



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 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: Pipiyakumar, 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 prakoshttha. 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)

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. 4	30.06.2026 between 11.00 a.m. and 4.00 p.m
2.	Last Date of Submission of KYC with EMD	30.06.2026 till 11:00 A.M (as per PSB Alliance rules)
3.	Inspection Date & Time For Lot No. 4	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
Place : Pune

This notice is also being published in vernacular.
The English version shall be final if any question of interpretation arises.

Assistant General Manager & Authorised Officer, Bank of Maharashtra