	बैंक ऑफ महाराष्ट्र आस्ति वसुली शाखा आगरकर हाईस्कूल बिल्डिंग, दूसरी मंजिल, सोमवारपेठ, पुणे 411011- BANK OF MAHARASHTRA Asset Recovery Branch Agarkar High School Bldg., 2nd Floor, Somwar Peth, Pune - 411011	
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501.SHIVAJINAGAR, PUNE-5		

AE59/Legal/EAuction/ M/s Om Yashoda /2026-27

Date 15.05.2026

1. **M/s. Om Yashoda Construction**
(Proprietor: Santosh Narayan Badambe)
(Since Deceased Thorough His Legal Heirs)

(Borrower)

- a) **Mrs. Rupali Santosh Badambe**
C/O. Rahul Ghadshi
Aman Society, Chal No:5,
Satri Nagar, Kothrud, Pune 411038

Also at:
5, Mula Nagar, Sangavi Haveli,
Taluka: Haveli, District: Pune 411027.

- b) **Miss. Shreya Santosh Badambe**
(Through her Natural Guardian)
Mrs. Rupali Santosh Badambe
C/O. Rahul Ghadshi
Aman Society, Chal No:5,
Satri Nagar, Kothrud, Pune 411038

Also at:
5, Mula Nagar, Sangavi Haveli,
Taluka: Haveli, District: Pune 411027.

- c) **Miss. Pragati Santosh Badambe**
(Through her Natural Guardian)
Mrs. Rupali Santosh Badambe
C/O. Rahul Ghadshi
Aman Society, Chal No:5,
Satri Nagar, Kothrud, Pune 411038

Also at:
5, Mula Nagar, Sangavi Haveli,
Taluka: Haveli, District: Pune 411027.

2. **Mrs. Rupali Santosh Badambe**
C/O. Rahul Ghadshi
Aman Society, Chal No:5,
Satri Nagar, Kothrud, Pune 411038

(Guarantor)

Also at:
5, Mula Nagar, Sangavi Haveli,
Taluka: Haveli, District: Pune 411027.

3. **Mr. Rajkumar Sopan Nigade**
Flat No. 103, First Floor, Hamy Garden,
S No.43, Hissa No. 1/1/5A 1/1, Ambegaon, Pune 411046.

(Guarantor)



Dear Sir / Madam,

Sub: Notice for sale of immovable properties (Appendix - IV –A) Under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002

Please take a notice that:

In terms of the powers vested in the undersigned as the Authorised 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 possession of the assets mentioned below for taking action under the SARFAESI Act and to sell the said assets for recovery of **being Rs.6,96,90,609.00/- (Rupees Six Crore Ninety Six Lakhs Ninety Thousand Six Hundred Nine Only) plus unapplied interest at contractual rate with monthly rest w.e.f 19/06/2025** apart from penal interest, cost and expenses thereon minus recovery if any due to Bank of Maharashtra.

The details of the property, reserve price and earnest money is as under

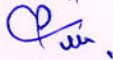
Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
All those pieces and parcels of land and building Residential Flat no. 103, admeasuring area about 449 square feet built up along with attached terrace 114 square feet, On First Floor of the Building "Hamy Garden", on S. No. 43, Hissa No. 1/1/5A/1/1, at Ambegaon Budruk., Tal. Haveli, District Pune – 411041 Owned by Mr. Rajkumar Sopan Nigade & within the limits of PMC, Pune. Encumbrances: Not Known Type of Possession: Physical	Reserve Price – Rs. 27,36,000/- (Rupees Twenty Seven lakh thirty six thousand Only) EMD – Rs2,73,600/- (Rupees Two Lakh Seventy three Thousand six hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)

Date of E-auction: 26.06.2026

It is observed that the amount due 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, after expiry of a period of 15 days from the date of publication of Public Notice for Sale if the entire amount due to the Bank together with up to date interest, costs and charges are not paid by you during this period.

The borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets.

Yours faithfully,



(Sudhir Kulkarni)

Assistant General Manager & Authorized Officer
Asset Recovery Branch, Pune.

