Contact details: Branch Manager : Lalkumar B. Singh : 7030924112	Rs. 2,87,30,520.97 (Rupees Two Crores Eighty Seven Lakh Thirty Thousand Five Hundred Twenty and Ninety Seven Paise only) plus interest as mentioned in demand notice dated 04.08.2023 p.a. with monthly rest w. e. f. 04.08.2023, apart from penal interest, cost, and expenses, minus recoveries if any.	Lot No 19 : 2 Storey Bunglow, Jagat Janani, admeasuring about 1453.14 sq ft built up on G+1 Floor, situated at CTS No.694, Dnyandeep Colony, Lane no 1, Cummins College Road, Hingne Budruk, Pune 411052, bounded as under : East: Property of Mr Deshpande, West: Internal Road of Dnyandeep Colony Lane No 1, North: Building named Om Swasti of Mr Sonar, South: Property of Mr Bane Owner of the Property – Mr. Avinash Vinayak Bangale • Encumbrances: Not Known • Type of possession: Symbolic Lot No 20 : Flat No.23, admeasuring about 560 sq ft built up on 3rd floor of the Ketaki Apartment Coop Housing Society situated at S no 15, Hissa no 2/1, 2/2, +2/4, Hingne Khurd, Pune 411051 bounded as under : East: Staircase, Flat No 22, West: Manisha Apartment, 10' Road, North: Flat No 24, South: 10' Road Owner of the Property – Mr. Vinayak Vitthal Kowadkar • Encumbrances: Not Known • Type of possession: Symbolic Lot No 21 : Flat No.301, admeasuring about 1069 sq ft built up on 3rd floor of the wing E-5 in Shivsagar Residency Coop Housing Society situated at S no 17, Hissa no 1+2+3/1, 1+2+3/2A, 1+2+3/2B, Anand Nagar, Sun City Road, Shivsagar City, Vadgaon Budruk, Pune 411051, Bounded as : East : Flat No 304, 304 & Common Area, West: Building No E4 Shivsagar Residency, North: Flat No 302 & Lift, South: Staircase, Owner of the Property – Mr. Vinayak Vitthal Kowadkar and Mrs. Pramila Vinayak Kowadkar • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price – Rs.90,01,000/- (Rupees Ninety Lakhs One Thousand Only) EMD : Rs.9,00,100 /- (Rupees Nine Lakhs One Hundred Only) BI : Rs 25,000/- (Rupees Twenty-Five Thousand Only) Reserve Price – Rs.24,20,000/- (Rupees Twenty Four Lakhs Twenty Thousand Only) EMD : Rs.2,42,000 /- (Rupees Two Lakh Forty Two Thousand Only) BI : Rs 10,000/- (Rupees Ten Thousand Only) Reserve Price – Rs.81,30,000/- (Rupees Eighty One Lakhs Thirty Thousand Only) EMD : Rs.8,13,000 /- (Rupees Eight Lakh Thirteen Thousand One Hundred Only) BI : Rs 25,000/- (Rupees Twenty-Five Thousand Only)

.... Contd. on Next Page

HINDUJA HOUSING FINANCE LIMITED

Corporate Office : 167-169, 2ND Floor, Little Mount, Saidapet, Chennai – 600 015.
Branch Office: Gemstone Building, 3rd Floor, Near CBS Stand, New Shataguri, Kolhapur 416001, Maharashtra

APPENDIX IV POSSESSION NOTICE (For Immovable Property)
(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of HINDUJA HOUSING FINANCE LIMITED(HHFL) under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice. The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder:

Account Number & Name of the Borrowers

MH/SLP/SLPR/A00000906. Mrs. GANESH SHANKARAYA SWAMI and Co-borrower Mrs. CHANDRAKALA SHANKAR SWAMI | Possession Date: 27/04/2025

Demand Notice Date & Amount: 21.01.2025 & Rs. 2151880/- up to 21.01.2025

Description of Property: All that piece and parcel of property bearing old survey no 3/4 its new survey no 3 out of that plot no 49 having milakat no 1581 out of that south sides portion of plot admeasuring 93.00 sq mtrs ie 1000 sq ft situated at Mouji jevali tal tohara dist Osmanabad and scheduled property is bounded as East- 15 00 sq ft width road, west- 15.00 width road, South – Plot of Ravan Ghorpade, North -Remaining Portion of said Plot

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of HINDUJA HOUSING FINANCE LIMITED for an amount mentioned herein above and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Date: 03/05/2025. Place: Solapur

SD/-, Authorised Officer- HINDUJA HOUSING FINANCE LIMITED

SAI PRERNA CO.OP.CREDIT SOCIETY LTD.,MUMBAI

Office No.210, 2nd Floor, Devi Annapurna Premises Co.Op.Society Ltd.,
Plot No.8, Sector 18, Vashi, Navi Mumbai – 400 705. Tel No. 022-46089842 (Registration No.B.O.M./W-A/R.S.R./321/Since 1987)

AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Assets Under Section 1961 Rules 107 (11) (E) Ref. : Under the M.C.S. Act 1960 Section 101 issue Recovery Certificate No.779 on 11.09.2017 by Assistant Register, Co-Operative Societies, Junnar, Dist. Pune

Notice is hereby given to the Public in General And in Particular to the Following Borrower(S) And Guarantor(S) that the Below Described Immovable Properties Mortgaged/Charged to Sai Prerna Co.Op.Credit Society Ltd., the Physical Possession of which has been taken by Authorized Officers of Sai Prerna Co.Op.Credit Society Ltd. will be Sold on "as is Where is Basis", "as is What is Basis" And "Whatever There is Basis" from Mandal Adhikari Vadgaon Aanand, Tal. Junnar, Dist. Pune for Recovery of Respective dues as per below Mentioned Detailed

Sr. No.	Name of the Property Holder	Description of the Properties	Reserve Price	EMD of the Property
1	Mr.Kiran Eknath Shelar	At.Post - Gaymukhwadi, Tal. junnar, Dist. Pune Gut No.264, Area 1 Hectar 10 R, Potkharaba 0 Hectar 09 R, Total Area 1 Hectar 19 R, Assess – Rs 1 Ps 87 Out of Mortgage Area 0 Hectar 55 R, Potkharaba 0 Hectar 04.50 R, Total Area 0 Hectar 59.50 R, Assess – Rs 0 Ps 93	41,25,000/-	2,06,250/-

- The above Mentioned Property will be Sold by Auction for Recovery of an amount of Rs. 77,17,438/- (Rupees Seventy Seven Lakh Seventeen Thousand Four Hundred Thirty Eight Only) as on 30.04.2025 with further interest till Payment thereon And other Expenses.
- Name of the Borrower – Mr.Kiran Eknath Shelar & Co-Borrower Mr.Hrushikesh Jagdish Phulsundar & Late Eknath Vitthoba Shelar
- Name of the Guarantors - 1) Mr.Shailesh Kashinath Wabale 2) Mr.Shanul Maruti Bhujbal
- The above Property will not be Sold below the Reserve Price Mentioned as above.
- Bidders are Advised to Visit Administrative Office or Narayangan Branch of Sai Prerna Co.Op.Credit Society Ltd. for details Terms And Conditions of Auction Sale and others details on working Days after paying Rs.1000/-.The Date of Inspection of the Property at Site between 11.00 am. to 02.00 pm on 05.05.2025.
- The Interested Bidders may also inspect of the Property from 06.05.2025 to 28.05.2025 in Working Days with Prior Appointment of above Mentioned Respective Branches.The Contact Numbers given against Respective Branches - 02132-243118, 9960330947.
- The Intending Bidders should the Duty filled in Bid Form in a Sealed Cover Addressed the Administrative Office or Concern Branch.
- The Intending Bidders should the Duty filled in Bid Form along with the NEFT/RTGS/DD/PO in the Name of "Sai Prerna Co.Op.Credit Society Ltd." The Deposit Amount will be Interest Free and No Interest will be Paid or Earned on it.
- For Participation in the Auction, Intending Bidders have to deposit a Refundable EMD of Reserve Price before 31.05.2025 of Sai Prerna Co.Op.Credit Society Ltd., through Administrative Office or Concern Branch.The EMD amount shall not carry any interest.
- All the Sealed Bids will be opened at Administrative Office on 02.06.2025 At 1.30 P.M. in the presence of the Director Board & Staff of the Sai Prerna Co.Op.Credit Society Ltd., Mumbai.During the Auction Bidders will be allowed to offer higher Bid in Inter-Se Bidding over and above the last Bid Out.
- For taking Part in Auction Application/Process Compliance Form And other KYC Document along with NEFT/RTGS/DD/PO Remittance Pertaining to EMD are required to be deposited in a Closed Cover with Authorized Officer within above Mentioned Schedule.
- The Successful Bidder shall have to deposit 15% of the Bid amount, Less EMD amount Deposited, Latest by the next working day.
- If the Successful Bidder fails to pay 15% of the Bid amount within the Prescribed time herein above, the EMD shall be forfeited without any Notice.
- Along with Deposited 15% of Bid Amount the Successful Purchaser shall Deposit Balance 85% of Bid amount within 30 days failing which the Sai Prerna Co.Op.Credit Society Ltd. shall forfeit amounts already Deposited by the Purchaser.In default of Payment, the Defaulting Purchaser shall not have any Claim whatsoever.
- The Successful Bidder shall bear all Charges/Fees Payable for Conveyance Such as Application Stamp Duty/Registration Fees or any other Cost of Applicable a Per the Law.
- All the Statutory / Non-Statutory Dues, Taxes, Rates, Assessment Charges, Fees Etc. will be the Responsibility of the Successful Bidder Only.
- The Authorized Officer/Credit Society is not Bound to accept the Highest Offer and has the absolute Right & Discretion to accept or Reject any or all offer(S) or Adjourn/Postpone/Cancel the Auction thereof from the Auction Proceedings at any stage without Assigning Any Reason there for.
- The Interested Bidders can not Participate in Auction if their Bid Price is Less than the Reserve Price
- The Exclusive Jurisdiction for any Disputes shall be Mumbai High Court/Sai Prerna Co.Op.Credit Society Ltd. Mumbai

Date : 02.05.2025

Place : Vashi, Navi Mumbai

Seal

SD/-

Authorized Officer

Sai Prerna Co.Op. Credit Society Ltd., Mumbai

PUBLIC NOTICE

This is to inform the public at large that the property described in the schedule below is owned by M/s. Sharad M tha Houing Development Ltd That, M/s. Sharad Mutha Housing Development Ltd., through its authorised Director Mr. Nirman Sharad Mutha, executed a Development Agreement dated 28.01.2020 in favour of M/s. Majestic Empire LLP. The said Development Agreement is duly registered with the Sub-Registrar, Haveli No. 10, under Serial No. 2011/2020 dated 28.01.2020, for the consideration amount and on the terms and conditions mentioned therein.

In pursuance of the said Development Agreement, the Developer agreed to hand over the constructed area to the landowners (Sharad Mutha Housing Development Ltd.) In accordance with the terms and conditions of the Development Agreement, the Developer/Promoter i.e. M/s. Majestic Empire LLP executed a Supplementary Agreement dated 16.10.2020 and 17.08.2023 in favour of M/s. Sharad Mutha Housing Development Ltd., through authorised Director Mr. Nirman Sharad Mutha. As per this Supplementary Agreement, the said Promoter had allotted specific Units/Shops to M/s. Sharad Mutha Housing Development Ltd. This Supplementary Agreements are duly registered with the Sub-Registrar, Haveli No. 10, under Serial No.14071/2020 and 20190/2023.

The present owner, M/s. Sharad Mutha Housing Development Ltd., assures that the said Units/Shops hold a clear, marketable title and are free from any lien, charge, mortgage, or interest of any third party. Purchase negotiations for the said Units/Shops between the present owner and my client are ongoing. Therefore, any person having any right, interest, or title in the said Units/Shops is hereby called upon to submit their objections in writing along with supporting original documents to the address mentioned below within 15 (fifteen) days from the date of this notice. Failing which, it will be presumed that there are no such claims, and the proposed transaction will proceed accordingly.

SCHEDULE : All that piece and parcel of the Units/Shops situated at project known as "Majestic Marbella" constructed upon the Old Survey No. 42/1 having area adm about 01 Hectare 60 Ares out of 01 Hectare 30 Ares - New Survey No. 42/1A having total area 01 Hectare 30 Ares and Old Survey No. 42/2/2 having area adm about 01 Hectare 60.85 Ares out of 00 Hectare 70 Ares - New Survey No. 42/2/2A having total area 00 Hectare 70 Ares total area adm about 02 Hectare 00 Ares i.e 20,000 sq. mtrs, lying and being at Village Kharadi Tal Haveli Dist Pune, the details are as under :-
In the Building/Wing no. A and scheme known as Majestic Marbella Phase III (RERA No. P521000 30934) Shops situated on First Floor.

- Shop no. 01, Carpet area admeasuring 30.26 Sq. Mtrs along with Loft Area 14.92 Sq. mtrs,
- Shop no. 02, Carpet area admeasuring 38.27 Sq. Mtrs along with Loft Area 18.87 Sq. mtrs
- Shop no. 03, Carpet area admeasuring 32.29 Sq. Mtrs along with Loft Area 15.92 Sq. mtrs
- Shop no. 04, Carpet area admeasuring 29.40 Sq. Mtrs along with Loft Area 14.50 Sq. mtrs
- Shop no. 05, Carpet area admeasuring 29.40 Sq. Mtrs along with Loft Area 14.50 Sq. mtrs
- Shop no. 06, Carpet area admeasuring 28.49 Sq. Mtrs along with Loft Area 13.58 Sq. mtrs

In the Building/Wing no. B and scheme known as Majestic Marbella Phase III (RERA No. P521000 30934) Shops situated on First Floor

- Shop no. 10 Carpet area admeasuring 29.40 Sq. Mtrs along with Loft Area 14.50 Sq. mtrs,
- Shop no. 11 Carpet area admeasuring 29.40 Sq. Mtrs along with Loft Area 14.50 Sq. mtrs,
- Shop no. 12 Carpet area admeasuring 32.29 Sq. Mtrs along with Loft Area 15.92 Sq. mtrs,

In the Building/Wing no. C and scheme known as Majestic Marbella Phase II (RERA No. P52100030349) Shops situated on First Floor

- Shop no. 26, Carpet area admeasuring 31.24 Sq. Mtrs along with Loft Area 18.46 Sq. mtrs,
- Shop no. 27 Carpet area admeasuring 28.44 Sq. Mtrs along with Loft Area 16.80 Sq. mtrs,
- Shop no. 30 Carpet area admeasuring 29.10 Sq. Mtrs along with Loft Area 17.19 Sq. mtrs,
- Shop no. 31 Carpet area admeasuring 29.10 Sq. Mtrs along with Loft Area 17.19 Sq. mtrs

In the Building/Wing no. D and scheme known as Majestic Marbella Phase II (RERA No. P52100030349) Shops situated on First Floor

- Shop no. 34 Carpet area admeasuring 29.10 Sq. Mtrs along with Loft Area 17.19 Sq. mtrs,
- Shop no. 35 Carpet area admeasuring 29.10 Sq. Mtrs along with Loft Area 17.19 Sq. mtrs,
- Shop no. 36 Carpet area admeasuring 35.32 Sq. Mtrs along with Loft Area 20.81 Sq. mtrs,
- Shop no. 37, Carpet area admeasuring 28.44 Sq. Mtrs along with Loft Area 16.80 Sq. mtrs,

Pune, Date: 03.05.2025

ADV PRAMOD PAWAR, Advocate

Adv Pramod Pawar and Associates.

Office No. 1, CTS No. 286/287,

Narayan Peth, Pune 411030.

Contact No. 020-2448 8064, 7588128064, 7620411252

PUBLIC NOTICE

NOTICE is hereby given that MR. DINESH GOVINDRAM NARYANI, Address at: Flat No. 402, Building No. A12, Ganga Satellite, Wanawadi, Pune 411 040, ("Owner"), is the owner of the Scheduled Property with a clear and marketable free from all encumbrances. I am required to investigate the Owner's clear and marketable title, together with his unencumbered right, title and interest with respect to the Scheduled Property. Any person(s) having any objection or claim, right, title and/or interest of any nature in respect of the Schedule Property, by way of sale, agreement / assignment, family arrangement, order or decree of any court, Income Tax, are hereby required to make the same known in writing to the undersigned, along with sufficient documentary proof in support thereof, within a period of 10 (Ten) days from the date of publication hereof, failing which they shall be deemed to have given up such claims, if any.

Scheduled Property
Flat No. 10, 4th. floor, Car Park no. 10, Gloriere Building, 'A' Wing, of Utopia Co-operative Housing Society Ltd., at S. No. 68 Village Wanawadi, Pune 411040.

Dated this 03/5/2025.

Y. B. Irani, Advocate

M: 9850430027,

advyazdi6@gmail.com

PUBLIC NOTICE

The Public at large is hereby brought to notice that the said property more particularly described in the schedule given hereunder is owned by 1) ALKA BALKRUSHNA KUNJIR and 2) Mr. GANESH BALKRUSHNA KUNJIR and 3) CHHYA SUNIL KUNJIR ALL 1 TO 3 R/at-Vaiti, Post-Shindawane Ta-Haveli, Dist-Pune 412202 through its Power Of Attorney Holder Mr. Sandip Kisanrao Gavhane R/at- Bori Bhadak, Ta-Daund Dist-Pune 412202 The said owners have agreed to sell the said Plots to my clients. The said owners have represented my clients that the said Plots are absolutely seized, possessed and owned by them and that they have good and marketable title in respect of the said Plots. Any person having any right, title or interest viz. lease, lien, charge, mortgage, decree of any court etc. into or upon the said property may notify the same in writing together with the original/attested copies of documentary evidence in support thereof, to the undersigned within SEVEN (7) DAYS of the publication of this notice at the address stated herein below, failing which my clients shall proceed further, without reference to any such right, title or interest and the same if any, shall be deemed to have waived and/or abandoned.

SCHEDULE

All that piece and parcel of the property being Gat No. 997 admeasuring area 02 Hec. 00.66 R out of total area 06 Hec. 56 R situated at Village Shindawane, Taluka Haveli within the limits of the Grampanchayat at Shindawane Pune.

Date: 02/05/2025

Adv. Salman Isak Sayyad

Jiyaji Manson, Near UCO Bank, Gadital, Hadapsar 411028

Mob No: 9657260303 / 9822402367

PUBLIC NOTICE

NOTICE is hereby given to the public at large that the Mr. Bharat Kapoor and Mrs Minal Kapoor through their constituted attorney Mr. Nitin Ramdatta Sohoni informed that document No. 2696 dated 25.04.1997 and page No 13 to 15 in document No. 7285 dated 23.11.2004 in respect of property bearing Plot No. 269 admeasuring about 279.5 Sq Mtrs together with bungalow admeasuring about 315.98 Sq Mtrs standing thereon in Indraprastha Society next to Akashwani Redio Station Hadapsar Pune 411028 are misplaced. That Mr. Bharat Kapoor and Mrs Minal Kapoor has not created third party interest on the basis of said documents. Any person having any claim against or to the aforesaid property by way of sale, transfer, mortgage, lease, lien, tenancy, charge, trust, maintenance, easement, gift, inheritance, exchange, possession or otherwise shall informed us within 10 days from the date of publication hereof, failing which such claim shall be deemed to have been waived by the claimant thereof and the flat owner shall be entitled to ignore and disregard such claim for all times in future.

Dated this 02nd May 2025

Mr. Tushar Krishhaji Vidwans, Advocates

Subhadra Co-operative Housing Society Ltd

522 Narayan Peth, Pune 411030

Ph. 9422084815 / 9765909501



बँक ऑफ महाराष्ट्र
Bank of Maharashtra

Baner Branch : 288/1/A, Kapil Classics,
Show Room No. 2, Baner Road,
Pune - 411 045, Mob.- 7030924082

[Rule-8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas the undersigned being the Authorized Officer of the Bank of Maharashtra, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 9 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on the dates as mentioned below calling upon the following Borrower/s and Guarantor/s to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said Notice. The notice was sent by Regd. AD Post and UPC.

The Borrower/s and Guarantor/s having failed to repay the amount, Notice is hereby given to the Borrowers and the Public in general that the undersigned has taken Symbolic Possession of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the Security Interest Enforcement Rules 2002 on the dates mentioned below.

The Borrower/s and Guarantor/s in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of Maharashtra, Baner Branch for the amounts mentioned below.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Sr. No.	Name of Borrowers / Guarantor	Outstanding Amount in Rs.	Date of Demand Notice Date of Possession
1	Borrower :- Mr. Rishikesh Bajrang Pore , 26/206, Abanchi Krupa, Vallabh Nagar, Pimpri, Opp. B.D. Killeddar Garden, Pune-411 018. 2) Late Bajrang Dattatray Pore (Deceased) Through his Legal heirs - a) Mrs. Maina Bajrang Pore. b) Mr. Rishikesh Bajrang Pore Both at : 26/206, Abanchi Krupa, Vallabh Nagar, Pimpri, Opp. B.D. Killeddar Garden, Pune-411 018,	Rs. 29,66,608.29 (Rs. Twenty Nine Lac Sixty Six Thousand Six hundred Eight and Paise Twenty Nine Only) plus interest @ 8.80% p.a. with monthly rest w.e.f. 19.08.2024, apart from penal interest, cost and expenses.	19/08/2024 29/04/2025

The details of the properties Mortgaged to the Bank and taken possession by the Bank are as follows : All those pieces and parcels of land situate being and lying at Village Vallbhanagar, Pimpri Vaghare in the registration Dist. Pune Sub-Dist. Haveli admeasuring 140.92 Square Meters and bearing Gala No.26/206(Plot No.206,Lane No.26) together with the buildings and structures/residential block constructed to be constructed thereon., **Bounded** as - On or towards the **North:** By Adj.Plot, On or towards the **East:** By Plot of Mr.Gulekar, On or towards the **West:** By Plot of Mr.Kulkarni, On or towards the **South:** By Road. CERSAI Asset ID-200026806615

Borrowers : Mr.Rishikesh Bajrang Pore & Late Bajrang Dattatray Pore (Deceased)

2	1) Mrs. Sunita Rajkumar Solapure , Proprietor Rakhi Tools And Engineering, Flat No. 202, Majestic Pride, Sr. No. 216, Sant. Tukaramnagar, Bhosari, Pune-411039 and Also at : Gala No. G 20, Ground Floor, Vishweshwar Industrial Premises, VIP Complex, Bhosari, Sector 7, PCNTDA, Bhosarigaon,Pune-411039	Rs. 47,10,968.96 (Rs. Forty Seven Lac Ten Thousand Nine hundred Sixty Eight and Paise Ninety Six Only) plus interest with monthly rest w.e.f. 28.01.2025, apart from penal interest, cost and expenses	28/01/2025 29/04/2025
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The details of the properties Mortgaged to the Bank and taken possession by the Bank are as follows : Name of the executants :- Mrs.Sunita Rajkumar Solapure, Proprietor: Rakhi Tools And Engineering
Hypothecation of Plant & Machinery and Stock and Debtors located at: Gala No. G 20,Ground Floor, Vishweshwar Industrial Premises VIP Complex, Bhosari, Sector 7,PCNTDA, Bhosarigaon,Pune-411039, CERSAI ID-(Term Loan of Rs.44.85 Lakh)- 2000077159926 CERSAI ID-(Cash Credit of Rs.4.00 Lakh)- 2000077163412

Date : 29/04/2025

Place : Pune

Chief Manager & Authorized Officer,

Bank of Maharashtra



बँक ऑफ महाराष्ट्र
Bank of Maharashtra

एक परिवार एक बैंक

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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) of the Security Interest (Enforcement) Rules, 2002.

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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.
16	Borrower Mr. Amol Madan Walake , Flat No. 6, Ajinkya co op so near Trimurti Hospital Vadgaon bk Pune A/C is of Erandwana Branch, Pune, Contact details: Branch Manager: Mrs. Pinki Rani: 7030924094	Rs. 23,15,432.00 (Rupees: Twenty Three Lakhs Fifteen Thousand Four Hundred Thirty Two only) plus unapplied interest thereon as mentioned in the demand notice dated 04.06.2024 minus recoveries if any.	Lot No 22 : Flat No. 6, 1st Floor, S. No. 65 Hissa No 2 + 4B/2A/1/1, Ajinkya Co Op Hsg society, Near Trimurti Hospital, Off. Sinhadgad Road, Vadgaon bk Pune. admeasuring area 441 Sq Ft, East: Flat No 5, West: Open to Sky North: Entrance Lobby & Staircase, South: Open to Sky, Owner of the Property – Mr. Amol Madan Walake & Mrs Seema Amol Walake • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price - Rs. 24,50,000/- (Rupees Twenty Four Lakhs Fifty Thousand Only) EMD : Rs. 2,45,200/- (Rupees Two Lakhs Forty Five Thousand Only) BI- Rs 10,000/- (Rupees Ten Thousand Only)	
17	Borrower: M/s Beta Sports Club Partners : Mr. Kaustabh Ravindra Birje, Mr. Sourabh Ravindra Birje , 9/966 A Chitra Apartment Vetal Maharaj Chowk Gokhale Nagar Shivajinagar Pune Maharashtra 411016 Guarantors : 1. Mr. Kaustabh Ravindra Birje, 2. Mr. Sourabh Ravindra Birje, 3. Mrs. Alka Ravindra Birje, 4. Mr. Ravindra Birje , Flat No 9, Chitra Co Op Housing Society Ltd. FP No.394 A, CTS No.966A, Shivajinagar Bhamburda, Pune Branch: Deccan Gymkhana Branch Pune, Contact details: Branch Manager: Mr Sumit Kumar: 7030924092	Rs. 1,12,63,365.00/- (Rupees one crore Twelve Lakhs Sixty three Thousands three hundred sixty five Only) plus interest thereon @ 13.05% p.a. with monthly rest w.e.f. 31.07.2023 plus costs, charges and expenses as mentioned in the demand notice dtd 31/07/2023 minus recoveries if any.	Lot No 23 : Flat No 9, Chitra Co Op Housing Society Ltd. FP No.394 A, CTS No.966A, Shivajinagar Bhamburda, Pune admeasuring area 620 Sqft bounded as under: East – Side Margin, West – Side Margin, South – Adj. building of the same society, North – Passage & Staircase Owner of the Property – Mrs. Alka R. Birje • Encumbrances: Not Known • Type of possession: Physical	Reserve Price - Rs. 78,12,000/- (Rupees Seventy Eight Lakhs Twelve Thousand Only) EMD : Rs. 7,81,200/- (Rupees Seven Lakhs Eighty One Thousand Two Hundred Only) BI - Rs 10,000/- (Rupees Ten Thousand Only)	
			Lot No 24 : Commercial Office No .5, Ground Floor, B-1 wing, Sneha Complex, FP No 359, CTS No 1032/B/1, Near Deep Bungalow Chowk, Model Colony, Shivajinagar, Pune admeasuring area 213 sq.ft. bounded as under : East – Passage, Staircase & Lift, West – Road, South – Flat No. 12 North – Office No. 14 Owner of the Property – Mrs. Alka R. Birje • Encumbrances: Not Known • Type of possession: Physical	Reserve Price - Rs. 25,88,000/- (Rupees Twenty Five Lakhs Eighty Eight Thousand Only) EMD : Rs. 2,58,800/- (Rupees Two Lakhs Fifty Eight Thousand Eight Hundred Only) BI- Rs. 10,000/- (Rupees Ten Thousand Only)	
18	Borrower: - Mr. Santosh Laxman Malpute , Flat No 5, First Floor, Dhupal Building CTS No 931, S.No.120 Plot No 61, Modern Colony, Kothrud, Pune-411038 Guarantor : 1. Mrs. Yogita Santosh Malpute , Flat No 5, First Floor, Dhupal Building CTS No 931, S. No. 120, Plot No 61, Modern Colony, Kothrud, Pune-411038 2. Mr. Rushikesh Milind Jadhav , At Post Paud, Paud Road, Taluka Mulshi, Pune -412108 Branch: Bavdhan Branch Pune, Contact details: Branch Manager: Mr. Abhay Chaudhary: 7030924083	Rs. 22,74,502.00 (Rs. Twenty Two Lakh Seventy Four Thousand Five Hundred Two Only) plus unapplied interest w. e. f. 21.10.2023 as mentioned in demand notice apart from further interest, cost, charges and expenses as mentioned in the demand notice dtd 21/10/2023 minus recoveries if any.	Lot No 25 : Flat No 5, First Floor, Dhupal Building, CTS No 931, S. No. 120, Plot No. 61, Modern Colony, Jaybhawani Nagar, Lane No. 6 & 7, Kothrud, Pune -411038, Built up area 264 Sq Ft as per Index II. Owner of the Property - Mr. Santosh Laxman Malpute and Mrs. Yogita Santosh Malpute • Encumbrances: Not Known • Type of possession : Symbolic	Reserve Price - Rs. 18,30,000/- (Eighteen Lakhs Thirty Thousand Only) EMD - Rs. 1,83,000/- (Rupees One Lakhs Eighty Three Thousand Only) BI : Rs. 10,000/- (Rupees ten Thousand Only)	

Sr. No.	Particulars	Date & Time
1.	Date and time of E- Auction	For Lot No. 1 to 6 and 8 to 25 20.05.2025 between 11.00 a.m. and 4.00 p.m For Lot No 7 03.06.2025 between 11.00 a.m. and 4.00 p.m
2.	Last Date of Submission of Bid with EMD	For Lot No. 1 to 6 and 8 to 25 19.05.2025 For Lot No 7 02.06.2025
3.	Inspection Date & Time	For Lot No. 1 to 6 and 8 to 25 11.05.2025 to 17.05.2025 between 10:00 a.m. and 5:00 pm For Lot No 7 24.05.2025 to 30.05.2025 between 10:00 a.m. and 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 E-Bikray. Bidders have to log in on the website – "https://ebkgray.in/eauction-psb" and have to register themselves. In this regard, please note that verification of KY