



Date: 17/02/2025, Place: Pune

Asset Recovery Branch: Agarkar High School Bldg., 2nd Floor, Somwar Peth, Pune - 411011, Phone : 7030924078 E-mail: brmgr1453@mahabank.co.in

Sale Notice for Sale of Immovable / Movable Properties

E-Auction Sale Notice for Sale of Immovable & Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the 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" basis for recovery of 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/movable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr.	Name of	Amount Due	Short description of the immovable	Reserve Price
0.	Borrowers / Guarantors	(Rs.)	property and Type of Possession	EMD Amt. Bid Increment Amt.
, N	Borrower: M/s. Krishna Agrotech, Through its Proprietor:- Mr. Mukund Dnyanoba Bhujbal Guarantor: Mr. Milind Dnyanoba Bhujbal, Mrs. Draupada Dnyanoba Bhujbal. Dr. Rupali Mukund Bhujbal. Branch: Asset Recovery Branch, Pune. Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078.	Rs. 3,04,74,678.00 (Rupees Three Crore Four Lakhs Seventy Four Thousand Six Hundred Seventy Eight Only) plus interest thereon @11.75% p.a on Term Loan and @12.60% p.a on Cash Credit w.e.f 01.03.2018 and other cost and expenses thereon, minus recovery if any.	Property Lot No. 1: All that piece and parcel of Residential flat No. 601 on 6th floor in the building No. E-1 area admeasuring about 439 Sq. Ft. i.e. 40.80 Sq. Mtr. carpet area along with adjoining terrace admeasuring about 72 Sq. ft. i.e. 6.69 Sq. Mtr. along with car parking area admeasuring about 100 Sq. Ft. i.e. 9.29 Sq. Mtr. in the Project namely as Woods Ville, Plot No. A constructed & situated at Gat No. 97 of Borhade Wadi, Tal. Haveli, Dist. Pune and within local limits of Pimpri Chinchwad Municipal Corporation & is bounded as follows: On or towards the North by: Open Space. On or towards the South by: Flat No. 602. On or towards the East by: Open Space On or towards the West by: Flat No. 604.  • Encumbrances: Not Known • Possession: Physical	Reserve Price: Rs. 26,60,000.00/- (Rupees Twenty Six Lakhs Sixty Thousand Only)  EMD: Rs. 2,66,000.00/- (Rupees Two Lakhs Sixty Six Thousand Only)  Bid Increment amount: Rs. 10,000.00/- (Rupees Ten Thousand Only)
			Property Lot No. 2: All that piece and parcel of Residential Flat No. 60 area admeasuring 566 Sq. Ft. i.e. 52.60 Sq. Mtr. built up on third floor with open attached terrace area admeasuring 146 Sq. ft. i.e. 13.56 Sq. Mtr. built up along with undivided share i.e 1.1114% in all common areas and facilities, Car parking, Garden, Scooter Parking, Common Terrace in the building named as PAGARIYA NELGE PLAZA APARTMENT CONDONIUM having PCMC property card No. 10/05/242 constructed on S No. 688/2, CTS No. 4566 area admeasuring 4014.06 Sq. Mtr. situated at Bhosari, Tal. Haveli, Dist. Pune and within local limits of Pimpri Chinchwad Municipal Corporation & is bounded as follows: On or towards the North by: Flat No. 59 of P. N Bhosale On or towards the South by: Flat No. 61 of K.G. Parmar On or towards the East by: Internal Road Campus of said building. On or towards the West by: by S No. 688/2B.  • Encumbrances: Not Known • Possession: Physical	Reserve Price: Rs. 27,80,000.00/- (Rupees Twenty Seven Lakhs Eighty Thousand Only) EMD: Rs. 2,78,000.00/- (Rupees Two Lakhs Seventy Eight Thousand Only) Bid Increment amount: Rs. 10,000.00/- (Rupees Ten Thousand Only)
O T	Borrower: M/S. Phoebus Animation Studios Pvt Ltd Guarantor: 1. Mrs.Supriya B Thakore, 2. Bhavika A Thakore, 3. Mrs. Malti P. Bakshi, 4. Mr.Rahul P Bakshi, 5. Mrs. Suchitra Amol Kulkarni Branch: Asset Recovery Branch, Pune. Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head, Mob. No. 7030924078.	Rs. 4,43,29,043.19 (Rupees Four Crore Forty Three Lakhs Twenty Nine Thousand Forty Three and Paisa Nineteen Only) plus applicable interest thereon w.e.f 14.04.2022 apart from cost, expenses and charges minus recovery if any.		Reserve Price: Rs.1,09,00,000.00/- (Rupees One Crore Nine Lakhs Only)  EMD: Rs.10,90,000.00/- (Rupees Ten Lakhs Ninety Thousand Only)  Bid Increment amount: Rs. 50,000.00/- (Rupees Fifty Thousand Only)
E	Borrower: - Mr. Arvind Kisan Raykar Guarantor: -Mr. Vijay Arvind Raykar Branch: Asset Recovery Branch, Pune. Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078.	Rs. 79,69,432.00 (Rupees Seventy Nine Lakh Sixty Nine Thousand Four Hundred Thirty Two Only) plus interest thereon @ 9.35 % p.a. w.e.f. 28/09/2023 plus penal interest, costs, charges and expenses as applicable as mentioned in the demand notice dtd 28/09/2023 minus recoveries if any.	Property Lot No. 4: Flat / House No. – 7, Building – Vrundavan Shrushti – Yashoda – B, 4th Floor, S. No. –41, Hissa No. – 1/4, Nrhe, Tal – Haveli, Dist – Pune admeasuring 488 Sq Ft. Consisting of 4 rooms and constructed on *All those pieces and parcels of land situated being and lying at village Narhe in the registration Dist – Pune, Sub-Dist- Haveli admeasuring 17000 Square feet and bearing CTS/Survey Nos. Sr. No. 41/1/4 bounded as follows: On or towards the North: Open Space, On or towards the East: Open Space, On or towards the West: Flat No.08, On or towards the South: Staircase, Together with fixtures & furniture's thereon  • Encumbrances: Not Known  • Possession: Physical	Reserve Price: Rs. 30,60,000.00/- (Rupees Thirty Lakh Sixty Thousand Only) EMD: Rs.3,06,000.00/- (Rupees Three Lakhs Six Thousand Only) Bid Increment amount: Rs. 25,000.00/- (Rupees Twenty Five Thousand Only)
E	Borrower: - 1.Mr.Manohar Dinkar Khirid, 2.Mr.Sunil Dinkar Khirid, 3.Mrs.Vaishali Sunil Khirid, Guarantor: NA Branch: Asset Recovery Branch, Pune. Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078.	Rs. 1,83,10,829/- (Rs.One Crore Eighty Three Lacs Ten Thousand Eight Hundread Twenty Nine Only) plus further unapplied interest @ 9.90 % with monthly rests w.e.f.12.10.2023 apart from interest cost, charges and expenses.	Property Lot No. 5: Commercial shop No. 01, on Ground Floor, Maurya Residency Appartments, CTS 1388, Shukarwar Peth Tal: Haveli Dist Pune 411002 admeasuring 94.51 Sq.Mtrs i.e. 1017 Sq.ft plus Mezzanine floor area 11.61 Sq.Mtr i.e. 125 Sq.Ft.Bounded as Follows:On or towards the North: By Shop No.4, On or towards the East: By Road, On or towards the West: By Parking area, On or towards the South: By Shop no.2  • Encumbrances: Not Known  • Possession: Physical	Reserve Price: Rs.2,43,00,000.00/- (Rupees Two Crore Fourty Three Lakhs Only) EMD: Rs.24,30,000.00/- (Rupees Twenty Four Lakhs Thirty Thousand Only) Bid Increment amount: Rs.50,000.00/- (Rupees Fifty Thousand Only)
E	Borrower: M/s. SRF Enterprises Pvt. Ltd. Guarantor: - 1.Mangesh Rajesh Chougule, 2.Naina Sanjay Shukla, 3.Chintamani Rajesh Chougule, 4.Yashwantrao Bandu Renushe Branch: Asset Recovery Branch, Pune, Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078.	Rs. 5,10,63,372.98/- (Rupees Five Crore Ten Lakhs Sixty Three Thousand Three Hundred Seventy Two and Paisa Ninety Eight Only) plus interest thereon @12.70% p.a. with monthly rest w.e.f. 29.10.2022 apart from penal interest, costs and expenses, minus recovery if any	Property Lot No.6: Shop no.C-12 on Ground Floor admeasuring 1510 Sq Ft, Store Room no.C-12 (A2) on Basement floor Admeasuring 1610 Sq Mtr, Store Room no.C-12 (A1) on stilt Floor admeasuring 1469 Sq Ft Total of 4619 Sq Ft in Building Shourya Homes in Wing C having Survey No.29 Hissa No. 1/4, Hissa No. 1/20/1 village Dhanori, Tal- Haveli Dist- Pune owned by Yashwantrao Renushe and bounded as follows: On or towards North: By Road, On or towards South: By Adj Shop, On or towards East: By Road, On or towards West: By Open Space Encumbrances: Not Known Possession: Physical	Reserve Price: Rs.3,06,00,000.00/- (Rupees Three Crore Six Lakhs Only)  EMD: Rs.30,60,000.00 /- (Rupees Thirty Lakhs Sixty Thousand Only)  Bid increment Amount: Rs. 50,000.00/- (Rupees Fifty Thousand Only)
( C E C N	Borrower: M/s. Sancom Enterprises Prop. Prakash Malharrao Patil) Guarantor: - 1.Deepak Malharrao Patil., 2.Manish Malharrao Patil. 3.Sujeet Viswanath Dagade, 4.Viswanath Jagannath Dagade, Branch: Asset Recovery Branch, Pune, Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078.	Rs. 6,81,41,067.69/- (Rupees Six Crore Eighty One Lakhs Forty One Thousand Sixty Seven and Paisa Sixty Nine Only) plus interest thereon @10.50% p.a. with monthly rest w.e.f. 20.06,2023 apart from penal interest, costs and expenses, minus recovery if any	Property Lot No.7: Office No. 2 admeasuring 1267 Sq. ft. i.e. 117.71 Sq. Mtrs. built up on upper basement floor and the four wheeler parking space admeasuring 134.55 Sq. ft. i.e. 12.5 Sq. Mtr. in the building known as "Mantri Lavendula" situated at S No. 52/4/B/2 of village Bavdhan Khurd, Tal. Mulshi, Dist. Pune within Pune Municipal Corporation limits together with all undivided rights, fittings, fixtures and amenities thereto.  Encumbrances: Not Known Possession: Physical	Reserve Price: Rs.67,25,000.00/- (Rupees Sixty Seven Lakhs Twenty Five Thousand On EMD: Rs.6,72,500.00/- (Rupees Six Lakhs Seventy To Thousand Five Hundred Only)  Bid increment Amount: Rs. 25,000.00/- (Rupees Twenty Five Thousand Only)
E	Borrower: Mr. Hambirrao Savla Gosavi Guarantor: -1.Sagar Prabhat Mapuskar Branch: Asset Recovery Branch, Pune. Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078.	Rs.39,26,976.00/- (Rupees Thirty Nine Lakhs Twenty Six Thousand Nine Hundred Seventy Six Only) plus further interest at applicable rate. with monthly rest w.e.f. 07.02.2019 apart from penal interest, costs and expenses, minus recovery if any	Property Lot No.8: All the part and parcel of land and building situated at Gat no. 919 A/2 (Old Gat No. 949 H No.1) having Grampanchyat no. 1341,1284 at Mouje Ravanagwadi (Within Nivali Grampanchayat limits) Tal & Dist Ratnagiri admeasuring land of 3000.00 Sq.Mtrs and bounded as follows: On or towards North: By Remaining land Gat no. 949A(Old G No. 949 H.No.1)., On or towards South: By Property of Ramesh Patel Gat no.950, On or towards East: By Nivali Jaigad Ganpatipule Road, On or towards West: By Boundry of Hatkhamba - Taravewadi.  Encumbrances: Not Known Possession: Physical	Reserve Price: Rs.1,15,00,000.00/- (Rupees One Crore Fifteen Lakhs Only) EMD: Rs.11,50,000.00/- (Rupees Eleven Lakhs Fifty Thousand Only) Bid increment Amount: Rs. 50,000.00/- (Rupees Fifty Thousand Only)
E	Contact Details: Mr. Sudhir Kulkarni, Assistant General	Rs.12,99,305.00/- (Rupees Twelve Lakhs Ninety Nine Thousand Three Hundred Five Only) plus further interest at applicable rate, with monthly rest w.e.f. 18.05.2022 apart from penal interest, costs and expenses, minus recovery if any	Property Lot No.9: Flat no.203, 2nd Floor, B Wing, Nareandra Nano City situated at Grampanchayat Gat no. 1636/15, Plot no.3, Sy no.106 at Khedshi Tal and Dist Ratnagiri admeasuring built up area of flat 43.22 Sq.Mtr and bounded as follows:  On or towards North: By Open Space, On or towards South: By Open Space, On or towards East: By Flat no.204, B Wing, On or towards West: By C Wing  • Encumbrances: Not Known  • Possession: Physical	Reserve Price: Rs.10,10,000.00/- (Rupees Ten Lakhs Ten Thousand Only)  EMD: Rs.1,01,000.00/- (Rupees One Lakhs One Thousand Only)  Bid Increment amount: Rs. 10,000.00/- (Rupees Ten Thousand Only)
E	Borrower: Mr. Ravindra Manikrao Gaikwad Guarantor/Co-Borrower: NA Branch: Asset Recovery Branch, Pune, Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head, Mob. No. 7030924078,	Rs. 24,67,503.00/- (Rupees Twenty Four Lakhs Sixty Seven Thousand Five Hundred Three Only) plus further interest at applicable rate, with monthly rest w.e.f. 06.05.2019 apart from penal interest, costs and expenses, minus recovery if any	about 339 Sq. Mtrs. on that now developed building called SAI ANGAN. 4th floor, Flat No. 402 admeasuring about 700 Sq. Ft. built up situated at Village Pimpri in the locality called Pimpri Waghere, Pune 411017 within jurisdiction of Sub Registrar Haveli, within limit of Pimpri Chinchwad Municipal Corporation and within registration sub district Haveli, Dist Pune.	Reserve Price: Rs. 24,00,000.00/- (Rupees Twenty Four Lakhs Only) EMD: Rs. 2,40,000.00.00/- (Rupees Two Lakhs Forty Thousand Only) Bid Increment amount: Rs. 25,000.00/- (Rupees Twenty Five Thousand Only)
E	Borrower: M/s. Rachana Construction Guarantor/Co-Borrower: 1.Majidkhan Rajjak Pathan Branch: Asset Recovery Branch, Pune, Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078.	Rs. 2,05,09,942.84/-(Rupees Two Crore Five Lakhs Nine Thousand Nine Hundred Forty Two and Paisa Eighty Four Only) plus further interest at applicable rate, with monthly rest w.e.f. 02.06.2022 apart from penal interest, costs and expenses, minus recovery if any		Reserve Price: Rs.1,60,00,000.00/- (Rupees One Crore Sixty Lakhs Only)  EMD: Rs.16,00,000.00/- (Rupees Sixteen Lakhs Only)  Bid Increment amount: Rs. 50,000.00/- (Rupees Fifty Thousand Only)
E	Borrower: Mr. Sunil Narayan Manikal Guarantor/Co-Borrower: Mrs. Shravanti Sunil Manikal Branch: Asset Recovery Branch, Pune: Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head, Mob. No. 7030924078.	Twelve Thousand Three Hundred Eighty	Property Lot No.12: All the Piece & Parcels of Flat No 404, C-Wing, S No 64, Hissa No 3, 4th Floor, Casa Heights, Marunji, Hinjewadi, Pune - 411015, bounded as follows: On or towards the North: By B Wing, On or towards the East: Entrance & Duct, On or towards the West: by Open Space, On or towards the South: by Flat No 406  • Encumbrances: Not Known • Possession: Symbolic	Reserve Price: Rs.40,50,000.00/- (Rupees Forty Lakhs Fifty Thousand Only) EMD: Rs.4,05,000.00/- (Rupees Four Lakhs Five Thousand Only) Bid Increment amount: Rs. 25,000.00/- (Rupees Twenty Five Thousand Only)

Sr. No.	Particulars		Date & Time	
1.	Date and time of E-Auction For Lot No. 1 to 12 11.03.2025 between 11.00 a.m. and 4.00 p		11.03.2025 between 11.00 a.m. and 4.00 p.m	
2.	Last Date of Submission of Bid with EMD		11.03.2025 up to 3.30 p.m.	
3.	Inspection Date & Time	For Lot No. 1 to 12	24.02.2025 to 01.03.2025 between 10:00 am. to 5:00 pm	

Charges if any due on the respective property shall be borne by the bidder.

Important information: 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.

1. Bank has possession with No any known encumbrance. However, there can be some dues by respective societies, Government/local authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies/builder. Dues/Charges/ encumbrances, if any due on the respective property, shall be borne by the bidder. 2. 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

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

KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact number is 8291220220 and E mail id is \*support.BAANKNET@psballiance.com\*. For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/properties\_for\_sale.asp" provided in the Bank's website.

Asst. Gen. Manager & Authorised Officer, Bank of Maharashtra



financialexp.epapr.in