



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', Shivajinagar, Pune - 411 005

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 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 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 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. M/s Bhujbal Brothers Properties (Borrower), Bhujbal House, S. No 28, Damodar Estate, Kothrud Pune 411038. 2. Mr. Ranjit Jagannath Bhujbal (Partners & Guarantor) Through All Known & Unknown Legal Heir a. Mrs Pooja Ranjit Bhujbal b. Mr. Indrajit Ranjit Bhujbal c. Miss Gouri Ranjit Bhujbal R/o: - S. No. 67, J D House, Bhujbal Township, Near Eklavya College, Kothrud Pune 411038 3. Mr. Suraj Raman Bhujbal (Deceased) (Partner & Guarantor) Through All Known & Unknown Legal Heir a) Sunita Raman Bhujbal b) Raman Damodar Bhujbal c) Sneha Suraj Bhujbal d) Samar Suraj Bhujbal e) Soumya Suraj Bhujbal R/o: - S. No. 160, Bhujbal Bungalow, Kothrud, Pune - 411 038 4. Mr. Dhiraj Raman Bhujbal (Partner & Guarantor), Bhujbal House S. No 28, Damodar Estate, Wing 1, Bhujbal Baug, Karve Nagar, Pune 411038 5. Mr. Sachin Ashok Dedge (Partner & Guarantor), Sidhartha Apartments, Nanded Phata, Sinhgad Road, Pune -411 041 6. Karta of Mr. Ranjit Jagannath Bhujbal HUF (Guarantor & Mortgagor) Bhujbal Bungalow, S. No. 107/1, Kothrud, Pune. 7. Mr.Raman Alais Ramesh Damodar Bhujbal HUF (Guarantor & Mortgagor), Bhujbal House, S. No. 28, Damodar Estate , Wing 1, Bhujbal Baug, Karve Nagar, Pune 411052 8. Mrs. Saroj Jagannath Bhujbal (Mortgagor), S. No. 67, J. D. House, Bhujbal Township, Near Eklavya College, Kothrud Pune 411038	Ledger Balance: Rs. 8,80,87,637.00 Unapplied Interest other interest : Rs. 37,16,77,185.00 Total : Rs 45,97,64,822.00 Plus, interest thereon as per the contractual terms (presently @ 14.90% p.a.) with monthly rest w.e.f. 11.10.2024	Lot No 1 : Residential / Family Unit No. 32, Admeasuring 985 Sq. Ft. i.e. 91.54 Sq. Mtrs built-up area on First Floor in Wing No. B of the building known as Damodar Villa Apartment Condominium together with 2.04% undivided share in common areas and facilities of the said Apartment, situated at Survey No. 3, Hissa No. 2 and Survey No. 03, Hissa No. 1 at Village Kothrud, Pune Boundaries : East - S. No. 3/1 South: - S. No. 3/2A/2B West: - S. No. 2/2 North: - S. No. 1 Together with easement, Egress as common right and other incidental and ancillary rights. Encumbrances : Not Known Type of possession : Symbolic	Reserve Price : Rs 1,02,00,000/- (Rupees One Crore Two Lakh only) EMD: Rs. 10,20,000/- (Rupees Ten Lakh Twenty Thousand Rupees Only) Bid increment Amount : Rs. 1,00,000/- (Rupees One Lakh Only)
				Reserve Price : Rs 1,02,00,000/- (Rupees One Crore Two Lakh only) EMD: Rs. 10,20,000/- (Rupees Ten Lakh Twenty Thousand Rupees Only) Bid increment Amount : Rs. 1,00,000/- (Rupees One Lakh Only)
				Reserve Price : Rs. 11,78,00,000/- (Rupees Eleven Crore Seventy-eight Lakh Only) EMD: Rs. 1,17,80,000/- (Rupees One Crore Seventeen Lakh eighty thousand Only) Bid increment Amount. Rs. 1,00,000/- (Rupees One lakh 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 3 26.05.2026 Between 11.00 a.m. to 4.00 p.m
2.	Last Date of Submission of KYC with EMD	26.05.2026 till 11.00 a.m. (as per PSB Alliance rules)
3.	Inspection Date & Time	For Lot No. 1 to 3 20.04.2026 to 20.05.2026 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 : 15.04.2026

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