

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक प्रधान 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_pcr@mahabank.co.in	
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AX6/Legal/EAuction//2026-27/

Date 22.05.2026

To

1. M/s SHRUSHTI CONSTRUCTION
Prop. Mr. Rahul Shantilal Muttha

..... (Borrower)

FLAT 704, 7th FLOOR,
A-1 BUILDING CHERYL APARTMENTS DOWN,
TOWN, KHARADI, PUNE 411014

2. Mrs. Gulab Shantilal Muttha

..... (Guarantor)

FLAT 704, 7th FLOOR,
A-1 BUILDING CHERYL APARTMENTS DOWN,
TOWN, KHARADI, PUNE 411014

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. 2,07,32,383/- (Rupees Two Crores Seven Lakhs Thirty Two Thousand Three Hundred and Eighty Three Only) + further interest from 24.09.2025 onwards @ (ROI as mentioned above for each account) p.a + cost, charges & expenses incurred since date of NPA i.e., 23.09.2025 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	Date of E-Auction
Flat No. 7, 2nd Floor being totally admeasuring 62.98 Sq. Mt. feet in City Survey No. 541/A-Bfinal, CTS No. 8/19, Plot No. 700 to 703, Sub Plot no. 19, S No. 541/A-B situate at Bhagyashree Apartment, Mukund Nagar, Gultekdi, Pune 411037, and registered in the name of Mr. Rahul Shantilal Muttha And Mrs. Gulab Shantilal Muttha in the Registration Sub - District Haveli and Registration District - Pune . Bounded: On the North: Open Space and staircase On the South: Open Space On the East: Wall of Apartment No. R/5	Reserve Price - Rs.67,80,000/- (Rupees Sixty Seven Lakhs Eighty Thousand Only) EMD : Rs. 6,78,000/- (Rupees Six Lakhs Seventy Eight Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)	26.06.2026



Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment	Date of E-Auction
On the West: Open Space Owner of the Property - Mr. Rahul Shantilal Muttha and Mrs. Gulab Shantilal Muttha Encumbrances: Not Known Type of possession: Symbolic		

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 22.05.2026.

Yours faithfully,


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

