

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक	आस्ति वसूली शाखा दूसरी मंजिल, आगरकर हाईस्कूल बिल्डिंग, सोमवार पेठ, पुणे- 11 Asset Recovery Branch. 2nd Floor, Agarkar High School Bldg, Somwar Peth, Pune- 11 मो./Mob: 7030924078 ई-मेल/E-mail: brmgr1453@mahabank.co.in	
	प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे- 5 Head Office: Lokmangal, 1501, Shivajinagar, Pune- 5	

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 proviso to Rule 8(6) and 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 immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the **Symbolic and/or 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 "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 immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:



UnClassified

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property	Reserve Price / Earnest Money Deposit / Bid Increment
1	<u>Borrower: -</u> M/s SHREE SWAMI SAMARTH AGRO INDUSTRIES Prop Mr. Akshay Rajendra Banekar <u>Guarantor: -</u> NA Branch: Asset Recovery Branch, Pune. <u>Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head.</u> Mob. No. 7030924078.	Rs. 1,47,25,118.00/- (Rupees One Crore Forty seven lakh Twenty-five thousand one hundred eighteen Only) plus unapplied interest @ contractual rate with effect from 29/04/2023 apart from penal interest, other cost and expenses thereon minus recovery if any	<u>Property Lot No. 1:</u> All that is piece and parcel of Flat No 601,6th floor un Building "Courtyard" constructed on Sy. No 114/13, CTS No 306 located at Village Pashan Taluka Haveli District Pune within the Limits of Pune Municipal Corporation. Area Admeasuring 65.68 Sq Mtrs Carpet with terrace area 14.12 Sq Mtrs and one allotted car parking No 26 area admeasuring 9.30 Sq Mtrs Possession Type: Physical Encumbrance: Not Known	<u>Reserve Price:</u> Rs.81,00,000.00/- (Rupees Eighty one Lakhs Only) <u>EMD:</u> Rs.8,10,000.00/- (Rupees Eight lakh Ten Thousand Only) <u>Bid Increment amount:</u> Rs.50,000.00/- (Rupees Fifty Thousand Only)
2	<u>Borrower: -</u> M/s Cartel India Logistics Private Limited Directors: 1. Mr. Nitin Shivaji Bhosale 2. Mrs. Karuna Nitin Bhosale <u>Guarantor:</u> 1.Mr. Nitin Shivaji Bhosale 2. Mrs. Karuna Nitin Bhosale 3. Smt. Subhadra Shivaji Bhosale Branch: Asset Recovery Branch, Pune. <u>Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head.</u> Mob. No. 7030924078.	Rs.1,97,40,855.87 (Rupees One crore Ninety Seven Lakh Forty Thousand Eight Hundred Fifty Five and Eighty Seven Paise)plus interest thereon@ contractual rate with monthly rest w.e.f. 12.09.2018 apart from penal interest ,cost and expenses minus recovery if any.	<u>Property Lot No. 2:</u> Open NA Plot at Plot No.1, P. H. No. 46, KH No. 127/3,Mauze – Isasani, Tal-Hingna, Dist- Nagpur.Area admeasuring 533.46 Sq Mtrs i.e 5742.16 Sq Ft bounded by: North:9.00 Mtr Wide Road ,East: Plot no 02 West: Other Khasara South: Plot no 11 & 12 Possession Type: Physical Encumbrances: Not Known <u>Encumbrances:</u> Not Known <u>Possession:</u> Physical	<u>1.Reserve Price:</u> Rs.74,92,000.00/- (Rupees Seventy Four Lakhs Ninety Two Thousand Only) <u>EMD:</u> Rs.7,49,200.00/- (Rupees Seven Lakhs Forty Nine Thousand Two Hundred Only) <u>Bid Increment amount:</u> Rs.25,000.00/- (Rupees Twenty Five Thousand Only)



NOTE:

Sr. No.	Particulars	Date & Time
1.	Date and time of E- Auction For Lot No. 1 & 2	For lot no. 1 to 2 Date : 30.04.2026 between 11.00 a.m. and 4.00 p.m.
2.	Last Date of Submission of Bid with EMD	For lot no. 1 to 2 Date: 30.04.2026 upto 3 pm and
3.	Inspection Date & Time For Lot No. 1 to 2	Date: 21.04.2026 between 10:00 am. and 5:00 pm

Important information: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

Note: 1. Bank has Possession with No any known encumbrance. However, there can be some dues by respective societies, Government/local authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies/builder. Dues/Charges/ encumbrances, if any due on the respective property, shall be borne by the bidder.

1. E-auction shall be conducted through the PSB Alliance. Bidders have to log in on the website <https://baanknet.com/> 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 number is 8291220220 and E mail id is "support.baanknet@psballiance.com".

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.

Date:- 09.04.2026
Place: Pune


Asst. General Manager & Authorized Officer
Bank of Maharashtra



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