

	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		

AE59/Legal/E-Auction/ M/s Ugam Traders/2026-27

Date: 23.06.2026

To,

1. M/s. Ugam Trader,

Prop. - Chaitanya Raghunath Kulkarni

Add.: Plot No. 19A, S.No. 508/1B, Near Ambika Vidyalaya,
Ambika Nagar, Kedgaon,
Ahmednagar-414005.

(Borrower)

2. Rekha Raghunath Kulkarni

Add.: Plot No. 19A, S.No. 508/1B, Near Ambika Vidyalaya,
Ambika Nagar, Kedgaon,
Ahmednagar-414005.

(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. 24,97,702.00/- (Rupees Twenty-Four lakhs ninety-seven thousand seven hundred two Only) plus unapplied interest at contractual rate w.e.f. 30.09.2023 apart from penal interest, other 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 that Pieces & Parcels of Residential unit located at, S.No. 508/2B, Plot No. 19A Village Kedgaon near Ambika Vidyalaya Ambika Nagar, Kedgaon Ahmednagar - 414005 area 284.57 sq.mtr. upon that 142.29 Sq.mt. ground floor built up area 34.41 sq.mtr. first floor built up area 54.32 sq.mtr. Encumbrances: Not Known Type of possession: Physical	Reserve Price – Rs. 31,25,000/- (Rupees Thirty One lakh twenty- five thousand Only) EMD - Rs.3,12,500/- (Rupees Three Lakh Twelve Thousand five hundred Only) Bid increment Amount- Rs 25,000/- (Rupees Twenty Five Thousand Only)

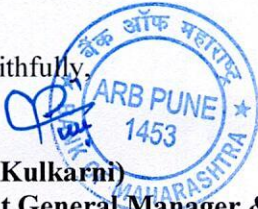


Date of E-auction: 15.07.2026

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 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.