



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

Stressed Asset Management Branch :
Agarkar High School Bldg., 2nd Floor, Somwar Peth Pune - 411011
Tel. No.: 7030924140 **E-mail:** bom1446@bankofmaharashtra.bank.in
Head Office : 1501, 'Lokmangal', Shivaljinagar, Pune - 411 005

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Movable / Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(1), 8(6) & 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 movable/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”** 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 movable/immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price
				EMD Amt.
				Bid Increment Amt.
1	Borrower: -1. Mr. Ashok Popatlal Shah , R/at Flat No 7 Sheetal Appartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki Pune. Also R/at : B 401, Maple Garden Society, 47 Dr APJ Abdul Kalam Road, Saibaba Nagar Kondhwa Pune 411048. 2. Mr. Darshit Ashok Shah , R/at Siddhanath Apartment 36A20, E Ward, Tarabai Park Opp Arvind Villa Kolhapur. 3. Mr. Rajendra Popatlal Shah, R/at Flat No. 6, Sheetal Appartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki Pune, Also R/ At Flat No 104, In Building A, on 1st Floor, Mantri Enternity Kundan Nagar, Agrasen Nagar Society, Kasarwadi Pune, Pimpri Chinchwad 411012. 4. Mr. Mukesh Popatlal Shah, R/at Flat No. 5, Sheetal Appartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki Pune. Also R/ At Flat No 101, In Building A on 1st Floor, Mantri Enternity Kundan Nagar, Agrasen Nagar Society, Kasarwadi Pune, Pimpri Chinchwad 411012 5. Mrs. Jayashri Ashok Shah, R/at Flat No. 7, Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki Pune. Also R/at B 401 Maple Garden Society, 47 Dr. APJ Abdul Kalam Road, Saibaba Nagar, Kondhwa Pune 411048	Rs. 2,92,24,112.00 (Rupees Two Crore Ninety Two Lakh Twenty Four Thousand One Hundred Twelve Only) plus unapplied interest w. e. f. 18.01.2024, apart from further interest, cost, charges and expenses as mentioned in the demand notice dated 18.01.2024, minus recoveries if any	Lot No. 1 : Flat No. 301, on Third & Fourth Floor, in Wing No. G, in Project Named “Marvel Ganga Sangria” constructed on S No 21/1, 21/1/1, 21/1/2, 21/1/3, 21/1/4, 21/2, 22/1, 22/1/1, 22/1/2, 22/1/3, 22/1/4, 22/2(part) & on Plot No A (as per sanctioned plan) situated in Village : Mohammadwadi, Taluka : Haveli, District : Pune- 411048 Carpet Area admeasuring 387.57 Sq Mtrs & Open Eye Level Terrace admeasuring 81.69 Sq Mtrs & Two Car Parking Space. Boundaries of the Property : East : By Flat No. 302, Passage & Lift., West : Open Space, North : Open, South : Open Space. Encumbrances : Not Known Type of possession : Physical	Reserve Price - Rs. 3,87,00,000/- (Rupees Three Crores Eighty Seven lakh Only) EMD - Rs. 38,70,000/- (Rupees Thirty Eight lakh Seventy Thousand Only) Bid increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only).
2	Borrower: M/s Surefire Die-Casting Technologies Private Limited (Borrower) , 505, Govind Gaurav apartments, Swanand society, Sahakarnagar no. 2, Pune – 411009. Also at Factory Address:- Gat no 185, Harishchandri, Post Kapurohal, Pune-Satara Highway, Tal Bhore Dist. Pune 412205 2. Ashish Raghunath Deshpande (Director & Guarantor) , R/at Flat No 703, Damodar Residency, Near City Pride Kothrud, Pune 411038. 3. Akshay Raghunath Deshpande (Director & Guarantor), R/at 505, Govind Gaurav apartments, Swanand society, Sahakarnagar no. 2, Pune – 411009 4. Prima Gear Cutting Tools Pvt. Ltd. (Corporate Guarantor) , Gat No. 185, Harishchandri, Post Kapurhole, Pune-Satara Highway, Tal Bhore Dist. Pune 412205. 5. Nagdeo Spices through (Consenting party) Leena Bhupandra Nagdeo R/at Flat No. 42 / B, Narveer Tanaji Housing Society Shivajinagar pune 411005. 6. Dimensions Engineering Technologies pvt. Ltd, (Consenting party) at 10, Bhagwat Niwas, 1st Floor Naik Wadi off Aarey Colony Goregaon (E) Mumbai 400063 7. P.D.M. Engineering Pvt. Ltd. (Consenting party) at Gat no 185, Harishchandri, Post Kapurohal, Pune-Satara Highway, Tal Bhore Dist. Pune-412205. Also at : P.D.M. Engineering Pvt. Ltd. 474, Sadashiv Peth, Tilak Road, Amit Complex, Office No. 3, Pune 411030	Rs. 21,56,61,899 (Rupees Twenty One Crore Fifty Six Lakh Sixty One Thousand Eight Hundred Ninety Nine Only) plus unapplied interest w.e.f. 06/09/2017 as mentioned in demand notice apart from 06.09.2017 further interest, cost, charges and expenses as mentioned in the demand notice dtd 06.09.2017 minus recoveries if any.	Lot No 2 : All that piece and parcel of N.A. land admeasuring total about 129 R i.e. 12900 sq. meters situated at Gat No. 185, Mouje Harishchandri, Tal Bhore within the jurisdiction of sub Registrar Bhore, Dist. Pune. Together with building Constructed/to be constructed thereafter and together with permissible FSI and TDR that may permitted to load on the said plots along with all easementary rights, Appurtenances, ingress, Egress and incidental and ancillary rights thereto bounded as under – Gat No 185 : East: by Property out of Gat No 183, South: by Property out of Gat no 186, West: By Gat No 209 & 215, North: By remaining property out of Gat No 185 Together with easement, Egress as common right and other incidental and ancillary rights. And All that piece and parcel of land admeasuring area 318 sq. meters i.e. south - North 26.5 meters’ x East - west area 12 meters situated at Gat No 184, out of total area of 0 H 39 R + Potkharaba 0H 14 R, total area 0 H 53 R at Mouje Harishchandri, Taluka Bhore, Dist. Pune. Gat No 184 : East: by Remaining area out of Gat no 183, South: by Remaining area out of Gat no 185, West: By Remaining area out of Gat no 184, North: By National Highway No 4 Together with easement, Egress as common right and other incidental and ancillary rights. Note: Valuation Excluding Plant & machinery Encumbrances: Not Known Type of possession: Physical	Reserve Price – Rs 13,06,00,000/- (Rupees Thirteen Crore Six lakh only) EMD: Rs. 1,30,60,000/- (Rupees One crore Thirty lakh Sixty thousand Only) Bid increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only)
3.	Borrower: - M/s SPD Cold Storage LLP (Partners- Darshit Ashok Shah & Rajendra Popatlal Shah) New Plot No 305 Gate No 2 E Ward Gadi Adda Shahu Market Yard Kolhapur. Also at: 590 Ganesh Peth Dhore Galli, Pune Guarantors 1. Mr. Darshit Ashok Shah , Siddhanath Apartment 36A 20 E Ward Tarabai Park Opp Arvind Villa Kolhapur. 2. Mr. Rajendra Popatlal Shah , Flat No 6 Sheetal Apartment, Sr No 57/578-A New Bazar House No 13 Khadaki Pune. 3. Mr. Ashok Popatlal Shah , Flat No 7 Sheetal Apartment, Sr No 57/578-A New Bazar House No 13 Khadaki Pune. 4. Mr. Mukesh Popatlal Shah , Flat No 5 Sheetal Apartment, Sr No 57/578-A New Bazar House No 13 Khadaki Pune. 5. Mrs. Jayashri Ashok Shah , Flat No 7 Sheetal Apartment, Sr No 57/578-A New Bazar House No 13 Khadaki Pune.	Rs. 31,65,67,401.70 (Rupees Thirty One Crores Thirty Five Lacs Sixty Seven Thousand Four Hundred One and Seventy Paise only) plus interest as mentioned in demand notice dtd 04/10/2023 w.e.f. 04/10/2023 plus costs, charges and expenses as mentioned in the demand notice dtd 12/06/2023 minus recoveries if any.	Lot No 3: All that piece and parcel of a vacant Plot No. 305A, admeasuring 373.32 Sq. Mtrs, out of C.S. No. 433, (C.S. No. 433/1), situated within local limits of Kolhapur Municipal Corporation at E Ward, Shri Shahu Market Yard, and said plot No. CS-1 is Bounded on or towards – East – By Plot No. 350,351,352, West – By Plot No. 305, South – By Road owned by said Samiti, North – By Road owned by said Samiti. Encumbrances: Not Known Type of possession: Physical	Reserve Price : Rs. 54,00,000/- (Rupees Fifty Four Lakh Only) EMD : Rs. 5,40,000 /- (Rupees Five Lakh Forty Thousand Only) Bid increment Amount Rs. 50,000/- (Rupees Fifty Thousand Only)
4.	Borrower : 1. M/s. Panchakroshi Shikshan Mandal Rahimatpur (Borrower) i) Regd. Office - Sardar Manewada, Rahimatpur, Tal. Koregaon, Dist. Satara. ii) College Address - Suryodaya Institute of Engineering & Technology, Survey No. 1084, at Po. Mahagaon, Koregaon Road, Dist. Satara. 2. Mrs. Chitralekha Mane Kadam- Trustee (Guarantor) Sardar Manewada, Rahimatpur, Tal. Koregaon, Dist. Satara. 3. Mr. Amar Narayan Jadhavrao- Trustee(Guarantor) Hill View, B1/13, Deonagar Baug, Telecom Factory Road, Deonar, Dist. Mumbai-400088. 4. Dr. Hanmant Shankar Kadam-Trustee (Guarantor) Sardar Manewada, Rahimatpur, Tal. Koregaon, Dist. Satara. 5. Mrs. Premlata Pandurang Mane- Trustee (Guarantor) 609, Mor Gully, Rahimatpur, Tal. Koregaon, Dist. Satara. 6. Mr. Ujjawalchandra Jaywant Tawade-Trustee (Guarantor) Flat No. 3, Second Floor, Tryambakeshwar Apartment, 237, Rashta Peth, Dist. Pune - 411001. 7. Mr. Harshwardhan Hanmant Kadam-Trustee (Guarantor) Sardar Manewada, Rahimatpur, Tal. Koregaon, Dist. Satara. 8. Ms. Pratibha Atmaram Mane-Trustee(Guarantor) Sardar Bazar, Tal and Dist: Satara 9. Mr. Mohanrao-Trustee (Guarantor) 46/6, Pawar Baugh, Kawade Road, Ganesh Temple, Ghorpadi, Dist. Pune -411036. 10. Mrs. Subhangi Rupesh Pisal-Trustee (Guarantor) A/P: Rahimatpur, Tal. Koregaon, Dist. Satara. 11. Mrs. Kanchan Vilash Kadam-Trustee (Guarantor) 94/2, Pratapganj Peth, Tal & Dist. Satara. 12. Mr. Vilash Shankar Kadam-Trustee (Guarantor) 94/2, Pratapganj Peth, Tal & Dist. Satara	Rs.10,46,33,956.00/- (Rupees Ten Crore Forty Six Lakh Thirty three Thousand Nine hundred Fifty Six only) Plus interest thereon as per the contractual terms with monthly rest w.e.f. 04.06.2016	Lot No 4 : All those piece and parcel of freehold land bearing Gat No/Survey No-1084 situate being and lying at village Mahagaon in registration Tal-Satara, Dist -Satara admeasuring 02Hector 6 Aar and Bounded as follows : On or towards East : Chawan, On or towards South : Alguide(Nikam), On or towards West : Ankush Jadhav, On or towards North : Mountain Together with the building and structure / residential block constructed to /to be constructed thereon admeasuring 47340 sq.ft (build up) in aggregate consisting of 36 rooms on Ground +First+Second floor and all the fixtures Encumbrances: Not Known Type of Possession: Symbolic Lot No 5 : All those piece and parcel of freehold land bearing Gat No/Survey No-2468 situate being and lying at village Talbid in registration Tal- Karad, Dist-Satara admeasuring 60 Aar Bounded as follows: On or towards East : Road & Ramrao Mohite & others, On or towards South : remaining land, On or towards West : Chandoba Mountain (Dongar), On or towards North : Temple of Ekiradevi & Dinkar Khot Together with the building and structure / residential block constructed to /to be constructed thereon admeasuring 6704.50 sq.ft (build up)in aggregate consisting of 12 rooms on 2 floor and all the fixtures Encumbrances : Not Known Type of Possession: Symbolic Lot No 6 : All those piece and parcel of freehold land bearing Gat No/Survey No-683 situate being and lying at village Padli in registration Tal- Karad, Dist-Satara admeasuring 11 . Bounded as follows: On or towards East : Ramchandra Shinde & others, On or towards South : Uday Singh Shankarrao Mohite Patil, On or towards West : Gajanan & Raghunath Mohite, On or towards North : Remaining land of the owner Together with the building and structure / residential block constructed to / to be constructed thereon admeasuring 2274.87 sq.ft (build up) in aggregate consisting of 6 rooms on Ground floor and all the fixtures. Encumbrances : Not Known Type of Possession : Symbolic Lot No 7 : All those piece and parcel of land bearing Gat No-15/A/1 situate being and lying at village Katewadi Tal- Koregaon, Dist Satara area admeasuring about 10Aar & BUA 3174.00sq.ft . Bounded as follows-On or towards East : Road towards gairan land, On or towards South : Ghadge's land of the Gat, On or towards West : Ghadge's land of the Gat, On or towards North : Gairan Land Together with the building and structure / residential block constructed to / to be constructed thereon admeasuring 3174 sq.ft (build up)in aggregate consisting of 6 rooms on 1st floor and all the fixture. Encumbrances : Not Known Type of Possession : Symbolic	Reserve Price : Rs 8,38,00,000/- (Rupees Eight Crore Thirty Eight lakh only) EMD : Rs 83,80,000/- (Rupees Eighty Three lakh Eighty thousand Only) Bid increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only) Reserve Price - Rs. 59,00,000/- (Rupees Fifty Nine lakh only) EMD: Rs 5,90,000/- (Rupees Five lakh Ninety thousand Only) Bid increment Amount : Rs. 50000/- (Rupees Fifty Thousand Only) Reserve Price - Rs. 21,00,000/- (Rupees Twenty One lakh only) EMD: Rs 2,10,000/- (Rupees Two lakh Ten thousand Only) Bid increment Amount : Rs. 50000/- (Rupees Fifty Thousand Only)

Contact Details : Pooja Kureel, Senior Manager – Mob.7030732432 & Kanchanlata Pandey, Assistant General Manager & Branch Head – Mob. 9766340338

No.	Particulars	Date & Time
1.	Date and time of E-Auction	For Lot No. 1 to 7 27.03.2026 Between 11.00 a.m. to 4.00 p.m
2.	Last Date of Submission of KYC with EMD	27.03.2026 till 11.00 a.m. (as per PSB Alliance rules)
3.	Inspection Date & Time	For Lot No. 1 to 7 16.03.2026 to 25.03.2026 Between 10.00 a.m. to 5.00 p.m

1. E-auction shall be conducted through the BAANKNET. Bidders have to log in on the website – “<https://baanknet.com/eauction-psb>” and have to register themselves. In this regard, **Please note that verification of KYC documents takes 2-3 days’ time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush.** For Registration related queries, the contact numbers are 8291220220 support.BAANKNET@psballiance.com).

2. For detailed terms and conditions of the sale, please refer to the link “https://www.bankofmaharashtra.bank.in/properties_for_sale.asp” provided in the Bank’s website.

Date : 06.03.2026 This notice is also being published in vernacular. **Assistant General Manager & Authorised Officer,**
Place : Pune The English version shall be final if any question of interpretation arises. **Bank of Maharashtra**