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ASSET RECOVERY BRANCH
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Mega E-auction For Sale of Movable / Immovable Properties

15 days Sale Notice for E-Auction Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rule, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the symbolic / physical possession of which has been taken by the Authorized Officer of **Union Bank of India** (secured creditor), will be sold on "**As is where is**", "**As is what is**" and "**Whatever there is**" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower (s) & Guarantor (s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Sr. No.	Name of the Branch Name of the Borrowers / Guarantors and Type of Possession	Amount Due	Description of the Properties	Reserve Price	Earnest Money Deposit	Min. Bid Increment By which the Bid is to be increased
1	ARB -PUNE (7588358627) Mr. Kiran Bhimrao Pawar (Symbolic possession)	RS.10,95,014.62 (Rupees Ten Lakh Ninety Five Thousand Fourteen and Paise Sixty Two only) as per demand notice date 30-06-2022 + interest and expenses thereon	All that piece and parcel of Flat No.B-2 Ground Floor ,Ramkund Tower-B ,constructed on Plot No.2/B upon CTS No.6472A/2 Milkat No.W3BZ2000353 Laxminagar,Phaltan Tal Phltan Dist Satara 415523 admeasuring area 637.17 Sq.feet	RS.13,00,000/- (Rupees Thirteen Lakh Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
2	ARB -PUNE (7588358627) Mr. Dilip Namdeo Shelar(Physical possession)	RS.27,33,840.57 (Rupees Twenty-Seven Lakh Thirty-Three Thousand Eight Hundred Forty and Paise Fifty-Seven only) as per demand notice date 15-03-2023 Plus further interest and expenses thereafter.	Flat no.18, Third floor, Shree Sai chhaya, Old Sr.No. 8/1,Plot No.5,CTS No.45526,Mouje saswad Tal Purandar Dist Pune 412301 admeasuring are 689.43 Sq.ft. i.e.64.07 Sq.Mtrs.	RS.19,91,000/- (Rupees Nineteen Lakh Ninety One Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
3	ARB -PUNE (7588358627) M/s. Swami Computers and Enterprises (Symbolic possession)	Rs. 70,57,911.84 (Rs. Seventy - Lakh Fifty - Seven Thousand Nine Hundred Eleven and Paise y Four only) as per demand notice dated 30-10-2021 +Interest thereon after 30-10-2021	Property No.1 Commercial shop situated at Shop No. A-S-1, Ground floor in the building named Ramkund Tower-A constructed on CTS No.6472A/2, plot No. 2/A area admeasuring of shop 15.93 sq.mtrs. i.e. 171.45 sq.feet having its nagarparishad Milkat No. 1400 within the sub limits of nagar parishad Phaltan, , Tal. Phaltan, Dist Satara, Pin 415523	Property No.1 Rs.14,76,000/- (Rupees Forteen lakh Seventy Six Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
		30-10-2021	Property No.2 Residential flat property situated at Flat No.B-1 ,Ground floor of building Ramkund Tower-B bearing CTS No.6472A/2 ,within Plot No. 2/B admeasuring built-up area of flat 637.17 sq.feet i.e. 59.21 sq.meters having its nagarpalika Milkat No.1410 within the sublimits of Phaltan municipal council ,Tal.Phaltan ,Dist. Satara , Pin 415523	Property No.2 Rs.12,96,000/- (Rupees Twelve Lakh Ninety Six Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
			Property No.3  Open non-agricultural plot situated at zirapwadi village bearing survey No.106/1/3 ,Plot No. 2 as per sale deed admeasuring area of plot 0.05 Ha and as per latest 7/12 extract admeasuring area of plot is 372.74 R within gram panchayat Zirapwadi ,Tal Phaltan,Dist .Satara ,Pin 415523	Property No.3 Rs.13,13,000/- (Rupees Thirteen Lakh Thirteen Thousand only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
4	ARB -PUNE (7498474301) Mr. Bhagaram Udaram Patel (Physical possession)	Rs.19,25,800.77 /- (Rs. Nineteen Lakhs Twenty Five Thousands Eight Hundred and Pasie Seventy Seven Only) +Interest thereon after. as per demand notice dated 10.06.2022	All That Piece And Parcel Flat No.1101,11th Floor Wing, J-2, In Tanish Shrushti,S.No.498/2,498/3, Village-Charholi Khurd Tal Khed, Pune-412105 having admeasuring area about 32.98 Sq.Mtrs Carpet Area Plus enclosed balcony 4.37 Sq.Mtr. open tererace area 7.06 Sq.Mtrs.	RS. 15,00,000 /- (Rupees Fifteen Lakhs Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)
5	ARB -PUNE 78780 (7498474301) Mr. Preetam Pramod Ghatkar (Physical possession)	Rs.15,03,551.00 (Rupees Fifteen Lakhs Three Thousand Five Hundred Fifty One Only) +Interest thereon after. as per demand notice dated 02.07.2021	All the piece & parcel of land or ground situated within the Registration Sub-District, Tal Khed, District. Pune, Within the Jurisdiction of Sub-Registrar, Khed, Dist-Pune and within the limits of Zilla Parishad & Pune Metropolitan Regional Development Authority, bearing S.No189,189/1/A/2, Flat No.2, Ground Floor, Playtor Rajgurunagar, Building A-3, of the Village Satkarsthal (Rajgurunagar), Tal-Khed, Dist-Pune-410505, admeasuring an total area 475.21 Sq.ft i.e. 44.16 Sq.mtrs.	Rs. 9,27,000/- (Rupees Nine Lakh Twenty Seven Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
6	ARB -PUNE 78780 (7498474301) Mr. Preetam Pramod Ghatkar (Physical possession)	Rs.15,07,287.95 (Rupees Fifteen Lakhs Seven Thousand Two Hundred Eighty Seven and Paise Ninety Five Only ) +Interest thereon after. as per demand notice dated 02.07.2021	All the piece & parcel of land or ground situated within the Registration Sub-District, Tal Khed, District. Pune, Within the Jurisdiction of Sub-Registrar, Khed, Dist-Pune and within the limits of Zilla Parishad & Pune Metropolitan Regional Development Authority, bearing S.No189,189/1/A/2, Flat No.3,Ground Floor, Playtor Rajgurunagar,Building A-3, of the Village Satkarsthal(Rajgurunagar),Tal-Khed, Dist-Pune-410505,admeasuring an total area 475.21 Sq.ft i.e. 44.16 Sq.mtrs.	Rs. 9,27,000/- (Rupees Nine Lakh Twenty Seven Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
7	ARB -PUNE 78780 (9913337155) M/s KCG Engineering Pvt Ltd. (Under NCLT)	Rs.61,87,005.95 (Rupees Sixty- One lakhs Eighty-Seven Thousand Five and Paise Ninety-Five Only) plus interest and charges thereon	Property No.1: All that piece and parcel of property being land or ground admeasuring about 0H 03R out of Survey No.254 out of 1A/1B/B/1 and City Survey No.2926 together with structure thereon situated at Village Kasbe Sangola, Taluka Sangola Dist. Solapur-413307 and within the limits of Sangola Nagarpalika.	Property No.01 Rs.12,70,000/- (Rupees Twelve Lakhs Seventy Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
	(Symbolic Possession)	as per demand notice dated 27.09.2021 and further interest, cost and expenses thereafter.	<b>Property No.2</b> : All that piece and parcel of property being land or ground admeasuring about 0H 03R out of Survey No.254/ 1A/1B/B/1/3 together with structure thereon situated at Village Kasbe Sangola, Taluka Sangola Dist. Solapur-413307 and within the limits of Sangola Nagarpalika.	Property No.02 Rs.12,70,000/- (Rupees Twelve Lakhs Seventy Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
			<b>Property No.3</b> : All that piece and parcel of property being land or ground admeasuring about 0H 02R out of Survey No.254/ out of 1A/1B/B/1/2 together with structure thereon situated at Village Kasbe Sangola, Taluka Sangola Dist. Solapur-413307 and within the limits of Sangola Nagarpalika.	Property No.03 Rs.10,05,000/- (Rupees Ten Lakhs Five Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
			<b>Property No.4</b> : All that piece and parcel of property being land or ground admeasuring about 0H01.50 R out of Survey No.254/ out of 1B/1B/B/1 and City Survey No.2926 together with structure thereon situated at Village Kasbe Sangola, Taluka Sangola Dist. Solapur-413307 and within the limits of Sangola Nagarpalika.	Property No.04 Rs.7,55,000/- (Rupees Seven Lakhs Fifty- Five Thousand Only)	10% of the Reserve Price	Rs.25,000/- (Rs. Twenty Five thousand only)
8	ARB -PUNE 9860226777 Mr. Faiyyaj Balubhai Pathan (Physical Possession)	Rs.23,75,857.95 (Rupees Twenty-Three Lakhs Seventy-Five Thousand Eight Hundred Fifty- Seven and Paise Ninety-Five only) Plus, Further Interest, Costs and Expenses.	All that piece and parcel of Flat No. 1, admeasuring 586 Sq. Fts i.e. 54.46 Sq. Mtrs. on first floor in Building A, in Muktai Palace, constructed on Survey. No. 183 (old Sr. No. 154) Hissa No. 1A+1B/8A/7, Village Phursungi, Tal Haveli, Dist. Pune-412 308 within the limit of panchayat samiti Haveli Zilla Parishad Pune and registration Dist. Pune sub register Tal. Haveli	Rs.18,38,000.00 (Rupees Eighteen Lakh Thirty Eight Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)
9	ARB -PUNE 9860226777 Mr. Rajesh Tulshidas Bagate (Physical Possession)	Rs.31,45,471.52 (Rupees Thirty- One Lakh Forty-Five Thousand Four Hundred Seventy-One and Paise Fifty Two only) as per demand notice dated 05-04-2021 and Further Interest, Costs and expenses thereafter.	All the piece and parcel of flat NoB 303, area adm. 1070 sq. ft., Third Floor, Wing B, at Nakshatra Angan, Gat Nos 299, 301, 302, situated at village Urawade Tal – Mulshi, Dist – Pune.	27,22,000.00 Lakhs (Rupees Twenty-Seven Lakh Twenty- Two Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)
10	ARB -PUNE 9860226777 Mr. Avinash Navnath Borade (Physical Possession)	Rs.22,26,601.63 (Rupees Twenty- Two Lakh Twenty-Six Thousand Six Hundred One and Paise Sixty-Three only) as per demand notice dated 16-04-2022 and Further Interest, Costs and expenses thereafter.	All the piece and parcel of flat No04 Second Floor, Srushtee Apartment, CTS NO. 2, S. No. 91, Mauje Chinchwad, Jai Malhar Colony, Opp to PCMC's Walhekarwadi Prathmik School, Tal – Haveli, Pune – 411 033, Admeasuring area 597.00 Sq.ft (Carpet area) + Car parking space belonging to Mr. Avinash Borade	25,82,000.00 Lakhs (Rupees Twenty-Five Lakh Eighty-Two Thousand Only)	10% of the Reserve Price	Rs. 25,000/- (Rs. Twenty Five thousand only)
11	ARB -PUNE 9860226777 Mrs. AMRUTA PRAMOD JADHAVAR (Physical Possession)	Rs. 18,80,538.50 (Rupees Forty-Four Lakhs Twenty Six Thousand Eight Hundred Twenty and Sixty Nine Only) as per Demand notice dated 16-02-2021 and further interest, cost and expenses thereafter.	All that piece and parcel of property bearing Flat No. 702, on 7th Floor, B Wing, admeasuring saleable area 777 Sq. Ft. carpet area of 41.759 Sq. Mtrs, along with terrace, adm 7,479 Sq. Mtrs. In the building named as , "Tulip Homes", to be constructed on the said property bearing Old Gat No. 199 admeasuring 00 H 69 R old gat No. 1273, new gat no. 198 admaesuring area 00H. 53R & old Gat No. 1267, new Gat No. 93, admeasuring area 00 H 24 R. total admeasuring area 04 h. 46 R lying and being situated at Village – Medankarwadi, Tal: Khed, Dist - Pune	Rs. 20,00,000/- (Rupees Twenty Lakhs Only)	10% of the Reserve Price	Rs. 50,000/- (Rs. Fifty Thousand only)
12	ARB -PUNE (9860226777) Mr. Ranjeet Kashinath Patil (Symbolic Possession)	Rs.30,74,911.00 (Rupees Thirty Lakh Seventy-Four Thousand Nine Hundred Eleven Only) as per Demand notice dated 17.08.2021 and further interest, cost and expenses thereafter.	All the piece and parcel of commercial office No. 2, Stilt Floor, Payari Pushpa, C S NO 504B/1, Sadar Bazar, Tal dist. Satara Total Area 402.36 Sq Ft and construction thereon.	Rs. 24,50,000/- (Rupees Twenty-Four Lakhs Fifty Thousand Only)	10% of the Reserve Price mentioned above.	Rs.25,000/- (Rs. Twenty Five thousand only)
13	ARB -PUNE 9860226777 M/S Muskan Enterprises (Symbolic Possession)	Rs.67,25,339.92 (Rupees Sixty- Seven Lakh Twenty Five Thousand Three Hundred Thirty Nine and paise Ninety Two Only) and interest thereon.	All that piece and parcel of land here diatements and the property bearing S No 74, Hissa No 6 6C, Area admeasuring 93.27 sq.m. RCC built up area admeasuring 200 sq.m. Milkat No 59 situated at 6C Sayyednagar, Mohammed Wadi Road, Village Hadapsar within the local limits of PMC and also within the jurisdiction of Sub-Registrar Haveli No 1 to 27, Pune together with all appurtenances thereto and right of easements	Rs.47,50,000/- (Rupees Forty Seven Lakh and Fifty Thousand Only)	10% of the Reserve Price	Rs. 50,000/- (Rs. Fifty Thousand only)
F ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (	ARB -PUNE 9860226777 M/S KESHARIYA AGRO FOODS Mr. Lalit Nandkishor	Rs. 3,75,60,794.00 (Rupees Three Crore Seventy Five lakh Sixty Thousand Seven Hundred Ninety Four only) as per Demand notice dated 20-12-2023 and	1. All that piece and parcel of Unit No.646 consisting of three floors i.e. Ground + 2 totally admeasuring about 180 sq. mtrs. in Building No.82, T. P. Scheme No.3, Final Plot No.474, S No. 588A, MHADA, lying and situated at village Gultekadi, Tal – Haveli, Dist – Pune (owned and possessed Lalit Nandkishor Mutha) and said land is bounded as under: On or towards East: Road, On or towards South: House property of Mr. Bodhe, On or towards West: Lane, On or towards North: House property of Mr. Nigsure.	Rs.1,19,00,000/- (Rupees One Crore Nineteen Lakh Only)	10% of the Reserve Price	Rs.100,000/- (Rs. One Lakh only)
	Mutha (Borrower), Mr. Pritam Lalit Muhta (Borrower), Mr.Deepak Nandkishor Mutha (Borrower), Mrs. Bharti Nandkishor Mutha (Owner of Property & Guarantor), Mrs. Sujata Narendra Chopada (Owner of Property & Guarantor) (DM Order Received) (Symbolic Possession)		2. All that piece and parcel of Plot of an area of 00 H 01 R and house constructed thereon bearing No. 76 of an area of 88.16 sq. mtr. out of Survey No 7, Hissa No. 1/1/1/1/2B/2/1A/2/2/1/2/1, lying and situated at Dhankawadi, Tal - Haveli, Dist – Pune (owned and possessed by Sujata Narendra Chopada) and said land is bounded as under: On or towards East – Property of Mr. Oturkar, On or towards Sounth – Common Road, On or towards West – House property of Mr. Sambhaji Sutar, On or towards North – House property of Mr. Birkule.	Rs.62,50,000/- (Rupees Sixty Two Lakh and Fifty Thousand Only)	10% of the Reserve Price	Rs. 50,000/- (Rs. Fifty Thousand only)
15	ARB -PUNE 9860226777 Mr. Umesh Dnyanoba Kumbhar, Mrs. Shalini Umesh Kumbhar (Co- Applicant) (Symbolic Possession)	Rs. 44,26,820.69 (Rupees Forty-Four Lakhs Twenty Six Thousand Eight Hundred Twenty and Paise Sixty Nine Only) as per Demand notice dated 28-10-2024 and further interest, cost and expenses thereafter.	All that piece and parcel of property bearing flat No. 1, 1st floor, Palak Nisarg, Near Deshmukh Plaza, Hingane Khurd Sinhgad Road admeasuring area about 616 square feet, salable area and within local limit of Pune Municipal Corporation, Tal. Haveli, Dist. Pune. <b>Bounded as below:</b> On or towards <b>East</b> – Entry, <b>On or towards West</b> – Marginal space of the building, <b>On or towards North</b> – Lift and Flat No. 2, <b>On or towards South</b> – Marginal space of the building.	Rs. 29,00,000/- (Rupees Twenty Nine Lakh Only)	10% of the Reserve Price	Rs. 50,000/- (Rs. Fifty Thousand only)
16	ARB -PUNE (9967917032) Mr. Yuvraj Goroba Linge Mrs. Aparna Yuvraj Linge (Co-borrower) Mr. Sachin Jeevanrao Mane (Guarantor) (Physical Possession)	Rs.16,17,670.30 (Rupees Sixteen Lakh Seventeen Thousand Six Hundred Seventy and paisa Thirty Only) as per Demand notice dated 24.11.2015 and further interest, cost and expenses thereafter.	All that piece and parcel of the property, bearing Flat No.201 & 202, on the Second Floor, admeasuring about 507 + 496 (respectively) i.e., 1003 sq. fts., i.e., 93.18 Sq. Mts. (Built Up), in the building known as "Shree Ganesh Nandanvan" constructed on the property bearing Survey No.36, Hissa No.1/1, Area admeasuring about, 00H 09 Ares out of which 00H 2.75 Ares i.e., 275 Sq. Mts. Situated at Village – Ambegaon Budruk, and within the Registration District – Pune, Sub-Registration Taluka – Haveli, Dist – Pune and within the Jurisdiction of Sub-registrar, Haveli, Pune and also within the limits of Pune Municipal Corporation and <b>Bounded as under:</b> East: By Mr. Jaynath Beldare's Property, <b>South</b> : By Road, <b>West:</b> By Road, <b>North:</b> By Mr. Shahajirao Beldare's Property	Rs. 21,47,000.00 (Rupees Twenty-One lakh Forty-Seven Thousand only)	10% of the Reserve Price mentioned above.	Rs. 50,000/- (Rs. Fifty Thousand only)

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WEDNESDAY, MAY 14, 2025

Continue from Previous page... **ASSET RECOVERY BRANCH Mega E-auction For Union Bank** Suyog Plaza,1st Floor,1278, Jangali Maharaj Road, Pune-411 004. **Sale of Movable / Immovable Properties** Email: ubin0578789@unionbankofindia.bank Mob.: 8169178780 Sr. Name of the Branch **Amount Due Description of the Properties Reserve Price Earnest Money Deposit** Min. Bid Increment By which No. Name of the Borrowers the Bid is to be increased Guarantors and Type of Possession ARB -PUNE 17. Rs.46,33,444.79 (Rupees Forty-Six Flat No. 102, 1st Floor Jadhav Heights, A Wing, Sr No. 37/4/2 Datta Nagar, Warje Pune – 411058, Rs.38,48,000.00 10% of Rs. 50,000/-(Rupees 9967917032 lakh Thirty-Three Thousand Four Thirty-Eight Lakh Forty-Eight the Reserve Price (Rs. Fifty thousand only) Mr. Mukesh Jagannath Hundred Forty-Four and Seventy-East: Passage, West: Open Space, North: Open Space, South: Staircase & Flat No.101 Thousand only) Pawar, Mrs. Meenakshi Nine Paisa only) as per Demand Deepak Warule (Conotice dated 17.02.2024 and Applicant), Mr. Gajanan further interest, cost and expenses **Dilipsingh Chauhan** thereafter. (Co-Obligant), Mrs. Hemlatha Gajanan Chauhan (Co-Obligant) (Symbolic Possession) **ARB -PUNE 78780** Rs.1,00,000/-Rs.53,63,220.49 (Rupees Fifty-All that piece and parcel of land bearing plot of land Southern Sub Plinth No. B/18/A, from out of plinth Rs.2,00,00,000.00 (Rupees 10% of (9967917032) Three lakh Sixty-Three Thousand No. B/18, totally admeasuring about 1700 sq. ft., along with construction standing thereon situated in the Two Crore only) the Reserve Price (Rupees One lakh Only) M/s Mauli Constructions Two Hundred Twenty and Forty-Nine society named and styled as "Ragvilas Co-op Housing society Ltd" from out of S. Nos. 374A, 373 C and D Ms. Archana Paisa only) as per Demand notice (Corresponding it's Final Plot no.302) lying and being at village Ghorpadi, Sangamwadi (Koregaon Park), dated 29.06.2024 and further Pune situate within the Registration District of Pune, Situate within the Registration Joint Sub-District of Dnyaneshwar Shinde (Proprietor) interest, cost and expenses Haveli No. I to XXVII, Pune, Situate within the Revenue Limits of Tahsil Haveli, Pune and situate within the limits of Pune municipal corporation, Pune which Plot of land with construction is **Bounded as under:** (Symbolic Possession) North: By Plot no. B/18/B, South: By 20 Feet Road No.3, East: By 20 Feet Road No.2, West: By 20 Feet Road No.3 and Plot No. B/19

For detailed terms and condition of the sale, Branch contact detail, Registration and Login and Bidding Rules visit https://baanknet.com & https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx.

All bidders are requested to visit the above site & complete the registration, KYC updation & payment 3 to 4 days before date of E-auction to avoid last minute rush.

Date & Time of E-Auction: 30.05.2025 (12:00 Noon to 5:00 PM)

Date : 13.05.2025 Place : Pune

The English version shall be final if any question of interpretatio arises.

Authorized Officer, Union Bank of India



Satara Zonal office:

"Jeevan Tara", LIC Building, Koregaon Road, Satara – 415 001

Tele.: 0(02162) 234536, 229338, 233204 Email : cmmarc\_sat@mahabank.co.in

Sale Notice for Sale of Immovable Properties

(Appendix - IV - A)

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

Notice is hereby given to the public in general and in particular to the Borrower 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 "Without Recourse" basis in e-auction 19.06.2025 between 01.00 p.m. and 5.00 p.m. 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:

		1		V) J. Carlotte Control
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	BRANCH: Koregaon Borrowers: 1) Late Mr. Pradip Shahaji Kumbhar (Since deceased represented through Legal Heirs - 1 (a) Smt. Nutan Pradip Kumbhar (Wife), 1 (b) Smt. Kamini Shahaji Kumbhar (Mother), & 1 (c) Master Vedant Pradip Kumbhar (Son) — (Through Natural Guardian: - Smt. Nutan Pradip Kumbhar) and 2) Smt. Nutan Pradip Kumbhar Guarantors: NIL	Thirty-Three Only) as on 31/07/2023 plus	Property Lot No. 1: All those pieces & parcel of land and property being and lying at Flat No. 101 on 1st Floor of the building Gokarna Plaza in the Gokarna Plaza Apartments, admeasuring 45.07 Sq. Mtrs., (Carpet) and 52.97 Sq. Mtrs (Built-up) consisting of 3 rooms and construction on S. No. 105/1/6, Professor Colony, Koregaon 415501 and Bounded as: - On or Towards North: - Road and Remaining property, On or Towards East: - Remaining property, On or Towards West: - Road and Remaining property, On or Towards South: - Staircase and Flat No. 103 Together with all the fixtures, furniture etc.  Encumbrances: Not Known Type of Possession: Physical Possession	RP: Rs. 20,75,100/- (Rupees Twenty Lakhs Seventy-Five Thousand One Hundred Only). EMD: Rs.2,07,510/- (Rupees Two Lakhs Seven Thousand Five Hundred Ten Only) Bid increment Amount: Rs. 10,000/- (Rupees Ten Thousand Only)
-	BRANCH: Krishnanagar Borrowers: 1) M/s. Noorani Steels (Prop. Mr. Rizwan Salim Memon) Guarantors: 2) Mr. Salim Abdulrazzak Memon 3) Mr. Vinod Chhganlal Jain	Rs 43,81,768/- (Rupees Forty Three Lakhs Eighty-One Thousand Seven Hundred Sixty Eight Only) as on 30/04/2023 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 2 All the pieces and parcels of land and property at City Survey No. 168 & 168/1, behind Police Station, Sadar Bazar, Satara admeasuring 40 Sq. Mtrs & 19.20 Sq. Mtrs. and bounded as under: - On or Towards North: - By lane, On or Towards East: - CTS No. 169, On or Towards West: - Flat No. F-3, On or Towards South: - By lane  Encumbrances: Not Known Type of Possession: Physical Possession	RP: Rs. 12,74,400/- (Rupees Twelve Lakhs Seventy Four Thousand Four Hundred Only). EMD: Rs.1,27,440/- (Rupees One Lakh Twenty Seven Thousand Four Hundred Forty Only) Bid increment Amount: Rs. 10,000/- (Rupees Ten Thousand Only)
	BRANCH: Tarale Borrowers: 1) Shri. Tushar Shamrao Deshmukh, 2) Shri. Shamrao Pandurang Deshmukh, 3) Shri. Sudhakar Sarjerao Deshmukh, 4) Shri. Dhanaji Jagannath Deshmukh 5) Shri. Sopan Jaysing Deshmukh Guarantors: NIL	Eleven Only) as on 17/12/2018 plus	Property Lot No. 3: All the pieces and parcels of land and property of Shri. Shamrao Pandurang Deshmukh all those pieces and parcel of residential property with construction & Fixtures there being and lying at Maraloshi Ta. Patan, Dist. Satara situated at Gat No./Survey No. Milkat No. 134 / 134A admeasuring 5300 sq. ft. Bounded by: North: House of Sarjerao Deshmukh, South: House of Shivaji DeshmukhEast: House of Jagannath Deshmukh, West: Road Encumbrances: Not Known Type of Possession: Physical Possession	RP: Rs. 8,44,000/- (Rupees Eight Lakhs Forty Four Thousand Only). EMD: Rs.84,400/- (Rupees Eighty Four Thousand Four Hundred Only) Bid increment Amount: Rs. 10,000/- (Rupees Ten Thousand Only)
	BRANCH: Shirwal Borrowers: 1) Mr. Vijay Bachhubhai Solanki 2) Mrs. Vidya Vijay Solanki Guarantors: NIL	Rs. 20,21,021/- (Rupees Twenty Lakhs Twenty One Thousand Twenty One Only) as on 24/04/2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 4: All the pieces and parcels of land and property at Flat No. 403, Fourth Floor in the Building No. 25, Star City Co-op Housing Society, Shirwal, Tal Khandala, Dist Satara admeasuring 66.83 Sq. mtr. (Carpet) i.e. 86.89 Sq. Mtrs. (Built-up) consisting of 4 rooms and constructed on all the pieces and parcels of land situate and lying at village Shirwal in the registration District – Satara, Sub-Dist Khandala, admeasuring 40000 Sq. Mtrs. and bearing CTS / Survey No. 336A and Bounded as under: - On or Towards East: Flat No. 404 and 405,On or Towards West: Flat No. 402, On or Towards South: Building No. 24, On or Towards North: Flat No. 406 and 407 Together with all the fixtures and furniture etc.  Encumbrances: Not Known Type of Possession: Physical Possession	Seventy Nine Thousand Only). EMD : Rs.1,87,900/-
	BRANCH: Wathar Station Borrowers: 1) Mr. Prithviraje Murlidhar Nimbalkar 2) Mrs. Arti Prithviraje Nimbalkar Guarantors: 3) Mr. Murlidhar Bhauso Nimbalkar	Rs.15,21,701/- (Rupees Fifteen Lakhs Twenty One Thousand Seven Hundred One only) as on 16/01/2019 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 5: All those pieces & parcel of Property with construction & fixture there being & lying at Wathar Station Tal Koregaon Dist Satara. Milkat No. / Flat No. F-3, On First Floor, Area Known as Saheb Park Admeasuring 630 Sq ft. Which is <b>Bounded</b> as: -On or Towards <b>North</b> : - Open Space, On or Towards <b>South</b> : - Flat No. F-1, On or Towards <b>East</b> : - Open Space, On or Towards <b>West</b> : - Flat No. F-4  Encumbrances: Not Known <b>Type of Possession</b> : Physical Possession	RP: Rs. 11,84,400/- (Rupees Eleven Lakhs Eighty Four Thousand Four Hundred Only). EMD: Rs.1,18,440/- (Rupees One Lakh Eighteen Thousand Four Hundred Forty Only) Bid increment Amount: Rs. 10,000/- (Rupees Ten Thousand Only)
8	BRANCH: Karve Naka Borrowers: 1) M/s. Desai Agro Services (Prop. Mrs. Varsha Satish Desai) Guarantors: 2) Mr. Satish Dnyandev Desai	Rs.10,29,942/- (Rupees Ten Lakhs Twenty Nine Thousand Nine Hundred Forty Two only) as on 06/07/2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 6: Registered mortgage of all the piece and parcels land situate being and lying at village Kale in the registration District – Satara and Sub Dist – Karad admeasuring 500 Sq. Meters and bearing CTS No. / G P P No. 2176 in CTS property No. 1123 of Kale village owned by Satish Dnyandev Desai Bounded as follows: - On or Towards North: Property of Krishna Hari Yadav, On or Towards South: Mand River, On or Towards East: Road, On or Towards West: Property of Bhanudas Ramchandra Velhal Encumbrances: Not Known Type of Possession: Physical Possession	5.00 TO TO TO THE POST OF THE
92	BRANCH: Malkapur Borrowers: 1) Mr. Ananda Tanaji Jamdar, 2) Mrs. Lalita Ananda Jamdar Guarantors: NIL	Rs. 20,61,590/- (Rupees Twenty Lakhs Sixty One Thousand Five Hundred Ninety only) as on 28/03/2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any	Property Lot No. 7: All the pieces and parcels of the land and property situated at Malkapur, Taluka – Karad, Dist. – Satara, Name of the owners: - Bhimrao Dnyanu Tadak & Others area admeasuring H00-4.56R, Survey No. 168/8/1, Malkapur with Bounded as follows: - On or Towards East: - Road, On or Towards West: - Stream, On or Towards South: - Property of Shri. Tadak, On or Towards North: - Property of Sou. Mangal Moje in such N. A. property there is R. C. C. building named & styled as Jay Ambe Residency in which Flat No. 8, admeasuring super built-up constructed area 58.08 Sq. Mtrs (625 Sq. Ft) with Bounded as follows: - On or Towards East: - Property of Flat No. 7 & common passage, On or Towards West: - Open space in Plot & compound, On or Towards North: - Property of Flat No. 9 together with all the fixtures, furniture etc.  Encumbrances: Not Known Type of Possession: Physical Possession	(Rupees One Lakh Twenty Two Thousand Five
	BRANCH: Talmavie Borrowers:  1) Mr. Vitthal Kundlik Sutar, 2) Mrs. Suman Vitthal Sutar, 3) M/s. Shubham Furniture Works (Prop. Mr. Vitthal Kundlik Sutar) Guarantors: NIL		Property Lot No. 8: Register Mortgage of land and property located at Post Sanbur, Taluka – Patan, Dist. Satara mortgaged by the borrowers – Mr. Vitthal Kundalik Sutar and Mrs. Suman Vitthal Sutar at - All the piece and parcels of land and property situate being and lying at Village Sanbur in the registration Dist. Satara, Sub-Dist. Patan admeasuring 51.13 Sq. Meters GP Milkat No.329 Bounded as follows: - On or Towards North: - Ashok Tukaram Sutar, On or Towards East: - Ravindra Rajaram Mugade, On or Towards West: - Santosh Sadashiv Sutar, On or Towards South: - Kisan Ramchandra Sutar Together with building and structure / residential block constructed / to be constructed thereon admeasuring 131.64 Sq. Mtrs consisting of 1BHK on each floor rooms on 1,2, 3 floors and all the fixtures annexed thereto And Hypothecation of Stock at Shubham Furniture, Dhebewadi, Patan, Satara. 415112  Encumbrances: Not Known Type of Possession: Physical Possession	EMD : Rs.1,13,500/- (In Words – Rupees One Lakh Thirteen
5755	BRANCH: Karanje Borrowers: - Mr. Sudam Shamrao Chavan	Rs.19,35,366/- (Rupees Nineteen Lakhs Thirty-Five Thousand Three Hundred Sixty Six only) as on 07/11/2023 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 9: All the pieces and parcels of land and property at Residential Flat / apartment No. S1, consisting of 3 rooms, admeasuring 457,88 Sq. Ft. (carpet) i.e. 595.24 Sq. Ft. (Built-up) on the Second floor along with terrace and parking in the building Siddhi Heights in the Siddhi Heights Apartments project / society constructed on S. No. / Gat No. / CTS No. 176/4/1, Plot No. 11/12, Bhurke Colony, Karanje tarf, Taluka-District Satara- 415002 Bounded as follows: - On or Towards North: - Flat No. F-3, On or Towards East: - Open Space & Road, On or Towards West: - Flat No. F-2, On or Towards South: - Open Space Encumbrances: Not Known Type of Possession: Physical Possession	Sixty Four Thousand Only).
	BRANCH: Nagthane Borrowers: 1) Mrs. Sitabai Ramchandra Thakr Guarantors: NIL	Rs. 17,41,101.00 (Rupees Seventeen Lakhs Forty One Thousand One Hundred One only) as on 19/09/2024 plus further interest at applicable rates plus costs, charges and expenses etc.	Property Lot No. 10: All the pieces and parcels of land and property situated at residential Flat/Apartment No. 25 consisting of 3 rooms, admeasuring 662.00 square feet on the 3rd floor, along with terrace and parking in the building OMSAI RESI in the OMSAI RESIDENCY project / society constructed on all the piece and parcel of land bearing S. No. / Gat No. / CTS No. 223/3, Plot No. 9 & 10 at Karad city, Tal. Karad, Dist. Satara and within the jurisdiction of the Sub Registrar Karad and Bounded as under: On or Towards East- Compound and open space; On or towards South-Flat No. 20, On or towards West-Flat No. 24, On or towards North- Open space and Road Encumbrances: Not Known Type of Possession: Physical Possession	Fifty Six Thousand Only).  EMD: Rs.1,35,600/-

1. Date and time of E- Auction: 19/06/2025 between 01.00 p.m. and 05.00 p.m 2. Inspection Date & Time: 09/06/2025 to 13/06/2025 between 10:00 a.m. and 4:00 p.m. (With prior appointment only)

Bidders have to log in on the following website - "https://baanknet.com/eauction-psb" Registration of Bidders to upload requisite KYC documents. Please note that verification of KYC documents takes minimum four days' time.

Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush.

For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/asset-for-sales-search" provided in the Bank's website.

Once again please note that, interested bidders may deposit Pre-Bid EMD with ebkray before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in ebkray's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem."

epaper.financialexpress.com

The Bank reserves its right to postpone/defer/withdraw/cancel this e-auction without assigning any reasons and without any prior notice.

Date: 09/05/2025 Place: Satara

Chief Manager and Authorised Officer, Bank of Maharashtra, Satara Zone





