

	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/Tulja Bhavani/2025-26

Date: 22.04.2026

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

Branch: Omerga

Borrower:
M/s. Tuljabhavani Agency
Rep by its: -Prop: Jitendra Sudhakar Chalukya.

Address: Arogya Nagar, Tal. Umerga,
Dist.: Dharashiv, Maharashtra.

Guarantor: Mr. Pradeep Sudhakar Chalukya.
Address: Arogya Nagar, Tal. Umerga,
Dist: Dharashiv, Maharashtra.

Reg:- Notice for sale through E-auction in respect of mortgaged properties E-auction of properties on **14.05.2026**

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
3	Branch: Umerga Borrower: M/s. Tuljabhavani Agency Prop: Jitendra Sudhakar Chalukya. Address: Arogya Nagar, Tal. Umerga, Dist.: Dharashiv, Maharashtra. Guarantor: Mr.	Rs.52,04,689/- (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 3: Registered Mortgage of Plot no. 47 and 48, Old Survey no. 194/1 New Survey no. 206, Tal. Umerga, Dist. Dharashiv, Maharashtra admeasuring 297.38 Sq. Mtrs. Boundaries as follows: Boundaries of plot no:47 North: Plot No.38 East: 20 ft. Road West: Plot No.48	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]

UnClassified



Pradeep Sudhakar Chalukya. Address: Arogya Nagar, Tal. Umerga, Dist: Dharashiv, Maharashtra.		South: Plot No.66 Boundaries of plot no:48 North: Plot No.37 East: Plot No.47 West: 20 ft road South: Plot No.65 Possession: Physical	Bid Increment Amount Rs. 25,000.00/- [Rupees Twenty- Five Thousand Only]
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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 05 and for Property No 1 to 05
2.	Last Date of Submission of Bid with EMD	
3.	Inspection Date & Time	

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 22.04.2026.

UnClassified

