

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra अचल संपत्ति का ढांचा <i>एक धरिता एक बैंक</i> ग्रामास कार्यालय : "लोकमंगल", 1501, शिवाजीनगर, पुणे - 411005. H. O.: Lokmangal, 1501, Shivajinagar, Pune - 411005.	अंचल कार्यालय: "यशोमंगल" 1183-ए, एफ. सी. रोड, शिवाजीनगर, पुणे 5 Zonal office: "Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5 टेलीफोन/TELE: 020-2557 3347 ई-मेल/e-mail : legal@bankofmaharashtra.co.in	
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AX6/Legal/EAUction//2026-27/

Date 19.05.2026

To

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| <p>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</p> <p>Address-
469, Shaniwar Peth, Flat No 1, First Floor,
Omkar Niwas, Near Dakshin Mukhi Maruti Mandir
Pune. Pin 411030 Maharashtra.</p> | <p>... (Borrower)</p> |
| <p>2. Mrs. Seema Sandeep Ashtaputre
469, Shaniwar Peth, Flat No 1, First Floor,
Omkar Niwas, Near Dakshin Mukhi Maruti Mandir
Pune. Pin 411030 Maharashtra.</p> | <p>... (Guarantor)</p> |
| <p>3. Mr. Navin Suresh Ramnani
701, Skylown Tower, Boat Club Road,
Pune. Pin 411001 Maharashtra.</p> | <p>... (Guarantor)</p> |

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 **Rs. 46,94,629.00 (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) 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
PROPERTY LOT NO. 7: 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:	Reserve Price - Rs. 1,05,00,000/- (Rupees One Crore Five Lakhs Only) EMD - Rs.10,50,000/-



Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
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	(Rupees Ten Lakhs Fifty Thousand Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh 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 30 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.

Please refer to the enclosed Public Notice for Sale through E-auction under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 published in Financial Express and Loksatta on 17.05.2026.

Yours faithfully,


(Shrikant Shekhar)
Chief Manager & Authorized Officer
Bank of Maharashtra
Pune City Zone

