

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक	अंचल कार्यालय - छ. संभाजीनगर महाबैंक भवन, सी-३, एन-१, टाउन सेंटर, सिडको, छ. संभाजीनगर Zonal Office- Chh. Sambhajinagar Mahabank Bhavan, C-3 N-1 CIDCO, Chh. Sambhajinagar	
☎: 0240-6645602 प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5	ई/मेल-E-mail : cmmarc_aur@mahabank.co.in Head Office: Lokmangal, 1501, Shivajinagar, Pune	
Sale Notice No.- Chh. Sambhajinagar/E-bikray/1-41/2025-26/1		

Terms and Conditions for sale of assets of through online e-auction on under SARFAESI Act

Date of E- Auction: on 12.06.2025 from 01:00 PM to 05:00 PM with auto extension for 5 minutes in case bid is placed within last 5 minutes
Last date & time for submission of Bid/Deposit of EMD and Proof: 11.06.2025 up to 05.00 P.M.
Date & Time of inspection of property from 01.06.2025 to 11.06.2025 between 12.00 P.M. to 4.00 PM.

E-Auction Sale Notice for Sale of movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 movable assets charged to the Bank of Maharashtra (Secured Creditor), the constructive/symbolic possession/Physical possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on as **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** on **12.06.2025**, for recovery of dues as mentioned below due to the Bank of Maharashtra (Secured Creditor) from below mentioned borrowers and guarantors. The known encumbrances (If any) along with description of immovable properties/movable assets, reserve price and the EMD are as mentioned in the table.

Sr. No.	Name of Borrower/s & Guarantor/s Name & Branch:	Amount due plus penal interest and other charges / expenses	Possession Type	Description of the property	Reserve Price
					EMD (Value in Lakh)
					Bid Increase Amount
1.	Borrower- Smt. Ujjawala Prabhakar Bhadange & Co-Borrower Shri. Prabhakar Sitaram Bhadange Guarantor: Shri. Abas Kishanrao Zombade (Swapnil Ishwar Wanve- 9970249992, Senior Manager) Branch: University	Total Dues Rs. Rs.801577.00 (Rs Eight Lakhs One Thousand Five Hundred Seventy Seven Only) Plus unapplied interest @ 9.95% PA + penal interest thereon & incidental and other charges w.e.f 16.05.2024	Symbolic	LOT No. 1) All that pieces and parcel of the property consisting of Row House no. 32 & 33 located at S No. 20/1/p Madhuraj Co Operative Society Garkheda Chh Sambhajinagar having plot size 69 sq mtr each totaling 138 sq mtr with built up area of 154 sq mtr on GF+FF within local limits of Chh Sambhajinagar and registered in the name of Mrs Ujjawala Bhadange in the Registration Sub - District Chh Sambhajinagar	86.48 8.50 Rs.100000/-



				and Registration District Chh Sambhajanagr and bounded as under: On the North: House of Shri Mhaske On the South: Road On the East: Road (Internal) On the West: Road	
2	Borrower: M/S Lucky Gadhi Ghar Prop- Mr. Shaikh Budhan Shaikh Pasha Guarantor: Mr. Feroz Shaikh Lal Shaikh Branch: Karmad- (Mr. Vivek Vyavhare- 8888112173, Sr. Manager)	Total Dues Rs. Rs. 9,02,251.00 (Rupees Nine Lakh Two Thousand Two Hundred and Fifty One Only) + Future Unapplied Interest at 10.2 % p.a. with monthly rest w.e.f. 10.01.2025 + penal interest and other charges / expenses	Symbolic	LOT No. 2) All those pieces and parcels of Gram Panchayat Milkat No. 616, Village-Kedarkheda, Tal. Bhokardan, Dist. Jalna admeasuring 945.00 Sq. Fts. Bounded as : East- Govt. Road North- Milkat of Mr. Sahebbeg Vakilbeg West- Milkat of Mr. Ramesh Shamrao South- Milkat of Mr. Vishnu Kaduba (Owner – Mr. Shaikh Budhan Shaikh Pasha)	1.52 Lakh 0.16 Lakh Rs.5000/-
3	Borrower: Mr. Vilas Avchitrao Pandit & Co-Borrower: Mr. Avchitrao Vithoba Pandit and Guarantor: Mr. Gulab Tulshiram Gore, Mr. Mr. Parmeshwar Ramdas Shelke. Branch: Tembhurni (Mr. Rahul Singh Khati - 8818091451, Sr. Manager)	Total Dues. Rs. 15,72,280.00 (Rupees Fifteen Lakh Seventy Two Thousand Two Hundred and Eighty Only) + Future Unapplied Interest at 10.5 % p.a. with monthly rest w.e.f. 10.01.2025 + penal interest and other charges / expenses	Symbolic	LOT No. 3) Mortgage of all Pieces and Parcels of Land with construction thereon together at House Property No 176, Situated at Delegavhan, Tq Jafrabad Dist Jalna admeasuring 82.80 Sq Mtr. Bounded as:- East- Plot of Kashinath Bajirao Pandit, West- Road, North- Road, South- Plot of Vishni Bandu Pandit (Owner: Mr. Vilas Avchitrao Pandit & Mr. Avchitrao Vithoba Pandit)	42.38 4.30 Rs.50000/-
4	Borrower: M/s Siddheshwar Krushi Seva Kendra Prop – Mr. Vishnu Kaduba Dhasale, Guarantors: Mr. Dnyaneshvar Subhan Thombre, Mr. Vilas Bhausaheb Karhale and Mr. Kaduba Mahadu Dhasal.	Total Dues Rs. 9,62,280.00 (Rupees Nine Lakh Sixty Two Thousand Two Hundred and Eighty Only) + Future Unapplied Interest p.a. with monthly rest w.e.f.		LOT No. 4) Mortgage of all Pieces and Parcels of Land together at GP H No 4, Village Borgaon Taru, Tq Bhokardan Dist Jalna admeasuring area 1200 Sq Ft Bounded as:- East- Dagdu Sarode, West- Self, North- Road, South- Shandar Dhasal	06.07 00.60 5000/-



	Branch: Bhokardan (Mr. Vaibhav Babarao Ingole - 8888838223, Branch Manager)	02.12.2024 + penal interest and other charges / expenses		(Owner: Mr. Vishnu Kaduba Dhasal)	
			Symbolic	LOT No. 5) Mortgage of all Pieces and Parcels of Land together at GP H No 615, Kedarkheda, Tq Bhokardan Dist Jalna admeasuring area 552 Sq Ft Bounded as:- East- Road, West- Ramesh Murkute, North- Subhash Thombre, South- Vishnu Kalbhile(Owner: Mr Vishnu Kaduba Dhasal)	09.50 _____ 01.00 _____ Rs. 10,000/-
5	Borrower: M/s Rajendra Machinery, Prop. Mr. Santosh Pundlik Dalvi Guarantors: - Mr. Ravindra Kamalakar Patil and Mr. Santosh Keshavrao Sable Branch: Bhokardan (Mr. Vaibhav Babarao Ingole - 8888838223, Branch Manager)	Total Dues. Rs. 6,63,881.00 (Rupees Six Lakh Sixty Three Thousand Eight Hundred and Eighty One Only) + Future Unapplied Interest at 12.3 % p.a. with monthly rest w.e.f. 06.12.2024 + penal interest and other charges / expenses	Symbolic	LOT No. 6) Mortgage of all Pieces and Parcels of Land together at Village Lingewadi in the registration Dist Jalna Sub District Bhokardan admeasuring 171.74 Sq Mtr bearing CTS/Survey No GPH 98 Bounded as:- East- House Property of Sunil Ghode, West- House Property of Keshavrao Sable, North- Govt Road, South- House Property of Ashok & Nana Tambe (Owner: Mr. Santosh Pundlik Dalvi)	09.18 _____ 01.00 _____ 10000
				LOT No. 7) Mortgage of all Pieces and Parcels of Land together at Village Bhokardan in the registration Dist Jalna Sub District Bhokardan admeasuring 101.20 Sq Mtr bearing CTS/Survey No 101/22 Bounded as:- East- Plot no 21, West- Plot no 23, North- Internal Road, South- Plot No 13 (Owner: Mr. Ravindra Kamalakar Patil)	07.14 _____ 0.72 _____ 10000
7	Borrower: Mr. Sandekha Bismillakha Pathan, Co-Borrowers: Mrs. Shabnoorbi Sandekha Pathan,	Total Dues Rs. 15,02,700.00 (Rupees Fifteen Lakh Two Thousand and Seven Hundred	Symbolic	LOT No. 8) Mortgage of all Pieces and Parcels of Land with construction thereon together at Village Kathora Bajar in the registration Dist	12.50 _____ 1.25 _____ 10000



	Mr. Iqbalkha Sandekha Pathan, Mr. Farooqkha Sandekha Pathan Guarantor: - Mr. Ajikha Ahmadkha Pathan and Rasulkha Bismillakha Pathan Danapur Branch: (Rahul Bhilane (9028816332, Senior Manager)	Rupees Only) + Future Unapplied Interest at 10.75 % p.a. with monthly rest w.e.f. 10.12.2024 + penal interest and other charges / expenses		Jalna Sub Dist Bhokardan admeasuring 1.40 H and bearing CTS/Survey No 154 Bounded as:- East- Shabnurbi Sandekhan, West- Govt Road, North- Bismillahkhan Rashidkhan, South- Bismillahkhan Rashidkhan (Owner: Mr. Sandekha Bismillakha)	
8	Borrower: M/s. Samarth Agencies Mr. Pandharinath Eknath Dhormare Guarantor: - Mr. Ambadas Shenfad Dhormare. Branch: Sillod Branch (Mr. Pawansing Ramsing Kahate- 9011522092, Branch Manager)	Total Dues Rs. 16,07,591.00 (Rupees Sixteen Lakh Seven Thousand Five Hundred and Ninety One Only) + Future Unapplied Interest p.a. with monthly rest w.e.f. 02.12.2024 + penal interest and other charges / expenses	Physical	LOT No. 9) All those pieces and parcels of land & Plot no 96 & 97 known as municipal council property no 2336 & 2337 respectively out of land survey no 73 which is Adm 55.76 Sq Mtr situated at under municipal council area Sillod, Tal. Sillod, Dist. Ch. Sambhajinagar (Owner : Mr. Pandharinath Eknath Dhormare)	6.02 0.60 5000
9	Borrower: Mrs. Kushivartabai Raghunath Gaikwad, Co- Borrower: Mr. Raghunath Ramrao Gaikwad Guarantor: - Mr. Jagan Sarjerao Gaikwad, Mr. Popat Chagan Gaikwad Branch: Sawangi Bazar Branch (Mr. Yogesh Babulal Khairnar - 9527072848, Branch Manager)	Total Dues Rs. 2816816.00 (Rupees Twenty Eight Lakh Sixteen Thousand & Eight Hundred Sixteen Only) + Unapplied Interest with monthly rest w.e.f. 13.10.2023 + penal interest and other charges / expenses	Symbolic	LOT No. 10) All those pieces and parcels of land & building along with construction situated thereon at Grampanchayat Property No. 102 & 102/2, Dharegoan, Tal. Khultabad & Dist. Chh. Sambhajinagar. Adm. area 139.29 Sq. Mtrs. Built Up- 210.98 Sq. Mtrs. (Owner : Mrs. Kushivartabai Raghunath Gaikwad)	17.80 1.78 20000
10	Borrower: M/s. Shree Plywood and Hardware, Prop. Mr. Dadasaheb Daulatrao Salunke Guarantor: Shankar Maroti Gaikwad and Chandrasekhar Kachru Salunke Branch: Vaijapur (Mr. Shiva Madhukar Kanke - 7588601653, Branch Manager)	Total Dues Rs. Rs.1640067.00 (Rs. Sixteen Lakh Forty Thousand Sixty-Seven only) plus applicable unapplied interest + expenses and other charges w. e. f. 15.02.2024 + penal interest and other charges / expenses	Symbolic	LOT No. 11) All those pieces and parcels of land & building along with construction situated thereon at Shop No 27-A, Plot No 02, City Survey No 179/1, Nagar Parishad House No 4790/5, at Mayur Park, Gangapur Road, Vaijapur Dist Chhatrapati Sambhajinagar. Adm. 10.40 Sq Mtr (Owner : : Mr.	11.25 1.13 10000



				Dadasaheb Daulatrao Salunke)	
11	Borrower Mr. Mobin Hasham Kureshi, Guarantor Mrs. Hallobi Mobin Kureshi & Mr. Harun Budan Chaudhary Branch: Mid-Corporate, Chh. Sambhajinagar (Mr. Nilesh Ujgare - 9960602766, Chief Manager)	Total Dues Rs. 33,56,503.00 (Rupees Thirty Three Lakh Fifty Six Thousand Five Hundred and Three Only) + Future Unapplied Interest p.a. with monthly rest w.e.f. 10.01.2025 + penal interest and other charges / expenses	Symbolic	LOT No. 12) All those pieces and parcels of land & building along with construction situated thereon at House Property Grampanchayat H No. 13738, Gut No 14 Admeasuring 1080 Sq Ft in Gavthan Area of Village-Ranjangaon (SP), Tal. Gangapur, Dist. Ch. Sambhajinagar (Owner : Mr. Mobin Hasham Kureshi)	47.88 4.79 50000/-
12	Borrower: Mr. Dnyaneshwar Ganpatrao Pande, Co-Borrower: Mrs. Yashoda Dnyaneshwar Pande Guarantor Mr. Gajanan Ganpat Pande & Mr. Vitthal Baba Janjal Branch: Danapur (Mr. Rahul Bhilane- 9028816332, Branch Manager)	Total Dues Rs. 13,54,327.00 (Rupees Thirteen Lakh Fifty Four Thousand Three Hundred and Twenty Seven Only) + Future Unapplied Interest at 12.25 % p.a. with monthly rest w.e.f. 07.01.2025 + penal interest and other charges / expenses	Symbolic	LOT No. 13) All those pieces and parcels of land & building along with construction situated thereon at Grampanchayat property H No 140 at Dagadwadi, Taluka Bhokardan, Dist. Jalna admeasuring 690 Sq. Ft. (Owner : : Mr. Dnyaneshwar Ganpatrao Pande)	8.18 0.82 5000
13	Borrower: M/S Bhagyalaxmi Krushiseva Kendra, Prop. Mr. Datta Devidas Pachangre Guarantor Mr. Rameshwar Baban Korde Branch: Ghansawangi (Mr. Khushal Ghansham Shingne- 9730459410, Branch Manager)	Total Dues Rs. 10,67,346.00 (Rupees Ten Lakh Sixty Seven Thousand Three Hundred and Forty Six Only) + Future Unapplied Interest at 13.00 % p.a. with monthly rest w.e.f. 10.01.2025 + penal interest and other charges / expenses	Symbolic	LOT No. 14) All those pieces and parcels of land & building along with construction situated thereon at Grampanchayat property No. 33/2, Village-Dahalegaon in the registration Dist. Jalna Sub. Dist. Ghansawangi Adm. 45.24 Sq. Mtrs. (Owner : Mr. Datta Devidas Pachangre)	6.12 0.61 5000
14	Borrower: M/s Daulatabad Goat Farm Prop. Shaikh Subhan Shaikh Gafoor Guarantors:	Total Dues. Rs 84,58,803/- (Rupees Eighty Four Lakh Fifty Eight Thousand	Symbolic	LOT No. 15) All those piece & parcel of Land & Building, Located at CTS No-7583, Sheet No 20, admeasuring area 45.79 sq mtr together with the	19.46 1.95 20000



	1.Vinod Tukaram Khamgaonkar 2.Shaikh Ibrahim Amin Branch: Asset Recovery Branch (Mr. Somnath B Sasane - 9960602766, Branch Manager)	Eight Hundred Three only) Plus Future applicable unapplied interest and penal interest thereon + Expenses and other charges w.e.f. 14/10/2017		house , House No 1/18/10/1 Situated at S P Road Munginala , Fazalpura Dist. Chh Sambhajinagar Owned by: Shaikh Subhan Shaikh Gafoor Property ID- MAHB573AUR	
15	Borrower: Kendre Agro Industries Limited Through its Directors 1.Shri Vijay Trimbak Kendre 2.Shri Sanjay Trimbak Kendre 3.Shri. Sohel Pathan Guarantors: 1.Shri Sanjay Trimbak Kendre 2.Smt. Parvatibai Trimbak Kendre Branch: Asset Recovery Branch (Mr. Somnath B Sasane - 9960602766, Branch Manager)	Total Dues. Rs 5,62,35,191/- (Rupees Five Crore Sixty Two Lakh Thirty Five Thousand One Hundred Ninety One only) Plus Future applicable unapplied interest and penal interest thereon + Expenses and other charges w.e.f. 18/05/2028	Physical	LOT No. 16) All those piece & parcel o Factory Land & Building, Located at Gut No. 221, admeasuring 1 H. 60 R Situated at Karepur Tal- Renapur Dist. Latur and open NA Land Located at Gut No.-221, admeasuring 1 H 30 R, situated at Karepur Tal- Renapur Dist. - Latur.Property Owned by: Sanjay Trimbak Kendre Property ID- MAHB999AUR	109.00 10.90 200000
16	Borrower- Mr. Manjit Pandurang Khajine & Co-Borrower Mrs. Manisha Manjit Khajine Guarantor: Branch: Badnapur (Mr. Ankit Anand Khobragade - 7385655489, Branch Manager)	Total Dues Rs. 2210200.00 (Rupees Twenty Two Lakh & Ten Thousand Two Hundred Only) + Future Unapplied @ Interest with monthly rest w.e.f. 11.09.2023 + penal interest and other charges / expenses	Symbolic	LOT No. 17) All pieces & parcel of land & building situated Nagar Panchayat Milkat No. 3151, City Survey No. 450/105/P, Plot No. 114, Gut No. 175, Adm. 56.25 Sq. Mtr. Situated at within the jurisdiction of Municipal Council Badnapur, Ekta Nagar, Badnapur, Tal. Badnapur, Dist Jalna. (Owner – Mr. Manjit Pandurang Khajine & Co-Borrower Mrs. Manisha Manjit Khajine) Property ID- MAHB301AUR	12.30 1.23 20000



17	Borrower: Mr. Dyaneshwar Subhashrao Thombare, Prop. M/S Mauli Traders Kedarkheda and Guarantor: Mr. Rameshwar Subhanrao Thombare, Mr. Arun Nanasaheb Khodke, Mr. Subhanrao Ghanshyam Thombare Branch: Bhokardan (Mr. Vaibhav Ingole - 8888838223, Chief Manager)	Total Dues Rs. 2662654.00 (Rupees Twenty-Six Lakhs Sixty Two Thousand Six Hundred Five Four Only) + Unapplied Interest @ 10.95% p.a. with monthly rest w.e.f. 20.09.2024 + penal interest and other charges / expenses	Symbolic	LOT No. 18) All pieces & parcel of All those pieces and parcels of Gram Panchayat Milkat No. 616, Village-Kedarkheda, Tal. Bhokardan, Dist. Jalna admeasuring 945.00 Sq. Fts. Bounded as : East- Govt. Road North- Milkat of Mr. Sahebbeg Vakilbeg West- Milkat of Mr. Ramesh Shamrao South- Milkat of Mr. Vishnu Kaduba (Owner – Mr. Subhanrao Ghanshyam Thombare) Property ID- MAHB302AUR	26.57 Lakh <hr/> 2.66 Lakh <hr/> 30000.00
			Symbolic	LOT No. 19) All pieces & parcel of land situated Gram Panchayat Milkat No.298, Village-Javkheda, Tal. Bhokardan, Dist. Jalna admeasuring 2178.00 Sq. Fts. Bounded as : East- Road North- Milkat of Mr. Gangadhar Joshi West- Road South- Road (Owner – Mr. Subhanrao Ghanshyam Thombare) Property ID- MAHB303AUR	11.48 Lakh <hr/> 1.15 Lakh <hr/> 10000.00
			Symbolic	LOT No. 20) All pieces & parcel of land situated Gram Panchayat Milkat No.359,360 & 361, Village-Javkheda, Tal. Bhokardan, Dist. Jalna admeasuring 2178.00 Sq. Fts. Bounded as : Gram Panchayat Milkat No.359. (Owner – Mr. Subhanrao Ghanshyam Thombare) Property ID- MAHB304AUR	14.70 Lakh <hr/> 1.47 Lakh <hr/> 10000.00
18	Borrower : Mr. Pramod Madhukar Mahajan & Mrs. Sangita Pramod Mahajan Guarantor : NA Branch: City Branch, Chha. Sambhajinagar (Mr. Deepak Kumar	Total Dues. Rs 1372089.00 (Rupees Thirteen Lakh Seventy-Two Thousand Eighty Nine only) Plus Future applicable unapplied interest and penal interest thereon + Expenses and	Symbolic	LOT No. 21) All those pieces and parcels of land & building along with construction situated thereon Flat No-3, First Stilt Floor, Wnig-12, C-Type Building, "Sara Parivartan" Gut No-234/2, Sawangi, Tal. & Dist. Chha. Sambhajinagar. Area 34.81 Sq. Mtrs (Owner : Mr. Pramod Madhukar Mahajan & Mrs. Sangita Pramod Mahajan)	10.86 <hr/> 1.10 <hr/> 10000



	Tiwari - 7999488803, Branch Manager)	other charges w.e.f. 13.10.2022		Property ID- MAHB306AUR	
20	Borrower: Mrs. Ujjawala Pundlik Ghuge, Co-Borrower - Mr. Narayan Khandoji Budhwant Guarantor: Branch: Elora (Mr. Jayanand Murlidhar Jagtap - 7020639312, Branch Manager)	Total Dues Rs. 1560872.00 (Rupees Fifteen Lakh & Sixty Thousand Eight Hundred Seventy Two Rupees Only) + Unapplied @ 8.90 % Interest with monthly rest w.e.f. 11.10.2022 + penal interest and other charges / expenses	Symbolic	LOT No. 22) All those pieces and parcels of land & building along with construction situated thereon Flat on Basement, Plot No.16/A, CTS No.4981, Sheet No.73, Apartment Building, Saraswati Bhuwan Colony (west), Chha. Sambhajinagar, Tal. & Dist. Chha. Sambhajinagar. Built Up area 739.42 Sq. Fts. (Owner : Mrs. Ujjawala Pundlik Ghuge.) Property ID- MAHB307AUR	15.80 1.58 10000
21	Borrower: Mr. Jawedkha Sandekha Pathan, Mrs. Shahinbee Jawedkha Pathan Guarantor: - Mr. Ajij kha Ahemad Kha Pathan, Mr. Rasulkha Bismillakha Pathan Branch: Danapur Branch (Mr. Rahul Bhilane - 9028816332, Branch Manager)	Total Dues. Rs. 1281818.00 (Rupees Twelve Lakh Eighty-One Thousand & Eight Hundred Eighteen Only) + Unapplied @ 9.65 % Interest with monthly rest w.e.f. 13.09.2024 + penal interest and other charges / expenses	Symbolic	LOT No. 23) All those pieces and parcels of land & building along with construction situated thereon Located at Gut/ C.T.S. No. 155, Kathora Bajar, Tal. Bhokardan, Dist.- Jalna. Adm. Area 0.83 H (Owner : Mr. Jawedkha Sandekha Pathan, Mrs. Shahinbee Jawedkha Pathan) Property ID- MAHB308AUR	10.85 1.09 10000
22	Borrower: Mr. Gajanan Sakharam Korke, Prop. Mauli Krishi Seva Kendra Guarantor: - Mr. Dadarao Pandurang Sable, Mr. Rameshwar Sahebrao Korke Branch: Bhokardan Branch (Mr. Vaibhav Babarao Ingole- 8888838223, Branch Manager)	Total Dues Rs. 1148494.00 (Rupees Eleven Lakh Fourty Eight Thousand & Four Hundred Ninety Four Only) + Future Unapplied Interest with monthly rest w.e.f. 03.08.2018 + penal interest and other charges / expenses	Physical	LOT No. 24) All those pieces and parcels of land & building along with construction situated thereon Located at Milkat No. 576, near Chha. Shivaji Maharaj Chowk, main road, Baranjala (Sabale) Tal. Bhokardan, Dist. Jalna. Plot area 702 Sq. Fts. (Owner : Mr. Gajanan Sakharam Korke) Property ID- MAHB310AUR	8.39 0.84 10000
			Physical	LOT No. 25) All those pieces and parcels of land & building along with construction situated thereon Located at Milkat No. 276(P), near Vittal Rukhmani Temple, Baranjala (Sabale) Tal. Bhokardan, Dist. Jalna. Built Up area 616 Sq. Fts. Plot area 432 Sq.Fts. (Owner : : Mr. Gajanan Sakharam Korke)	3.41 0.35 5000



				Property ID- MAHB311AUR	
23	Borrower: Prop. M/s Dolphin Irrigation Industries Mr. Vasimmiya Burhanoddin Kazi Guarantor: - Mr. Burhanoddin Bhaimiya Kazi, Mr. Imran Jahagir Shaikh & Mr. Latif Farukh Shaikh Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Total Dues Rs. 18231168.00 (Rupees One Crore Eighty Two Lakh Thirty One Thousand & One Hundred Sixty Eight Only) + Future Unapplied Interest with monthly rest w.e.f. 11.01.2019 + penal interest and other charges / expenses	Symbolic	LOT No. 26) All those pieces and parcels of land & building along with construction situated thereon at Gat No. 176/2 , Village-Khamgaon, Tal.Shevgaon & Dist. Ahmednagar. Adm. area 3381.75 Sq. Mtrs. + Amenity area 447.42 Sq. Mtrs. (Owner : : Mr. Burhanoddin Bhaimiya Kazi) Property ID- MAHB609AUR	74.05 <hr/> 7.41 <hr/> 50000
			Symbolic	LOT No. 27) All those pieces and parcels of land & building along with construction situated thereon at Gat No. 176/1/B , Village-Khamgaon, Tal.Shevgaon & Dist. Ahmednagar. Adm. area 5836.00 Sq. Mtrs. + Amenity area 740.00 Sq. Mtrs. (Owner : : Mr. Vasimmiya Burhanoddin Kazi) Property ID- MAHB610AUR	37.07 <hr/> 3.71 <hr/> 30000
24	Borrower: Mr. Narayana Khandoji Budhwant, Mrs. Ujwala Pundalikrao Ghuge Guarantor: - Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Total Dues Rs. 1990424.00 (Rupees Nineteen Lakh Ninety Thousand & Four Hundred Twenty Four Only) + Future Unapplied Interest with monthly rest w.e.f. 11.02.2022 + penal interest and other charges / expenses	Symbolic	LOT No. 28) All those pieces and parcels of land & building along with construction situated thereon at Flat No.7, Third Floor, "Shriram Residency", CTS No. 1755, Lalmandi, Begumpura, Chha. Sambhajinagar. Built Up area 50.57 Sq. Mtrs. (Owner : : Mr. Narayana Khandoji Budhwant) Property ID- MAHB607AUR	18.61 <hr/> 1.87 <hr/> 25000
			Symbolic	LOT No. 29) All those pieces and parcels of land & building along with construction situated thereon at Flat No.8, Third Floor, "Shriram Residency", CTS No. 1755, Lalmandi, Begumpura, Chha. Sambhajinagar. Built Up area 50.57 Sq. Mtrs. (Owner : : Mr. Narayana Khandoji Budhwant) Property ID- MAHB608AUR	14.61 <hr/> 1.47 <hr/> 20000



25	Borrower: Ms. Jaya Bharat Khare, Prop. M/s Hotel Atharva Café Bar and Restaurants, Guarantor: - Mr. Sanjay Madanlal Khare Branch: T.V Center Chh. Sambhajinagar (Mr. Girish Tejrao Sultane - 9860516228, Branch Manager)	Total Dues Rs. 1350622.00 (Rupees Thirteen Lakh Fifty Thousand & Six Hundred Twenty Two Only) + Future Unapplied Interest with monthly rest w.e.f. 08.12.2022 + penal interest and other charges / expenses	Symbolic	LOT No. 30) All those pieces and parcels of land & building along with construction situated thereon at 3 store Building, Tenament No. G-04/04, Sector N-6/G, Mathura Nagar, Sr. No.33/part, near Kulswaminiy Mangal Karylaya Jaswantpura, CIDCO, Chha. Sambhajinagar. Built Up area 50.57 Sq. Mtrs. (Owner : : Mr. Narayana Khandoji Budhwant) Property ID- MAHB333AUR	18.31 1.84 20000
26	Borrower : M/S Sidhi Engineering Prop. Mr. Sanjay Zipru Patil, Since Deceased through his Legal Heirs, Smt. Shobhana Zipru Patil, Mr. Mohit Sanjay Patil, Miss. Siddhi Sanjay Patil and Mrs. Anupama Sanjay Patil Guarantor : - Mr. Shripad Balwant Pande Branch: Asset Recovery Branch (Mr. Somnath B Sasane - 9960602766, Branch Manager)	Total Dues. Rs 14,07,08,375.00 (Rupees Fourteen Crore Seven Lakh Eight Thousand Three Hundred Seventy-Five only) Plus Future unapplied interest and penal interest thereon + Expenses and other charges w.e.f. 02.03.2024	Physical	LOT No. 31) All those piece & parcel of Flat No 3 & 4, First Floor, Amruta Apartment, CTS No. 16031/8, Sr. No. 46, New Shreya Nagar, Chha. Sambhajinagar. Built up area 69.05 Sq. Mtrs. & 53.15 Sq. Mtrs. (Owner : Mr. Sanjay Zipru Patil, Since Deceased through his Legal Heirs, Smt. Shobhana Zipru Patil, Mr. Mohit Sanjay Patil, Miss. Siddhi Sanjay Patil)	56.71 5.70 50000
			Physical	LOT No. 32) All those piece & parcel building & structure constructed thereon at Plot No. M-48, MIDC Waluj, Chha. Sambhajinagar. Area 600 Sq. Mtrs. (Owner : Mr. Sanjay Zipru Patil, Since Deceased through his Legal Heirs, Smt. Shobhana Zipru Patil, Mr. Mohit Sanjay Patil, Miss. Siddhi Sanjay Patil)	89.28 8.93 100000
27	Borrower: Mr. Chavan Prakash Sakaru & Mr. Chavan Shital Prakash Guarantor Mr. Pawar Sopan Kisan, Mr. Chavan Avinash Dharma Branch: Ner (Mr. Parmeshwar Keshav Tandale - 7020886632, Branch Manager)	Total Dues Rs. 956813.00 +Int. (Rupees Nine Lakhs Fifty Six Thousand Eight Hundred Thirteen Only) + Future Unapplied Interest with monthly rest w.e.f. 01.06.2024 + penal interest and other	Symbolic	LOT No. 33) All those pieces and parcels of land & building along with construction situated thereon at Plot No. 246, Survey No. 23, 24, Sector No. N4, Mouje Garkheda, CIDCO, Chh. Sambhajinagar. Adm. Area 280 Sq. Mtrs. (Built Up area 266.22 Sq. Mtrs.) (Owner : : Mr. Chavan Prakash Sakaru) Property ID- MAHB334AUR	160.98 16.10 500000



Terms & Conditions: -

We shall publish other terms and conditions on the "http://www.bankofmaharashtra.in/properties_for_sale" provided in the Bank's website – Other Term & Conditions for E Auction Sale Notice No. Chh. Sambhajinagar/E-bikray/1-41/2025-26/1.

1. Nature and Object of Online Sale:

- a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
 - b. The sale is governed by the Provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.
2. The auction sale for all properties will be Online through website <https://baanknet.com/eauction-psb> [Contact Numbers-8291220220, Email : support.BAANKNET@psballiance.com] **on 12.06.2025 (from 01:00 PM to 05:00 PM (IST) with unlimited extensions of 5 minutes duration each. Last date of submission of bid/tender with EMD is 11.06.2025 up to 05.00 P.M.** The intending purchasers can inspect the property/ies with prior appointment at his / her expenses **from 01.06.2025 to 11.06.2025 between 12.00 P.M. to 4.00 PM. For prior appointment, please contact to the Concerned Branch. Bidders shall improve their offers as mentioned above during online bidding for property/ies.**
3. Platform website <https://baanknet.com/eauction-psb> [Contact Numbers 8291220220, Email : support.BAANKNET@psballiance.com] for e-auction will be provided by e auction service provider psballiance having its Registered office as at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (contact Phone & Toll Free Numbers 8291220220). The intending Bidders/Purchasers are required to participate in the e-auction process at e-auction service provider's website <https://baanknet.com/eauction-psb> This Service Provide will also provide online demonstration/training on e-Auction on the portal.
4. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-Auction from e-Bikray portal (<https://baanknet.com/eauction-psb>).
5. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com/eauction-psb>) using their mobile number and email id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2-3 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global Wallet. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.
6. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through only one mode i.e. NEFT (After generation of Challan from <https://baanknet.com/eauction-psb>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders not depositing the required EMD online, will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
7. Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.
8. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
9. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider (<https://baanknet.com/eauction-psb>). Details of which are available on the e-auction portal.



10. After finalization of e-auction by the Authorised Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider).
11. The secured asset will not be sold below reserve price.
12. The successful bidder shall have to deposit 25% (Twenty five percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the account of The Authorised Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: ""Authorised officer, Asset Recovery Cell, Chhatrapati Sambhajinagar"" Current A/c No. **60046865602** with Bank of Maharashtra, Town Center Branch, I. F. S. Code: **MAHB0001327** before submitting the tender online. In case of failure to deposit the amounts as per above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorised Officer shall have the liberty to conduct fresh auction/sale of the property & the defaulting bidder shall not have claim over the forfeited amount and property.

13. Caution to bidders:

- a. Property is sold on **"AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS"** basis after taking Physical/ Symbolic possession of the properties.
- b. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any claims / rights / dues.
- c. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
- d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids.
- e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
- f. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).
- g. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises.

14. Inspection of Property/Immovable Assets:

- a. Property/Assets can be inspected on the date(s) given in the public sale notice, and on any other at the discretion of Authorised Officer. For prior appointment please contact **to the Concerned Branch**.
- b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc. of the property/Assets.



- c. Bidders are bound by the principle of caveat emptor (Buyer Beware).

15. Inspection of Title Deeds:

Bidder/s may inspect and verify the title deeds and other documents relating to the property available with the Bank.

16. Submission of bid forms:

- a. Bids shall be submitted online only, within time and on or before the last date and time given in the sale notice.
- b. Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.
- c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves.
- d. Bids form shall be duly filled in with all the relevant details. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e- tender/bid form. The bidders other than individuals should also upload proper mandate for e bidding.
- e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.
- g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.
- h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

17. Bid Multiplier:

The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale.

18. Duration of Auction sale:

- a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
- b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
- c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
- d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
- e. No complaint on time-factor or paucity of time for bidding will be entertained.

19. Online Bidding:

- a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- d. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD amount will be forfeited.

20. Declaration of successful bidder:

- a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by service provider/Bank.



- b. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
- c. All intimations to bidder/auction purchaser will be primarily through e-mail by the service provider/Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.

21. Deposit of purchase price:

- a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
- b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted before 5.00 p.m. of the next working day.
- c. The balance amount of purchase money shall be paid on or before the fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.
- d. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

22. Default of Payment:

- a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 21 above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice and Bank will be entitled to resale the property.
- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Bank.

23. Sale Certificate / Payment of Stamp Duty:

- a. On confirmation of the sale by the Bank and compliance of the terms of payment, the Authorized Officer shall issue a certificate of sale of the said property in favour of the successful bidder/purchaser in the form given in Appendix V to Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.
- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.
- d. The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per law. All statutory/non stator dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.
- e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited.
- f. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account.
- g. No request for return of deposit either in part or full/cancellation of sale will be entertained.

24. Return of EMD:

- a. EMD of unsuccessful bidder/s will be returned by the Service Provider to the bank account details provided by him/her/them at the time of submission of bid.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorised Officer of the Bank.

25. Stay/Cancellation of Sale:

In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.

26. Delivery of Title Deeds:



The title deeds and other documents related to the property and deposited with the Bank for creation of Equitable Mortgage shall be delivered to the Successful bidder/Auction Purchaser, on execution of the Sale Certificate.

27. Delivery of possession:

All expenses and incidental charges there-to shall be borne by the auction purchaser.

28. Other Conditions:

- a. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
- b. The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.
- c. The Authorised Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.
- d. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- e. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.
- f. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.
- g. Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Bank and Bank would not entertain any claim or representation in that regard from the bidders.
- h. This publication is also thirty days' notice/15 days' notice required under SARFAESI Act to the above borrower/guarantor.
- i. Disputes, if any, shall be within the jurisdiction of Concerned Courts only.

Words and expressions used herein above shall have the same meaning as assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

Special Instructions: Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Bank of Maharashtra nor the Service Provider will be responsible for any lapses/failure (Internet failure, power failure etc.)

Place: Chh. Sambhajinagar
Date: 15.05.2025

Authorized Officer, Bank of Maharashtra, Chh. Sambhajinagar Zone

