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|  |  <p>पुणे पश्चिम अंचल कार्यालय: "जनमंगल", पहली मंजिल, पुराना मुम्बई पुणे महामार्ग,<br/>मोरवाडी, बैंक ऑफ महाराष्ट्र पिम्परी शाखा के उपर, पिम्परी, पुणे 18<br/>Pune West Zonal office: "Janmangal" 1<sup>st</sup> floor, Old Mumbai-Pune Highway,<br/>Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune-18<br/>टेलीफोन/TELE: 020-2733 5341</p> |  |
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**Sale Notice for Sale of Immovable Properties**  
(Appendix - IV -A)

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/charged to Bank of Maharashtra, the possession of which have been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on **15.07.2026**, for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under –

| Sr. No | Branch name and Name and address of Borrowers / Guarantors                                                                                                                                     | Total dues as on 24/06/2026                                                                                                                                                          | Details of the Secured Assets put for auction / sale & Type of possession with the Bank & Encumbrances                                                                                                                                                                                           | Reserve Price       |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|        |                                                                                                                                                                                                |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  | EMD                 |
|        |                                                                                                                                                                                                |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  | Bid Increase amount |
| 1      | <b>Housing Finance Branch Wakad Pune</b><br>Borrower<br>1. Mr. Ashish Asaram Karkade<br>2. Mrs. Rohini Ashish Karkade<br>Gat No. 657, Near Mahindra, Subhashwadi, Nighoje, Khed, Pune - 410501 | Rs. 2354233.00<br>(Rupees Twenty Three Lakhs Fifty Four Thousand Two Hundred and Thirty Three Only) plus further Interest as applicable w.e.f. 25.06.2026 and other cost & expenses. | Flat no. 502, Fifth Floor, Yashodhan Apartment constructed on land bearing Sr. No. / CTS No. / Gat No. 921 & 922 located at Khed Shivapur, Taluka Haveli, District Pune-412205, Built-up area 49.25 Sq. Mtr.<br><br>Possession Type: Symbolic<br>Encumbrances known to Bank: NIL                 | 1636200.00          |
|        |                                                                                                                                                                                                |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  | 163620.00           |
|        |                                                                                                                                                                                                |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  | 30000.00            |
| 2      | <b>Housing Finance Branch Wakad Pune</b><br>Borrower<br>1. Mr. Jameer Sadik Naikwadi<br>Flat No. – 108, Raviraj Colrado Apartment, Malik Nagar, Kondhwa, Pune - 411048                         | Rs. 10136747.00<br>(Rupees One Crore One Lakh Thirty Six Thousand Seven Hundred Forty Seven Only) plus further Interest as applicable w.e.f. 25.06.2026 and other cost & expenses.   | Flat no. 5, First Floor, 10/186, Roshan Co-op Housing Society Ltd. constructed on land bearing Sr. No. / CTS No. / Gat No. / Milkat No. 995 located at Nanapeth, Pune City, District Pune-411001, Built-up area 1222 Sq. Ft.<br><br>Possession Type: Symbolic<br>Encumbrances known to Bank: NIL | 6334848.00          |
|        |                                                                                                                                                                                                |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  | 633484.80           |
|        |                                                                                                                                                                                                |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  | 50000.00            |
| 3      |                                                                                                                                                                                                |                                                                                                                                                                                      | Flat no. 101, Building No. 01, First Floor, "Yashodhan Apartment", constructed on land bearing Sr. No. / CTS No. / Gat No. / Milkat No. 921, 922 located at Khed Shivapur, Taluka Haveli, Pune                                                                                                   | 1636200.00          |
|        |                                                                                                                                                                                                |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  | 163620.00           |
|        |                                                                                                                                                                                                |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  | 30000.00            |

Restricted



|   |                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|   |                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                            | City, District Pune-412205, Built-up area 48.32 Sq. Mtr., 520 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     |
|   |                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                            | Possession Type: Symbolic<br>Encumbrances known to Bank:<br>NIL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |
| 4 | Charholi Branch<br>Borrower<br>1. Mr. Santosh Dipak<br>Mohandule<br>Flat No. 106, 1 <sup>st</sup> floor, B4-<br>Wing, Triveni Trikaya Phase-I,<br>Near Shivank Hotel, Village-<br>Tulapur, Alandi-Markal Road,<br>Taluka-Haveli, Pune-412216<br>2. Mrs. Suman Dipak<br>Mohandule<br>C/O Mr. Dattatray Gajanan<br>Sutar, S. No. 163/2, Bramhan<br>Ali, Near Vishnu Temple,<br>Rajgurunagar, Pune-410505 | Rs. 1771579.00<br>(Rupees Seventeen<br>Lakhs Seventy One<br>Thousand Five<br>Hundred Seventy<br>Nine Only) plus<br>further Interest as<br>applicable w.e.f.<br>25.06.2026 and<br>other cost &<br>expenses. | Registered Mortgage of<br>residential Flat No. 106, 1 <sup>st</sup><br>Floor, Building B-4 of the project<br>"Triveni Trikaya Phase-I"<br>admeasuring 338.63 Sq. Ft.<br>carpet area with dry balcony of<br>20.77 Sq. Ft., together with<br>Open Terrace bearing area 48.65<br>Sq. Ft., constructed on land<br>bearing Gat. No. 513, 515, 516,<br>517 & 525, situated Near<br>Shivank Hotel, Village-Tulapur,<br>Alandi-Markal Road, Taluka-<br>Haveli, Pune.<br>CERSAI Asset ID: 200059796302<br><br>Possession Type: Symbolic<br>Encumbrances known to Bank:<br>NIL | 1866862.39<br>186686.24<br>30000.00 |
| 5 | Lavale<br>Borrower<br>1. Mr. Amol Uttam Kudale<br>At Taljai Wasti, Post Lavale,<br>Tal. Mulshi, Dist. Pune-<br>412115                                                                                                                                                                                                                                                                                  | Rs. 323699.00<br>(Rupees Three<br>Lakhs Twenty Three<br>Thousand Six<br>Hundred Ninety<br>Nine Only) plus<br>further Interest as<br>applicable w.e.f.<br>25.06.2026 and<br>other cost &<br>expenses.       | Equitable Mortgage of Shop No.<br>G-101, Ground Floor, area 370<br>sq. ft., constructed on land<br>bearing Gat No. 259, 269, 270,<br>Oxford Avenue, situated at<br>Pirangut, Tal. Mulshi, Dist. Pune-<br>412115.<br><br>Possession Type: Symbolic<br>Encumbrances known to Bank:<br>NIL                                                                                                                                                                                                                                                                              | 3005325.00<br>300532.50<br>50000.00 |
| 6 | Lavale branch<br>Borrower<br>1. Mr. Samadhan Kautik<br>Mahakal<br>Flat No. 302, Shantai<br>Residency, Maharshi<br>Karvenagar, Hingane Bk.,<br>S. No. 14/1A/3/1, Pune City,<br>Pune-411058<br>2. Mrs. Priti Samadhan<br>Mahakal<br>House No. 3940, S. No. 18/2,<br>Ingale Nagar, Warje, Jakat<br>Naka, Pune City, Pune-<br>411058                                                                       | Rs. 546482.00<br>(Rupees Five Lakhs<br>Forty Six Thousand<br>Four Hundred Eighty<br>Two Only) plus<br>further Interest as<br>applicable w.e.f.<br>25.06.2026 and<br>other cost &<br>expenses.              | Equitable mortgage of Flat No.<br>302, 2 <sup>nd</sup> Floor, on building named<br>"Shantai Residency",<br>admeasuring 215 sq. ft. i.e. 20<br>sq. mtr.s, constructed on land<br>bearing S. No. 14/1A/3/1,<br>admeasuring 34.50 R, situated<br>at, Hingane Bk., Maharshi<br>Karvenagar, Pune City, Pune-<br>411058<br><br>Possession Type: Symbolic<br>Encumbrances known to Bank:<br>NIL                                                                                                                                                                             | 1636699.10<br>163669.91<br>30000.00 |
| 7 | Chakan Branch<br>Borrower and co-borrower<br>1. Mr. Ajay Duwardhan<br>Gunjal and<br>2. Mrs. Vasudha Ajay Gunjal                                                                                                                                                                                                                                                                                        | Rs. 2542020.00<br>(Rupees Twenty Five<br>Lakhs Forty Two<br>Thousand and<br>Twenty Only) plus                                                                                                              | Flat No 303, 3 <sup>rd</sup> Floor, Wing B,<br>"Nexus Kinara", Situated at Gat<br>No 79, Chikhali, Tal -Haveli, Dist,<br>Pune - 412114, having area<br>36.00sq mt.                                                                                                                                                                                                                                                                                                                                                                                                   | 2624966.28<br>262496.63             |







|    |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                              |                                                    |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
|    | <p>1. Mr Yogesh Ramnarayan Agarwal</p> <p>2. Mrs Indu Ramnarayan Agarwal</p> <p>Flat No 01, Ground Floor, Shiv Agrasen Apt, Milkat No 7/298, S.No 53/1, Near Water Tank, Rajgurunagar, Tal-Khed, Dist-Pune 410505</p> <p>Guarantor:</p> <p>3. Mr Sachin Gulab Rakshe Raksheewadi, Near S T Stand, Rajgurunagar, Tal-Khed Dist-Pune 410505</p>                     | <p>Lakhs Seventy Six Thousand Nine Hundred Seventy Two Only) plus further Interest as applicable w.e.f. 25.06.2026 and other cost &amp; expenses.</p>                                         | <p>constructed on land bearing Milkat No 7/298, Gat. No 53/1, situated Near Water Tank, Rajgurunagar, Tal-Khed Dist-Pune-410505, area 74.3218 sqm., 800 sq. ft.</p> <p>Possession Type: Physical Encumbrances known to Bank: NIL</p>                                                                                                         | <p>30000.00</p>                                    |
| 12 | <p><b>Branch: Charholi</b></p> <p>Borrower and Co-borrower</p> <p>1. Mr. Sagar Ashok Reel</p> <p>2. Mrs. Nanda Ashok Reel</p> <p>House No. 211, Talim Chowk, Near Mhaskoba Temple, Ghorpadi Gaon, Ambagaon, Pune-411001</p>                                                                                                                                       | <p>Rs. 1882605.00 (Rupees Eighteen Lakhs Eighty-Two Thousand Six Hundred and Five Only) plus further Interest at applicable rate w.e.f. 25.06.2026 and other cost &amp; expenses thereon.</p> | <p>Flat No. 207, 2nd Floor, B4-Wing, Triveni Trikaya Phase-I, constructed on land bearing Gat. No. 513, 515, 516, 517 &amp; 525, located Near Shivank Hotel, Village-Mouje Tulapur, Alandi-Markal Road, Taluka-Haveli, Pune-412216, carpet area of flat 36.82 sq. mtr.s</p> <p>Possession Type: Physical Encumbrances known to Bank: NIL</p> | <p>1620044.10</p> <p>162004.41</p> <p>30000.00</p> |
| 13 | <p><b>Vadgaon Maval Branch</b></p> <p>Borrower</p> <p>1. Mr. Suhas Pandurang Waikar</p> <p>2. Mrs. Varsha Suhas Waikar</p> <p>AAI Niewas near Panchamukhi Mandir, Vadgaon, Taluka Maval, District Pune 412106</p> <p>Guarantor:</p> <p>3. Mr. Santosh Pandurang Khaire</p> <p>Gat No. 1615, Opp Panchmukhi Mandir Vadgaon, Taluka Maval, District Pune 412106</p> | <p>Rs. 2210806.00 (Rupees Twenty Two Lakhs Ten Thousand Eight Hundred and Six Only) plus further Interest as applicable w.e.f. 25.06.2026 and other cost &amp; expenses.</p>                  | <p>Flat No. 101, adm. 578 Sq. Ft., 1<sup>st</sup> Floor, B Wing, 'Swara Residency' constructed on land bearing S. No. 211/1/2, Plot No. 9, 10, 11, situated at Village Vadgaon Maval, Taluka Maval, District Pune-412106</p> <p>Possession Type: Symbolic Encumbrances known to Bank: NIL</p>                                                | <p>1825902.00</p> <p>182590.20</p> <p>30000.00</p> |
| 14 | <p><b>Lavale Branch</b></p> <p>Borrower</p> <p>1. Mrs. Jayashree Amol Borade</p> <p>2. Mr. Amol Chandrakant Borade</p> <p>Bhagyashri Villa paud Road, Near View New India School,</p>                                                                                                                                                                             | <p>Rs. 1483660.00 (Rupees Fourteen Lakhs Eighty Three Thousand Six Hundred Sixty Only) plus further Interest as applicable w.e.f. 25.06.2026 and other cost &amp; expenses.</p>               | <p>Flat no -307 3<sup>rd</sup> floor Buiding B "Chaitranban Residency" Gut No 320 (Old Gat No. 1543), situated at At post Pirangut, Tal. Mulshi, Dist Pune-412115, area 568 sq. ft (BUA)</p> <p>Possession Type: Symbolic Encumbrances known to Bank: NIL</p>                                                                                | <p>2070360.00</p> <p>207036.00</p> <p>30000.00</p> |





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|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|    | Right Bhusari colony Kothrud,<br>Dist Pune-411038                                                                                                                                                         |                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                   |                                     |
| 15 | Pimpri Budruk Branch<br>Borrower<br>1. Mr Baban Govind Tope<br>2. Mrs Vimal Baban Tope<br>At post-Waki Bk,Tal-khed<br>Dist-Pune<br><br>3. Mr Satyawar Govind Kad<br>At post Waki Bk,Tal-Khed<br>Dist-Pune | Rs. 1450735.00<br>(Rupees Fourteen<br>Lakhs Fifty<br>Thousand Seven<br>Hundred Thirty Five<br>Only) plus further<br>Interest as<br>applicable w.e.f.<br>25.06.2026 and<br>other cost &<br>expenses. | Commercial land bearing Gat<br>No. 271/1C, Old gat No. 1090,<br>situated at Santoshnagar,<br>Village-Waki Bk, Tal-Khed Dist-<br>Pune-410501, land admeasuring<br>700 sq. mtr.s plus RCC<br>structure having built up area<br>120 sq. mtr.s<br><br>Possession Type: Symbolic<br>Encumbrances known to Bank:<br>NIL | 8844390.00<br>884439.00<br>50000.00 |

**Date of E- Auction:** 15/07/2026 between 11:00 p.m. to 02:00 p.m.,

Last date of submission of KYC and EMD: 14/07/2026

**Inspection Date & Time:** 08/07/2026 to 10/07/2026 with prior appointment

Bidders have to log in on the website-<https://baank.net.com>, and get themselves registered, deposit Pre-Bid EMD amount before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment and updation of the same in the website. This may take some time as per banking process and hence bidders in their own interest are advised to submit the pre-bid EMD amount well in advance, that is at least 24 hours before the e-Auction date to avoid last minute rush.

Bank reserves the right to postpone/defer/cancel the e-auction without assigning any reason.

For detailed terms and condition of the sale, please refer to the link provided in website of Bank of Maharashtra i.e. <https://bankofmaharashtra.in/proposal.asp> and <https://baank.net.com>. Prospective bidders can contact the Authorized Officer Mr. Sunil Sahu on Mob. No. 9420753667.

This notice is 15 days statutory Notice under the SARFAESI Act, 2002 to the above mentioned Borrowers, Guarantors and Mortgagors.

Date: 25.06.2026

Place: Pune

  
**Authorized Officer**  
Bank of Maharashtra  
Pune West Zone



