

	बैंक ऑफ महाराष्ट्र/ Bank of Maharashtra प्रधान कार्यालय/ Head Office लोकमंगल, 1501, शिवाजीनगर, पुणे-5 / Lokmangal, 1501, Shivajinagar, Pune-5	
आंचलिक कार्यालय, अगरवाल पैलेस, पहिला मजला, डी मार्ट - भारती विद्यापीठ रोड, जुले सोलापूर, सोलापूर - 413004 Zonal Office, Agarwal Palace, First Floor, D Mart-Bharati Vidyapith Road, Opp. Patanjali Mall, Jule Solapur, Solapur - 413004. फोन /Phone - (0217) 2733870 / 71 ई-मेल /E-mail: legal_sol@mahabank.co.in		

Ref:Ax-10/SARFAESI/AUCTION/Tuljabhavani Agency/2025-26

Date : 27.02.2026

By Regd.A.D. / Speed post / Hand Delivery/ Email
Without Prejudice

Branch : Umerga.

Borrower:-

1.M/s. Tuljabhavani Agency Prop: Jitendra Sudhakar Chalukya
Add: Arogya nagar Umergal,Tal Umerga Dist;Dharashiv, Maharashtra.

Guarantor:-

2.Mr.Pradeep Sudhakar Chalukya
Add: Arogya nagar Umergal,Tal Umerga Dist;Dharashiv, Maharashtra.

Reg:- Notice for sale through E-auction in respect of mortgaged properties on 17.03.2026.

In terms of the powers vested in the undersigned as the Authorized Officer of Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets Act ,2002 (SARFAESI ACT) and the Rules, the Authorized Officer of the Bank has taken Physical Possession of the assets mentioned below for taking action Under the SARFAESI Act and to sell the said assets.

Notice is hereby given to you under the provisions of SARFAESI Act, 2002 that the Bank, being Secured Creditor is putting the following mortgaged Immovable property under E-Auction on a Reserve Price and Earnest Money deposit & increment are also given as under:

Sr. No.	Name of Borrower and Guarantor	Amount Due	Short Description	Reserve Price / Earnest Money Deposit / Bid Increment
1	Branch : Umerga Borrower: M/s. Tuljabhavani Agency Prop: Jitendra Sudhakar Chalukya Addr: Arogya nagar Umergal,Tal Umerga Dist;Dharashiv, Maharashtra. Guarantor : Mr.Pradeep Sudhakar Chalukya Addr: Arogya nagar Umergal,Tal Umerga Dist;Dharashiv,	Rs.52,04,689.00 (Rupees. Fifty Two lakhs Four thousand Six hundred and eighty nine Only)+ unapplied interest apart from penal interest, cost, and expenses minus recovery, if any w.e.f 31.08.2023	Property No 05:- Registered Morgane Of Plot No.47 and 48 Old Survey No.194/1 New Survey No.206 Tq.Umerga Dist. Dharashiv,Maharashtra. Boundaries as follows:- Boundaries of plot no:47 North: Plot No.38 East: 20 ft.Road West: Plot No.48 South: Plot No.66	Reserve Price: Rs. 29,50,000/- Rupees Twenty-Nine Lacs Fifty Thousand Only) EMD Rs. 2,95,000/- [Rupees Two Lacs Ninety-Five Thousand Only] Bid Increment Amount Rs. 25,000.00/- [Rupees Twenty-Five

UnClassified

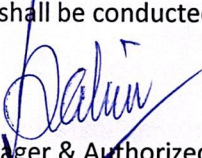
	Maharashtra.		Boundaries of plot no:48 North: Plot No.37 East: Plot No.47 West: 20 ft road South: Plot No.65 Possession : Physical	Thousand Only]
--	--------------	--	---	----------------

It is observed that the amount duo to the bank is not yet paid by you. Please note that the Authorized officer of the bank under the powers vested in him under the SARFAESI Act and Rules, shall be selling the said properties or any part of it by any mode prescribed by the Act to any purchaser/s on the terms and conditions as may be determined by the bank in its sole discretion.

The copy of the sale notice duly signed by authorized officer is attached herewith.

Sr. No.	Particulars		Date & Time
1.	Date and time of E-Auction	For Sr. No. 1 to 32 and for Property No 1 to 30	17.03.2026 between 11.00 p.m. and 5.00 p.m.
2.	Last Date of Submission of Bid with EMD		16.03.2026 up to 04.00pm
3.	Inspection Date & Time	For Sr. No. 1 to 32 and for Property No 1 to 33	10.03.2026 to 14.03.2026 between 10:00 am. and 5:00 pm

E-auction shall be conducted through: Baanknet website : <http://baanknet.com/eauctio-psb>


Chief Manager & Authorized Officer
Bank of Maharashtra.
Place: Solapur



Encl:1.Duly signed sale notice dated 27.02.2026.