



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 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.)
1	1) M/S Aditi Irrigation Technologies Pvt. Ltd. (Borrower) 2018, 4th Floor, Behind Grahak Peth, Sadashiv Peth, Tilak Road, Pune 411 030. 2) Mr. Pramod Arvind Ballal (Mortgagor & Guarantor), Address : - Flat No. 602, Prateek Apartments, Swanand Society, Lane No. 01, Tulshi bagh wale colony, Sahakarnagar No. 2, Parvati, Pune - 411 009. 3) Mrs. Aditi Pramod Ballal (Mortgagor & Guarantor), Address: - Flat No. 602, Prateek Apartments, Swanand Society, Lane No. 01, Tulshi bagh wale colony, Sahakarnagar No. 2, Parvati, Pune - 411 009. 4) Mr. Avinash Arvind Ballal (Guarantor), Address: - House No. 41, S. No. 50/2/1, Laxman Emerald City, Shivaji Nagar Road, Garkheda, Aurangabad. 5) Mrs. Anjali Avinash Ballal (Guarantor), Address: - House No. 41, S.No. 50/2/1, Laxman Emerald City, Shivaji Nagar Road, Garkheda, Aurangabad.	Rs. 13,80,98,885.95/- (Rupees Thirteen Crore Eighty Lakh Ninety-Eight Thousand Eight Hundred Eighty-five and Ninety-five Paise Only) plus interest thereon

Short description of the immovable property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
Lot No 1 : All the piece and parcel of Commercial N. A. Land admeasuring 1400 Sq. Mtrs, out of total land admeasuring 44 Are + 1 Are potkharaba, total 45 Are, assessed at 00R 48 paisa along with Single storied Godown in RCC admeasuring 120 Sq. Mtrs, built up situated at survey no. 159, (Old Survey No. 134) Hissa No. 1A/3, off Pune Saswad Road, Mauje Fursungi, Tal Haveli, Dist Pune 412308, The same is bounded by: - On or towards North : Property of Mahadev Sakham Harpale On or towards South : 10 feet Road On or towards East : Property of Dashrath Ramchandra Harpale On or towards West : Property of Suhas Paigude. Encumbrances: Not Known Type of possession: Physical	Reserve Price : Rs 2,53,00,000/- (Rupees Two Crore Fifty-Three Lakh Only) EMD: Rs. 25,30,000/- (Rupees Twenty-Five Lakh Thirty Thousand Rupees Only) Bid increment Amount : Rs. 1,00,000/- (Rupees One Lakh Only)
Lot No 2 : All the piece and parcel of Residential Flat No. 5 on 4th floor, admeasuring about 110.08 sq. Mtrs (1185 Sq. Ft) built up in the building constructed on CTS No. 2018 Situated at Sadashiv Peth, Pune situated within the jurisdiction of Pune Municipal Corporation and within jurisdiction of Sub Registrar haveli Pune and bounded as follows: - On or towards North : By Entrance Lift staircase On or towards South : By Side Marginal Space On or towards East : By Side Marginal Space On or towards West : By Side Marginal Space Encumbrances: Not Known Type of possession: Symbolic	Reserve Price : Rs. 1,23,00,000/- (Rupees One Crore Twenty-Three Lakh Only) EMD: Rs. 12,30,000/- (Rupees Twelve Lakh Thirty Thousand Rupees Only) Bid increment Amount : Rs. 1,00,000/- (Rupees One Lakh Only)
Lot No 3 : All those peace & Parcels of land situate being & lying at village Kusgon Khurd, in the registration dist. Pune Sub Dist. Maval admeasuring 487.48 sq meters and bearing CTS/ Survey no's Plot no 26 & 27 PHASE -I & II gat no 217 to 219 to 222, 227, 230 & 2231 bounded as follows. Plot 26: On or towards North : Adjoining Other Plot. On or towards East : 9 mtr Wide Road & Plot No 25. On or towards West : Open Space 2 On or towards South : Plot No. 27. Plot 27 : On or towards North : Plot No 26. On or towards East : 9 mtr Wide Road & Plot No 24. On or towards West : Open Space 2 On or towards South : Plot No. 28. Encumbrances: Not Known Type of possession: Physical	Reserve Price : Rs. 48,00,000/- (Rupees Forty-Eight Lakh Only) EMD: Rs. 4,80,000 /- (Rupees Four Lakh Eighty Thousand Only) Bid increment Amount : Rs. 1,00,000/- (Rupees One Lakh Only)
Lot No 4 : All that parts forming Apartment bearing No. 1101 in Premium Tower No.1 on the 11th Floor comprising 2 BHK with requisite amenities admeasuring super built up area 1297 sq. ft. equivalent to 120.53 sq. mtr., in Pinnacle 'd' Dreams, situated in Village: Pipliyakumar, Tehsil and Distt. Indore as per the attached map and surrounded as under together with proportionate undivided shares of the said land on which the building has been constructed with further rights to use such common areas, passages, privileges, benefits of the Township Pinnacle 'd' Dreams as per prakoshtha. The SAID APARTMENT marked in "Red" in the plan enclosed and bounded as under : Towards North : Flat No. 1102 Towards South : Open Space & Balcony Towards East : Staircase and Lift Lobby Towards West : Open Space Encumbrances: Not Known Type of possession: Symbolic	Reserve Price : Rs. 51,00,000/- (Rupees Fifty-One Lakh Only) EMD: Rs. 5,10,000 /- (Rupees Five Lakh Ten Thousand Only) Bid increment Amount : Rs. 1,00,000/- (Rupees One Lakh Only)
Lot No 5 : All the piece and parcel of Residential Flat No. 202 on second floor, admeasuring about 55.64 sq. Mtrs. in the building Deven Varad constructed on Plot no 127 CTS No. 20588 Situated at Samarth Nagar Aurangabad (chh. Sambhajinagar) situated within the jurisdiction of Aurangabad (chh. Sambhajinagar) Municipal Corporation and within jurisdiction of Sub Registrar haveli Pune and Bounded as follows: - On or towards North : Flat No 201 On or towards South : Open On or towards East : Open On or towards West : Flat No 203 Encumbrances: Not Known Type of possession: Symbolic	Reserve Price : Rs. 57,00,000/- (Rupees Fifty-Seven Lakh Only) EMD: Rs. 5,70,000/- (Rupees Five Lakh Seventy Thousand) 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, Ajinkya, Legal Manager - 9579730257

No.	Particulars	Date & Time
1.	Date and time of E-Auction	For Lot No. 1 to 5
2.	Last Date of Submission of KYC with EMD	30.06.2026 between 11.00 a.m. and 4.00 p.m
3.	Inspection Date & Time	30.06.2026 till 11:00 A.M (as per PSB Alliance rules)
		01.06.2026 to 25.06.2026 between 10:00 am. and 5:00 pm

- 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).
- 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 : 22.05.2026

This notice is also being published in vernacular.

Place : Pune

The English version shall be final if any question of interpretation arises.

Assistant General Manager & Authorised Officer, Bank of Maharashtra