

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक	अंचल कार्यालय पुणे शहर Zonal Office PUNE CITY टेलीफोन/TELE: 020-2557 3409 ई-मेल/e-mail: legal_pcr@mahabank.co.in “यशोमंगल” 1183-ए, एफ. सी. रोड, शिवाजीनगर, पुणे 5 “Yashomangal” 1183-A, F.C. Road, Shivajinagar, Pune 5	
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501.SHIVAJINAGAR, PUNE-5		

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 8(6) and 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 **Symbolic and/or Physical** 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 Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
1	Borrower: Santosh Popat Gawade and Mrs. Dipali Santosh Gawade Branch: Paud Phata Branch Pune	Rs. 41,36,067.38 plus interest for respective accounts with monthly rests w.e.f. 01.02.2024 apart from penal interest, cost and expenses minus recovery effected (if any)	PROPERTY Lot No 1 All that piece and parcel of Flat No. 307, 3 rd Floor, admeasuring 1008 sqr. ft. in building ‘Shubham Residency’ on CTS No. 244, Village: Nanded, Pune-411041 Owner of the Property - Mr. Santosh Popat Gawade and Mrs. Dipali Santosh Gawade Encumbrances: Not Known Type of possession: Physical	Reserve Price – Rs.35,12,000/- (Rupees Thirty Five Lakhs Twelve Thousand Only) EMD : Rs. 3,51,200 /- (Rupees Three Lakhs Fifty One Thousand Two Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
2	Borrower: Mr. Prabhuling Sadashiv Galave and Mrs. Sujata Prabhuling Galave Branch: Housing Finance Branch Pune	Rs. 37,94,710/- (Rupees Thirty Seven Lakhs Ninety Four Thousand Seven Hundred Ten only) plus interest @8.9% p.a. with monthly rests upto 02.09.2024 plus un-applied interest, penal interest, cost and expenses w.e.f. 03.09.2024 minus recovery effected (if any)	<u>PROPERTY Lot No 2</u> All that piece and parcel of property bearing Flat No. A 304 having area adm 382 sqr ft carpet area + terrace adm 102 sqr. Ft. situated on Third Floor in a building “ Pride Homes”, Sr No 67, Hissa No 1+5/A/1 Rahatani, Pune 411017 Property bounded as: On or towards North: Open Space On or towards East: Flat no. 303 On or towards West: Flat no. 305 On or towards South: Entrance, Passage Owner of the Property – Mr. Prabhuling Sadashiv Galave and Mrs. Sujata Prabhuling Galave Encumbrances: Not Known Type of possession: Physical	Reserve Price – Rs.35,50,000/- (Rupees Thirty Five Lakhs Fifty Thousand Only) EMD : Rs. 3,55,000/- (Rupees Three Lakhs Fifty Five Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
3	Borrower: Ritu Jigar Parekh and Mr. Jigar Devendra Parekh Branch: Navipeth Branch	Rs.1,80,23,511.00 (Rupees One Crore Eighty Lakh Twenty Three Thousand Five Hundred Eleven Only) plus further interest & charges @ 10.75% p.a with monthly rest w.e.f. 09.10.2025 apart from penal charges, cost and expenses minus recovery effected (if any) The property is also mortgaged in M/s Krishna Traders with outstanding dues of Rs. 89.95	<u>PROPERTY Lot No 3</u> Flat/house No. 101 Building- Perlo Wing, Building No.3, S no. 19/3/1/2, Floor- 1st Floor, Ovo Lush Life Scheme Near Ganga Sparsh in the Area Undri Tal/Tehsil Pune. Owner of the Property – Mrs. Ritu Jigar Parekh & Mr. Jigar Devendra Parekh Encumbrances: Not Known Type of possession: Symbolic	Reserve Price – Rs.1,23,00,000/- (Rupees One Crore Twenty Three Lakhs Only) EMD : Rs. 12,30,000/- (Rupees Twelve Lakhs Thirty Thousand Only) Bid increment Amount Rs 1,00,000/- (Rupees One Lakh Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
		Lakhs as on 16.05.2026 plus un-applied interest thereon @ contractual rate plus cost, charges and expenses minus recovery effected (if any)		
4	Borrower(s): - 1. Mr. Sunil Krishnarao More 2. Mrs. Aruna Sunil More Guarantor: Mr. Vinod Haribhau Kadam Branch: Narhe	Rs.22,42,116/- (Rupees Twenty two lakh forty two thousand one hundred and sixteen only only) plus interest thereon @ 8.60 w.e.f. 05.04.2024 plus cost, charges and expenses minus recovery effected (if any) The property is also mortgaged in M/s JJ Transport with outstanding dues of Rs. 18.85 Lakhs as on 04.02.2026 plus interest thereon @ contractual rate plus cost, charges and expenses minus recovery effected (if any)	<u>PROPERTY LOT NO. 4</u> Flat no. 10 B Wing, 3rd Floor Gaurang Residency S no.48, H no 22/1 and 47/1 and 47/2 Narhe Pune 411041 admeasuring area area 823 sq.fts in the name of Mr. Sunil Krushnarao More and Mrs Aruna Sunil More, bounded as under: East: open space South : Flat no.11 West : Flat no.09 North: Open Space Owner of the Property – <i>Mr. Sunil Krishnarao More and Mrs. Aruna Sunil More</i> Encumbrances: Not Known Type of possession: Physical	Reserve Price – Rs. 33,51,000/- (Rupees Thirty Three Lakhs Fifty One Thousand Only) EMD - Rs.3,35,100/- (Rupees Three Lakhs Thirty Five Thousand One Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
5	Borrowers: 1. Mr. Abdul Rashid Sadiq Ali Siddiqui 2. Mrs. Nazmeen Abdul Rashid Siddiqui Branch: Bhavanipeth Branch Pune	Rs 79,17,595/- (Rupees Seventy Nine Lakhs Seventeen Thousand Five Hundred Ninety Five Only) plus un-applicable interest thereon @ contractual rate w.e.f. 24.07.2024 plus cost, charges and expenses minus recovery effected (if any)	<u>PROPERTY LOT NO. 5:</u> Property situated at Flat No. 604 on 6th Floor, Hill Crest, Sr. No. 97, Mhaske Wasti, Ravet, Pune-412101 Encumbrances: Not Known Type of possession: Physical <u>PROPERTY LOT NO. 6:</u> Property situated at Flat No. 605 on 6th Floor, Hill Crest, Sr. No. 97, Mhaske Wasti, Ravet, Pune-412101 Encumbrances: Not Known Type of possession: Physical	<u>PROPERTY LOT NO. 5:</u> Reserve Price – Rs. 35,57,000/- (Rupees Thirty Five Lakhs Fifty Seven Thousand Only) EMD - Rs.3,55,700/- (Rupees Three Lakhs Fifty Five Thousand Seven Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty-Five Thousand Only) <u>PROPERTY LOT NO. 6:</u> Reserve Price – Rs. 35,57,000/- (Rupees Thirty Five Lakhs Fifty Seven Thousand Only) EMD - Rs.3,55,700/- (Rupees Three Lakhs Fifty Five Thousand Seven Hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
6	Borrowers: 1. M/s Shri Balaji Enterprises Proprietor Late Mr. Sandeep Sharadchandra Ashtaputre Through Legal Heirs Mrs. Seema Sandeep Ashtaputre Ms Pooja Sandeep Ashtaputre Ms Madhuja Sandeep Ashtaputre Guarantors: 2. Mrs. Seema Sandeep Ashtaputre 3. Mr. Naveen Suresh Ramnani Branch: Camp	Rs. 4694629.00 (Forty Six Lakh Ninety Four Thousand Six Hundred Twenty Nine Only) plus applicable rate of interests at the rate of 13.70% on Term Loan, 9.25% on ECLGS and 9.25% on GECL Credit with monthly rest w.e.f. 08.04.2024, plus penal interest, cost and other expenses minus recovery effected (if any)	<u>PROPERTY LOT NO. 7:</u> Flat No 604, 6th Floor Building C1, Shiv Sagar City, Phase No.1 Co. op Housing Society, Survey No 17, Sinhagad Raod, Pune, admeasuring 872 sq. ft (carpet), bounded as follow: Towards North: Road Towards East: S No 16 Towards west: S No 17+1+2+3 Towards South: S No 17/9 Owner of the property: Late Mr. Sandeep Sharadchandra Ashtaputre represented through Legal Heirs Mrs. Seema Sandeep Ashtaputre Ms Pooja Sandeep Ashtaputre Ms Madhuja Sandeep Ashtaputre Encumbrances: Not Known Type of possession: Physical	<u>PROPERTY LOT NO. 7:</u> Reserve Price – Rs. 1,05,00,000/- (Rupees One Crore Five Lakhs Only) EMD - Rs.10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only)

Sr. No.	Particulars		Date & Time of Auction
1.	Date and time of E- Auction	For Lot No.1 to 7, 30 days' sale notice is given.	26.06.2026 between 11.00 a.m. and 4.00 P M
2.	Last Date of Submission of Bid with EMD		Before commencement of E-auction (as per PSBA e-bikray rules)
3.	Inspection Date & Time	For Lot No.1 to 7	05.06.2026 between 11:00 am.to 5:00 pm
4	Authorised Officer for all above properties	Mr. Shrikant Shekhar Mob: 7588843809	

Note: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

1. E-auction shall be conducted through the PSBA E-Bikray. Bidders have to log in on the website__ [https:/ banknet.com](https://banknet.com) and register themselves. **In this regard, please note that verification of KYC documents takes 2-3 days' time.**
2. For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on <https://banknet.com> (PSBA eBKray Portal)
3. **For detailed information in respect of above properties, you may contact also- Mr. Shrikant Shekhar(Chief Manager Recovery incharge PCZ) M.no. 7588843809**

Date: 16.05.2026

Place: Pune

Chief Manager & Authorized Officer

Bank of Maharashtra