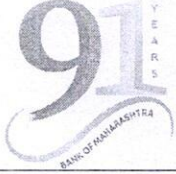
	बैंक ऑफ महाराष्ट्र आस्ति वसूली शाखा आगरकर हाईस्कूल बिल्डिंग, दूसरी मंजिल, सोमवारपेठ, पुणे 411011- BANK OF MAHARASHTRA Asset Recovery Branch Agarkar High School Bldg., 2nd Floor, Somwar Peth, Pune – 411011	
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501.SHIVAJINAGAR, PUNE-5		

AX6/Legal/E-Auction/ Sunil Narayan Manikal /2026-27

Date 23.06.2026

1. **Mr. Sunil Narayan Manikal**

(Borrower)

S No. 54, Om Society, Adarsh Vidyalaya,
Ghorpadi, Mundhwa 411036.

Also at:

Flat No. 401 and Flat No. 404,
C Wing, 4th floor, Casa Heights,
S No. 64, Hissa No. 3, Near marunji
Grampanchayat, Near New English
School, Marunje, Tal. Mulshi,
Dist. Pune 412108.

2. **Mrs. Shravanti Sunil Manikal**

(Co-Borrower)

S No. 54, Om Society, Adarsh Vidyalaya,
Ghorpadi, Mundhwa 411036.

Also at:

Flat No. 401 and Flat No. 404,
C Wing, 4th floor, Casa Heights,
S No. 64, Hissa No. 3, Near marunji
Grampanchayat, Near New English
School, Marunje, Tal. Mulshi,
Dist. Pune 412108.

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.59,12,387.00 (Rupees Fifty Nine Lakhs Twelve Thousand Three Hundred Eighty Seven only) plus unapplied interest w.e.f. 26/06/2023 p.a. with monthly rest plus cost, charges and expenses till date of payment of the entire dues, minus recovery if any, due to Bank of Maharashtra.**

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



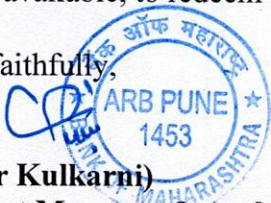
Sr. No.	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
1.	All the Piece & Parcels of Residential Flat No 404 on 4th Floor in the building C-Wing constructed on S No 64, Hissa No 3, building named as Casa Heights located at village Marunji near Hinjewadi, Taluka Mulshi, District Pune – 411057 admeasuring 721 sq. ft. carpet area along with attached terrace 98.25 sq. ft. and together with exclusive right to use covered car parking space no. 10 owned by Mr. Sunil Narayan Manikal. Encumbrance – Not known Possession - Physical	Reserve Price: Rs.45,72,000.00/- (Rupees Forty-five Lakh seventy two thousand Only) EMD: Rs.4,57,200.00/- (Rupees Four Lakh fifty seven thousand two hundred Only) Bid Increment amount: Rs.25,000.00/- (Rupees Twenty-Five Thousand Only)

Date of E-auction: 15.07.2026

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.

Yours faithfully,


(Sudhir Kulkarni)
Assistant Manager & Authorized Officer
Bank of Maharashtra