

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का सहयोग एक परिवार एक बैंक	अंचल कार्यालय- सातारा "जीवनतारा", एल.आई.सी. बिल्डिंग, कलेक्टर कार्यालय के सामने, सातारा- 415001 Satara Zonal Office "Jeevantara", LIC Building, Opp. Collector Office, Satara-415001	
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे - 411 005 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE - 411005		

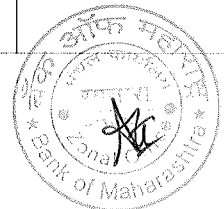
Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 immovable properties mortgaged/ charged to the Bank of Maharashtra, the Symbolic / Physical possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **"As is where is", "As is What is", "Whatever there is" and "Without Recourse"** basis in e-auction on **20.03.2026 between 01.00 p.m. and 05.00 p.m.** for recovery of the balance due to the Bank of Maharashtra from the Borrowers And Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, Short Description of the immovable property/ies and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as:

Sr No	Branch	Name of Borrower and Guarantors	Amount Due (Rs.)	Short description of the immovable property/ies with known encumbrance	Possession Type	Reserve Price / Earnest Money Deposit / Bid Increment
1.	KARANJE (SATARA)	Borrower/s: 1. M/s AIRAVAT INDUSTRIES THROUGH PARTNERS i)MR. SANTOSH BALU JAWALE ii)MRS. POOJA SUBODH PATIL Guarantors: 2.MR. SANTOSH BALU JAWALE 3.MRS. POOJA SUBODH PATIL 4.MR. BALU TATU JAWALE	Rs.2,59,63,243/- - (Amount In Words – Rupees Two Crores Fifty-Nine Lakhs Sixty-Three Thousand Two Hundred Forty-Three Only) as on 23.06.2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 1. Hypothecation of Machineries and other assets created out from Bank's Finance at Gat No. 373, Village – Mugdubhatachiwadi Taluka and District – Satara CERSAI ID: 200071992609 ALONG WITH All the pieces and parcels of Industrial NA Plot At Gat No. 373, Village – Mugdubhatachiwadi Taluka and District – Satara admeasuring area 41R, PK – 0.09R along with the entire construction thereon at Village	Symbolic Possession	Reserve Price – Rs. 2,63,59,000/- (Rupees Two Crore Sixty Three Lakh Fifty Nine Thousand Only) EMD – Rs.26,35,900/- (In Words – Rupees Twenty Six Lakhs Thirty Five Thousand Nine Hundred Only) Bid increment Amount Rs. 25,000/- (In Words – Rupees Twenty Five Thousand Only)

UnClassified

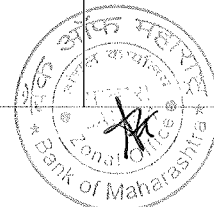


				Mugdubhatachiwadi Taluka and District Satara within jurisdiction of Joint Sub-Registrar Class – 2, Satara No. 2, owned by Mr. Santosh Balu Jawale Property Bounded as: On or Towards North: Panand Road On or Towards East: Agri Land of Mr. Shamrao Daulati Dhanawade On or Towards West: Agri Land of Mr. Shamrao Daulati Dhanawade On or Towards South: Agri Land of Mr. Shankar Ganapati Dhanawade CERSAI ID: 200071681890 Encumbrances: Not Known		
2.	KARANJE (SATARA)	<u>Borrower/s:</u> 2. M/s AIRAVAT INDUSTRIES THROUGH PARTNERS i)MR. SANTOSH BALU JAWALE ii)MRS. POOJA SUBODH PATIL <u>Guarantors:</u> 2.MR. SANTOSH BALU JAWALE 3.MRS. POOJA SUBODH PATIL 4.MR. BALU TATU JAWALE	Rs.2,59,63,243/- - (Amount In Words – Rupees Two Crores Fifty-Nine Lakhs Sixty-Three Thousand Two Hundred Forty-Three Only) as on 23.06.2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 2 Registered Mortgage of all the Pieces and Parcels of Industrial NA Plot At Gat No. 421, Village – Mugdubhatachiwadi Taluka and District – Satara having total area as 0.88.75 R PK-0.0531 R along with the entire construction thereon at Village Mugdubhatachiwadi Taluka and District Satara within jurisdiction of Joint Sub-Registrar Class – 2, Satara No. 2, owned by Mr. Balu Tatu Jawale Property Bounded as: On or Towards North: Agri Land of Mr. Dilip Shinde On or Towards East: Agri Land of Mr. Jalindar Godase On or Towards West: Agri Land of Mr. Rajendra Parbati	Symbolic Possession	Reserve Price – Rs.1,27,83,000/- ✓ - (Rupees One Crore Twenty Seven Lakh Eighty Three Thousand Only) EMD - Rs.12,78,300/- (In Words - Rupees Twelve Lakh Seventy Eight Thousand Three Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)



				Godase On or Towards South: Agri Land of Mr. Gulab Shankar Chavan CERSAI ID: 200071966268		
3.	KOLKI	Borrower: - Hemant Ramchandra Dixit Guarantor: - NIL	Rs.12,75,941/- (Rupees Twelve Lakh Seventy Five Thousand Seven Hundred Forty One Only) as on 08.06.2017 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 3 All those pieces and parcel of property with construction and fixtures there being and lying at Sai Sankalp, Phase-1, Flat No- 4, at Po. Jakatwadi, Tal. Phaltan, Dist. Satara, Gat Survey No. 1/1/1, Milkat No. 83, Flat admeasuring 633 Sq Ft., Bounded As- North- Flat No. 3 South- Plot No 84 East- Internal Road West- Flat Nol. 5 Encumbrances: Not Known	Symbolic Possession	Reserve Price – Rs.16,93,000.00 (Rs. Sixteen Lakh Ninety Three Thousand Only) EMD - Rs.1,69,300/- (In Words – Rupees One Lakh Sixty Nine Thousand Three Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
4.	SHIRWAL	Borrower: - 1. Mr. Ramesh Bhiku Jadhav 2. Mrs. Manda Ramesh Jadhav Guarantor: - NA	Rs. 17,08,461.00 (Amount in words – Rupees Seventeen Lakhs Eight Thousand Four Hundred and Sixty-One only) as on 10.01.2024 plus further interest at applicable rates plus costs, charges and expenses etc.	Property Lot No. 4 All the pieces and parcels of land and property of Flat No. D 201, of the building Omkar Residency in the Omkar Residency Apartments, admeasuring 48.32 Sq. mtr constructed on Gat No. 5/3, 2 nd Floor, Village Shirwal, Taluka Khandala, District Satara bounded as under: - On or Towards North: Open Space & Garden On or Towards South: Flat No. D 204 On or Towards East: Stairs and Flat No. D 202 On or Towards West: Flat No. C 202* AND	Symbolic Possession	Reserve Price - Rs. 29,64,000/- (Rupees Twenty Nine Lakh Sixty Four Thousand Only) EMD - Rs.2,96,400 /- (In Words – Rupees Two Lakh Ninety Six Thousand Four Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

UnClassified



				All the pieces and parcels of land and property Flat No. C 202, on the second floor of the building Omkar Residency in the Omkar Residency Apartments admeasuring 48.32 Sq. mtrs. Constructed on Gat No. 5/3, 2nd Floor, Village Shirwal, Taluka Khandala, District Satara bounded as under On or Towards North: - Open Space & Garden On or Towards South: Flat No. C 203 On or Towards East: Flat No. D 201 On or Towards West: Stairs and Flat No. C 201 Together with all the fixtures and furniture etc.* Encumbrances: Not Known		
5.	Karad	Borrower: - 1.Mr. Rajendra Akaram Koli 2.Mr. Yuvraj Rajendra Koli Guarantor:- 3.Mr. Dhananjay Madhukar Koli	Rs.16,39,178/- (Amount In words – Rupees Sixteen Lakhs Thirty Nine Thousand One Hundred Seventy Eight Only) as on 27.03.2025 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 5 Registered Mortgage of All that pieces and parcel of the property consisting / bearing Flat No. 304, admeasuring 88.58 Sq. Mtrs. i.e. 953.12 Sq. Ft (Super Built-up) situated on the Third Floor, in the building out of a scheme named and styled as "Raj Heights", constructed on Bhumapan No. 193/2 admeasuring H0 10A i.e. 1000 Sq. Mtrs. and also Nagarpanchayat Milkat No. GB -1517, situated at Malkapur, Taluka – Karad, District – Satara, PIN	Physical possession	Reserve Price – Rs. 21,12,000/- (Rupees Twenty One Lakh Twelve Thousand Only) EMD – Rs. 2,11,200/- (In Words –Two Lakh Eleven Thousand Two Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only) 

				– 415 539 and Bounded as under: - On or Towards North – Milkat of Bhumapan No. 193/2, On or Towards South – Flat No. 301 situated on Third Floor, On or Towards East – Road in sanctioned layout, On or Towards West - Flat No. 303 situated on Third Floor. CERSAI Asset ID: 200035918983 Encumbrances: Not Known		
--	--	--	--	--	--	--

- 1. Date and time of E- Auction:** 20.03.2026 between 01.00 p.m. and 05.00 p.m.
2. Last date of EMD : as per Baanknet terms and conditions
3. Inspection Dates & Time: - 23.02.2026 to 15.03.2026 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 is essential with <https://baanknet.com/eauction-psb> and 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/properties_for_sale.asp" provided in the Bank's website and on – "<https://baanknet.com/eauction-psb>".

Once again please note that, interested bidders may deposit Pre-Bid EMD with ebrary before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in ebkay'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."

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

Date: - 06.02.2026
Place: Satara



[Signature]
Chief Manager and Authorised Officer
Satara Zone

UnClassified

