

Notice is hereby given to the public in general and in particular to the Borrowers and guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the Symbolic/Physical Possession of which has been taken by the Authorised Officer of the Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrowers(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

**Last date for submission of bid for all properties 09/07/2026,
E Auction of all properties on 09/07/2026 time from 11:00 AM to 5:00PM**

S. N.	Name of Branch and Name Address of Borrowers / Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price	Date Of Possession & Type Of Possession Bid Increase Amount	QR Code of location of the Property
			EMD (Rs. in lakhs)	Date of Inspection	
1.	Branch: Pune Recovery Branch- Name of the A/C- Mrs Dipalee Mithun Rathod & Mr Mithun Madhukar Rathod (Amount Outstanding: Rs 36.02 Lakhs + UCI + Other Charges w.e.f 01.03.2025)	Flat No 501, 5th Floor, "Urbangram Phase 2" Wing A, S. No 409/1/A,416/2/1,416/2/2,416/2/3,416/2/4,416/2/5,416/3, Kondhave Dhavade, Tal Haveli Dist Pune 411023 Admeasuring area : Carpet Area 52.10 Sq Mtr, Enclosed Balcony 9.66 Sq Mtr, Terrace 7.33 Sq Mtr & Washing place 2.08 Sq Mtr Boundries as per actual & Plan North : Open to sky South : Flat No 502 & Open to sky East : Open to sky West : Entrance and passage	55.49 ----- 5.55 ----- 23.06.2026	29.07.2025 (Symbolic) ----- Rs. 10,000	
2.	Branch : Pune Recovery Branch Name of the A/c.: Ajit Nandkumar Pandit (Amount Outstanding: 59.78 Lakhs + UCI + Other Charges w.e.f 29.03.2024)	Flat bearing No. 104 situated on 1st floor, B Wing in the project, admeasuring 648.00 square feet i.e 60.20 square meter RERA carpet alongwith exclusive right to use Open Balcony admeasuring 72.00 sq feet i.e 6.69 Sq Meter carpet along with the appurtenance attached thereto (subject to variation of not more than 3%) in the building know as "KSHITIJ RESIDENCY", Mayur Colony Road, Kothrud, Tal Haveli Dist Pune 411038 constructed on the land more particularly mentioned in the scheduled IV along with all the appurtenance and easementary rights attached thereto along with mechanized/regular/ basement, covered/open car parking space bearing situated on Basement 1 parking floor admeasuring 9.29 sq mtrs. Bounded : On the East by : By Open On the South by : By Open On the West by : By Passage On the North by : By Side Margin & then Road CERSAI : 400057770268	77.08 ----- 7.71 ----- 24.06.2026	18.08.2025 (Symbolic) ----- Rs. 10,000	
		A flat bearing No. 105 situated on 1st floor, B Wing in the project, admeasuring 414.00 square feet i.e 38.46 square meter RERA carpet along with exclusive right to use Open Balcony admeasuring 57.00 sq feet i.e 5.29 Sq Meter carpet along with the appurtenance attached thereto (subject to variation of not more than 3%) in the building known as "KSHITIJ RESIDENCY", Mayur Colony Road, Kothrud, Tal Haveli Dist Pune 411038 constructed on the land more particularly mentioned in the scheduled IV along with all the appurtenance and easementary rights attached thereto. Bounded: On the East by : By Passage On the South by : By Open On the West by : By Duct adjacent flat On the North by : By 1.5M Passage CERSAI : 400057770572	47.52 ----- 4.76 ----- 24.06.2026	18.08.2025 (Symbolic) ----- Rs. 10,000	
3.	Branch: Pune Recovery Branch- Name of the A/C- AKSHAY BALASAHEB PATIL (Amount Outstanding: 55.31 Lakhs + UCI + Other Charges w.e.f 07.01.2025)	Flat No 104, 1st Floor, "Laxmi Kunj Complex" S No 44A, Hissa No 11F, CTS No 1970, Kirtane baug, Mundhva, Tal Haveli Dist Pune 411036 Admeasuring area : Carpet Area 65.44 Sq Mtr, Adjacent Terrace 12.13 Sq Mtr Boundries as per actual & Plan : North : Flat No 103 & Duct South : Open to sky East : Open to sky West : Entrance and staircase	63.43 ----- 6.35 ----- 25.06.2026	23.04.2025 (Symbolic) ----- Rs. 10,000	
4.	Branch: Pune Recovery Branch- Name of the A/C- Mr Avinkumar Sagan Bankar (Amount Outstanding: 14.96 Lakhs + UCI + Other Charges w.e.f 29.12.2023)	Flat No 14, 4th Floor, "Vrundavan Apartment" Gat No 160/1/1, plot No 17 & 18, Near Amardeep Hotel,Baramati Bhigwan Road, Jalochi, Baramati Pune 413102 Boundries as Actual : North : By Entrance and staircase South : By Open East : By Flat No 15 West : By Terrace	17.09 ----- 1.71 ----- 29.06.2026	30.03.2026 (Symbolic) ----- Rs. 10,000	
5.	Branch : Pune Recovery Branch Name of the A/c: M/s. Inpharm Services, Prop:- Deepak Uddhav Mangwani. Guarantor: Gitika Deepak Mangwani Flat No. 8 located at 4th & 5th floor, "Runwal Sherene" Beside Asawari Apartment, Plot No 22, Bhoslenagar, S.No. 134/1A, CTS No 2712 A/1 situatead at Bhosale nagar, Shivajinagr, Pune- 411016 (MH) (Amount Outstanding :Rs.230.33 lakhs+ interest +Other expesnes from 21.04.2025)	EQM of residential property situated at Duplex Flat No. 8, located at 4th & 5th floor, "Runwal Sherene" Beside Asawari Apartment, Plot No 22, Bhoslenagar, S.No. 134/1A, CTS No 2712 A/1 situated at Bhosale nagar, Shivajinagr, Pune- 411016 (MH) admeasuring built up area of 1818.00 sq ft & attached terrace area of 516.00 sqft along with Car Parking No 3 & 4 having area of 247.00 sq. ft. in the joint name of Mr. Deepak Udhav Mangwani & Mrs. Gitika Deepak Mangwani Area: 1818.00 Sq Ft. Boundaries: - North – By open Space, South –By open Space, East – Terrace of Apt. No. 7, West – By Open space	319.26 ----- 31.93 ----- 01.07.2026	16.07.2025 (Symbolic) ----- Rs. 1,00,000	
6.	Branch: Pune Recovery Branch- Name of the A/C- M/s PREMIER DISTRIBUTORS Amount Outstanding: 77.86 Lakhs + UCI + Other Charges w.e.f 10.04.2025	Shop No 4 Ground Floor,"Uma Shankar Apartment" CTS No 892, Annasaheb khaire path, Shukrawar Peth,Tal Haveli Dist Pune 411002. Admeasuring area : Built up area 160.00 Sq ft Boundaries as per deed East: Shop No 5 West: Staircase North: Common Parking South: By Road.	32.21 ----- 3.25 ----- 29.06.2026	30.07.2025 (Symbolic) ----- Rs 10,000/-	
7.	Branch: Pune Recovery Branch- Name of the A/C- Mr. Suryakant Dinkar Bhagat Amount Outstanding: 120.33 Lakhs + UCI + Other Charges w.e.f 30.06.2019	Residential Flat No. 04 & 05, 3rd Floor, in the building "Dattanagar Society, situated at plot no. 6, Sy no. 2 / corresponding hissa no. 1/69 at Vadgaon sheri, Tal Haveli, Dist Pune. Owned by Mr. Suryakant Dinkar Bhagat. Admeasuring area: - Flat no 4: - 686 sq ft Flat no 5: - 544 sq ft Boundaries :- East – by Open space West – By Open space North – By Open space South – By Entrance Both Flat.	37.40 ----- 3.75 ----- 30.06.2026	26.09.2019 (Symbolic) ----- Rs 10,000/-	
		Residential Flat No. 03, 2nd Floor, in the building "Renuka Niwas", situated at S. no. 2, hissa no. 2/1 at Warje, Tal Haveli, Dist Pune 411 058. Owned by Mr. Suryakant Dinkar Bhagat. Admeasuring area: - 2009.63 sq ft Boundaries :- East – By Entrance West – By Open space North – By Open Space South – By Open Space	65.31 ----- 6.55 ----- 30.06.2026	26.09.2019 (Symbolic) ----- Rs 10,000/-	

S. N.	Name of Branch and Name Address of Borrowers / Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price	Date Of Possession & Type Of Possession Bid Increase Amount	QR Code of location of the Property
			EMD (Rs. in lakhs)	Date of Inspection	
8.	Branch : Pune Recovery Branch Name of the A/c.:M/S SHREE ASSOCIATES & Mr SUJEET SURYAKANT PATIL Flat No. 205,2nd Floor,Bldg "SAI DATTA VIHAR" S No 216, Hissa No.1C/1, CTS No 4378, Near Sai Seva Hospital, Bhosari Pune Tal Haveli Dist Pune 411026 (Amount Outstanding: For Shree Associates Rs. 96.85 Lakhs + UCI + Other Charges w.e.f 28.07.2024) For Mr. Sujeet S Patil Rs. 12.35 Lakhs + UCI + Other Charges w.e.f 28.07.2024	EQM of Flat No. 205,2nd Floor,Bldg "SAI DATTA VIHAR" S No 216, Hissa No.1C/1, CTS No 4378, Near Sai Seva Hospital, Bhosari Pune Tal Haveli Dist Pune 411026 Admeasuring Area: 38.215 Sq Mt i.e 412Sft, Adjecant terrace: 3.219 Sq Mtr i.e 34.65 S ft Total Carpet Area: 446.65 Sq Ft, Built Up area : 581 Sq Ft, Boundaries: North: By Side Margin area South: By Passage East: By Duct West: By Entrance & Flat No 203 Property ID - BKIDPUNE293	24.52 ----- 2.46 ----- 30.06.2026	07.01.2025 (Symbolic) ----- Rs. 10,000	
9.		EQM of Flat No. 205,2nd Floor, Bldg "SAHIL OM PARK" Gat No 272, Hissa No ½, Old Gat No 1390/1, Borhadewadi, Tal Haveli, Dist Pune 412105. Admeasuring Area: Flat area including balcony 59.29 Sq Mt i.e 638 Sft, Adjecant terrace: 5.06 Sq Mtr i.e 54.50 S ft Total Carpet Area: 692.50 Sq Ft. Built Up area : 900 Sq Ft. Boundaries: North: By Open Space South: By Duct East: By Side Margin West: By Entrance Property ID - BKIDPUNE294	42.14 ----- 4.25 ----- 30.06.2026	07.01.2025 (Symbolic) ----- Rs. 10,000	
10.		EQM of Flat No. 207, 2nd Floor ,Bldg "SAHIL OM PARK" Gat No 272, Hissa No ½, Old Gat No 1390/1, Borhadewadi, Tal Haveli, Dist Pune 412105. Admeasuring Area: Flat area including balcony 38.01 Sq Mt i.e 409 Sft, Adjecant terrace: 7.38 Sq Mtr i.e 79.50 S ft Total Carpet Area: 488.50 Sq Ft. Built Up area : 635 Sq Ft. Boundaries: North: By Flat No 206 South: By Side Margin East: By Side Margin West: By Entrance Property ID - BKIDPUNE295 CERSAI ID: Asset Id :200076335413,200076336205, 200076342195 Security Id : 400074835872,400074836634,400074842211	27.93 ----- 2.80 ----- 30.06.2026	16.09.2025 (Physical) ----- Rs. 10,000	
11.	Branch: Pune Recovery Branch Name of the A/C.: Mr Vijay Gautam Ghodke & Mrs. Shaila Vijay Ghodke Amount Outstanding: 47.64 Lakhs + UCI + Other Charges w.e.f 28.02.2024	All the part and parcel of the property consisting of Flat no 604, 6th Floor, B Building, Little heart Co Op housing soc Ltd, S No 52/01 & 52/03, Undri Pune 411060 Admeasuring area : Carpet Area 48.59 Sq Mtr, Terrace 6.60 Sq mtr & parking Boundries as per Plan & Actual : On the East by : By Open Sky On the South by : By Open Sky On the West by : By Entrance + Flat No 603 On the North by : By Open Sky Property ID : BKIDPUNE284	38.12 ----- 3.82 ----- 01.07.2026	25.05.2026 (Physical) ----- Rs. 10,000	
12.	Branch : Pune Recovery Branch Name of the A/c. Prashant Chandrakant Ghule, Mrs Rohini Prashant Ghule (Amount Outstanding: Rs. 56.80 Lakhs + Interest + Expenses w.e.f. 23.09.2022)	EQM of Flat No 1004, 10th Floor, Wing A, Paramount Eros Co-Op Housing Society, S. No. 20/5B, 20/5C and 19/1 to 4A/2, At Katraj, Tal Haveli, Dist. Pune – 411046. Admeasuring area : Carpet Area 788 Sq ft, adjecant Terrace 50 Sq ft & covered parking Boundries as per Plan North : Open to sky South : Open to sky East : Entrance and staircase West : Open to sky	60.83 ----- 6.10 ----- 02.07.2026	07.01.2023 (Symbolic) ----- Rs. 10,000	
13.	Branch: Pune Recovery Branch Name of the A/C- Mr Nilesh Uttam Shinolikar (Amount Outstanding: 233.26 Lakhs + UCI + Other Charges w.e.f 21.04.2023)	Under construction flat No 2105, on 21 st Floor, at building known as "Contare Heights" at plot bearing S No 161, CTS No 1A/170 (old), CTS No 1A/170-B(New), Plot No B-1, At village Pahadi Goregaon, at Mahakali Mandir Road, New Link Road, Laxmi nagar, Goregaon (W), Tal Borivali,Mumbai 400 090. Admeasuring area :Built up area 85.39 Sq Mtr North : Building open space South : Floor Passage East : Building open space West : Flat no 2104	225.16 ----- 22.52 ----- 02.07.2026	03.08.2023 (Symbolic) ----- Rs. 1,00,000	
14.	Branch : Pune Recovery Branch Name of the A/c.: Mitsu Auto pvt Ltd (Amount Outstanding: Rs. 143.30 Lakhs + UCI + Other Charges w.e.f 04.01.2019)	Residential Flat No. 205, 2nd Floor, in the building "Sketch Book", situated at Sr no. 434/2, Hinjewadi- Pirangut Road, Ambarwel (Gadadavnewadi) Mulshi Dist Pune-412115. Admeasuring area: - 65.05 sq mtrs Boundaries:- East – by Open space West – By Open space North – By Open space South – By flat no 206 CERSAI ID- 100000526410 Property ID- BKIDMITSU1	21.63 ----- 2.20 ----- 01.07.2026	10.01.2024 (Physical possession) ----- Rs. 10,000	
15.		Residential Flat No. 206, 2nd Floor, in the building "Sketch Book", situated at Sr no. 434/2, Hinjewadi- Pirangut Road, Ambarwel (Gadadavnewadi) Mulshi Dist Pune-412115. Admeasuring area: - 65.05 sq mtrs Boundaries :- East – by passage & duct West – By Open space North – By flat no 205 South – By flat no 207 Cersai ID- 100000526536 Property ID- BKIDMitsu2	21.63 ----- 2.20 ----- 01.07.2026	10.01.2024 (Physical possession) ----- Rs. 10,000	
16.	Branch-Pune Recovery Name of the a/c M/s VISHANT EXPORTS PVT. LTD. A/p B2/1/5 & 6,MIDC, Akkalkot Road, Solapur 413006, (Amount Outstanding : 121.57 lakhs +UCI+Other charges w.e.f. 01.07.2023)	Equitable mortgage of F P No 9/45 (part area of west side) M H No 267/45 within limit of Solapur Municipal Corporation, Solapur, Jodbasavanna Chowk, Ravivar peth, T P Scheme No I, Solapur Total area as per actual : 139.35 Sq Mtr Situation of the Property East: By Road. West: F P No 9/44 & 9/67 North: F P No 9/66 South: By Road. Property ID-BKIDPUNERECVISHANT CERSAI : 200008424956 200004856113	120.10 ----- 12.01 ----- 02.07.2026	19.07.2025 (Symbolic) ----- Rs. 10,000	

The auction sale will be online e-auction/bidding 'on' "**AS IS WHERE IS**", "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS**" through the Website <https://BAANKNET.com/eauction-psb/> dated 09/07/2026 from 11:00 am to 05:00 pm for detailed terms and conditions of the sale, please refer to link provided in bank of India (secured creditor) website www.bankofindia.co.in/Dynamic/Tander or <https://BAANKNET.com/eauction-psb/>

Sd/-
Authorised Officer, Bank of India