

PUBLIC NOTICE

Notice is hereby given that my client Mr. Sharad B. Sayambar is the owner and holder of land admeasuring 00 H 2.81 R i.e. 281.16 Sq. Mtrs. out of Gat No. 958, totally admeasuring 00 H 44 R, situated at Village Wagholi, Taluka Haveli, Dist. Pune. My client has assured to me that he has clean, clear and marketable title to the said land and has all original chain documents in his custody except Original Sale Deed dated 21.08.1991 executed by Mr. Hariom B. Dube and others in favor of Mrs. Ujjwala D. Navale, which is registered in the office of Sub Registrar Haveli No. 02 at Serial No. 13535/1991, Original Correction Deed dated 20.06.2019 executed by Mrs. Ujjwala D. Navale with the consent of Mr. Juddin M. Shaikh and Others in favor of Mr. Abdul K. Shaikh, which is registered in the office of Sub Registrar Haveli No. 27 at Serial No. 8675/2019, Original Power of Attorney dated 30.04.2019 granted by Mrs. Ujjwala D. Navale in favor of Mr. Abdul K. Shaikh, which is registered in the office of Sub Registrar Haveli No. 27 at Serial No. 5148/2019, which are lost or misplaced. Any person/s having any claims howsoever in the said land, should intimate the same together with all the documents to me within 15 days from the date of publication of this notice, at the address given below, failing which it shall be assumed that the said Owner has clear and marketable title to the said land.

Dated: 21.06.2026. Sd/- Adv. Ajinkya Prataprao Desai
Office no. 501 and 502, Navkar Commerce Centre, Link Road, Chinchwad Pune-411033.
Mobile : 9763258997/9881829291
E-mail : advajinkyadesai@gmail.com



Indian Overseas Bank

Magarpatta Branch

Shop No. A5 to A-9 Ground Floor, Vijaylaxmi Business Centre, Behind Amanora Mall, Sadesatara Nalli, Hadapsar, Pune-411028. Email id lob2257@job.in

Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with Rule 3(1) of the security Interest (Enforcement) Rules, 2002 (Rules)

- Whereas the undersigned being the Authorised Officer of Indian Overseas Bank under SARFAESI Act and in exercise of powers conferred under Section 13(12) read with Rule 3, issued Demand Notice under Section 13(2) of the said Act, calling upon the Borrowers/ Mortgagees/ Guarantors listed hereunder (hereinafter referred to as the "said Borrowers"), to repay the amounts mentioned in the Notice, within 60 days from the date of receipt of Notice, as per details given below.
- The said Notices have been returned undelivered by the postal authorities / have not been duly acknowledged by the Borrowers / Mortgagees / Guarantors. "Hence the Bank by way of abundant caution is effecting this publication of the demand notice. The undersigned has, therefore, caused these Notices to be pasted on the premises of the last known addresses of the said Borrowers/ Mortgagees/ Guarantors as per the said Act. Copies of the said Notices are available with the undersigned and the said Borrowers/ mortgagee / guarantors, may, if they so desire, collect the said copies from the undersigned on any working day during normal office hours.
- Against the above background, Notice is hereby given, once again, to said Borrowers/ Mortgagees / Guarantors to pay to Indian Overseas Bank, within 60 days from the date of publication of this Notice, the amounts indicated / payable as given below under the loan & other documents. As security for due repayment of the loan, the following assets have been mortgaged to Indian Overseas Bank by the respective parties as below.

Amount in Rupees		
Name of the Borrowers / Mortgagees / Guarantors with address	Total outstanding * Rs. as on 08/05/2026	Date of NPA Date of Demand Notice
Tofan Dalai, Permanent Address: Sr. No. 27 Munjaba Wasti Near Swapnil, Pune City, Dighi Camp, Pune - 411015. Communication Address: Flat No. 606, 6th Floor, Building No. B, "Amrutkalash" Project, Gat no. 1259, Near Phoenix Global School, Canal Road, Pune- 412208. Office Address: Unit No.- 107, Wing-A, Nirvana Life City, situated at S. No. 298/2D/2, Near Nyati Evita, Lohagaon, Pune, Maharashtra- 411047	Rs. 15,75,039.72	01/05/2026 08/05/2026
Description Secured Assets : Flat No. 606, 6th Floor, Building No.-B, "Amrutkalash" Project, gat No. 1259, Near Phenix Global School, Canal Road, 1.5 Kms from Pune nagar Highway, Shikarpur, Taluka Shirur, Pune, Maharashtra- 412208		

- *Payable with further interest at contractual rates/rests as agreed from the date mentioned above till date of payment.
- If the said Borrowers/Mortgagees/Guarantors fails to make payment to Indian Overseas Bank as aforesaid, then Indian Overseas Bank shall proceed against the above secured assets under Section 13(4) of the SARFAESI Act and Rules entirely at the risks, costs and consequences of the said Borrowers/mortgagee/Guarantors.
 - Further, the attention of Borrowers/Mortgagee/Guarantors. is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available to them to redeem the secured assets.
 - The said Borrowers/Mortgagee/Guarantors are prohibited under the SARFAESI Act from transferring the secured assets, whether by way of sale, lease or otherwise without the prior written consent of Indian Overseas Bank. Any person who contravenes or abets contravention of the provisions of the Act or Rules shall be liable for imprisonment and/ or fine as given under Section 29 of the Act.

Sd/-
Authorised Officer,
Indian Overseas Bank
Date : 08/05/2026
Place : Pune

Form No. 3
[See Regulation-13(1)(a)]

Debts Recovery Tribunal, Pune
Unit No. 307 to 310, 3rd Floor, Kakade Biz Icon Building, Shivajinagar, Pune-411005.

Case No.: OA/785/2025

Summons under sub section (4) of Section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Bank of Maharashtra Exh No.: 15525

M/S. Siddhivinayak Agro, VS Prop. Mr. Kirankumar Moolchand Khandelwal

To, 1) Ms. Siddhivinayak Agro, Prop. Mr. Kirankumar Moolchand Khandelwal, Flat No. 402, Empire Estate Building, K4, S.No. 4510/1, Mahasalkar Colony, Chinchwad, Pune, Maharashtra-411018.

Summons

Whereas, OA/785/2025 was listed before Hon'ble Presiding Officer / Registrar on 09/06/2026.

Whereas, this Hon'ble Tribunal is pleased to issue Summons/Notice on the said Application under Section 19(4) of the Act (OA) filed against you for recovery of debts of Rs. 64,42,354/- (application along with copies of documents etc. annexed)

In accordance with sub-section (4) of Section 19 of the Act, you the Defendants are directed as under:-

(i) to show cause within thirty days of the service of Summons as to why relief prayed for should not be granted.

(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the Original Application.

(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the Original Application, pending hearing and disposal of the application for attachment of properties.

(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the Original Application without the prior approval of the Tribunal.

(v) You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the Written Statement with a copy thereof furnished to the Applicant and to appear before the Registrar on 10/08/2026 at 10.30 a.m. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date 09/06/2026.

Signature of the Officer Authorised to issue Summons Registrar, Debts Recovery Tribunal, Pune

Bank of Maharashtra Housing Finance Branch, Wakad : Vision One Mall, Shop No. 34, Near Bhumkar Chowk, Tathwade, Pune -411033. Ph. : 7066632363

POSSESSION NOTICE [Appendix IV under the Act-Rule-8(1)]

Whereas, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Sub-section (12) of section 13 read with rule 3 of the Security Interest (Enforcement) rule, 2002, issued a Demand Notice dated 07/08/2025 called upon the Borrowers Mr. Dinesh Mohan Khadtare to repay the amount mentioned in the Notice being Rs. 64,05,705.24/- (Rupees Sixty Four Lakhs Five Thousand Seven Hundred Five and Twenty Four Paise Only) plus further interest as mentioned with monthly rest w.e.f 06/08/2025 apart from penal interest, plus cost, charges and expenses, minus recovery if any within 60 days from the date of receipt of the said Notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the Public in general that the undersigned has taken Physical Possession of the property along with the share of land as described herein below in exercise of the powers conferred on him under Sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest Enforcement rules, 2002 on this 20th June of the year 2026. The borrowers in particular and public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra, Housing Finance Branch, Wakad for an amount hereinabove mentioned. The Borrowers' attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets. This notice is also being published in Vernacular Language. The English version shall be final if any question of interpretation arises.

The details of the immovable properties mortgaged to the Bank and taken possession by the Bank are as under:

Properties Mortgaged to Bank are as under: Vide order of the Additional Chief Judicial Magistrate, Pune through Court Commissioner in Cri. M.A. No. 6009 of 2025 vide; its order passed on 29/04/2026 to deliver physical possession of the secured assets mentioned below. Flat No. 1104, 11th Floor, Wing -A, on building named "Vision Starvest Phase-I", admeasuring 65.76 Sq Mtr (Carpet) constructed on land bearing S. No. 126,127, situated at Near Excel Motors Services, Tathwade, Taluka Mulshi, Dist. Pune -411033. CERSAI Asset ID: 200074589655

Date : 20/06/2026 Chief Manager & Authorised Officer, Bank of Maharashtra Place : Pune

Bank of Maharashtra Housing Finance Branch - 1129, "Yashomangal" 1183-A, 1st Floor, F.C. Road, Shivajinagar, Pune - 5. Ph. 020-25530002

E-mail : bom1129@bankofmaharashtra.bank.in, bmrgr1129@bankofmaharashtra.bank.in

POSSESSION NOTICE [Appendix IV under the Act - rule- 8(1)]

Whereas, the under signed being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest (Act) - 2002 (54 of 2002) and in exercise of powers conferred under Sec 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 09/04/2026 calling upon the Borrower Mrs. Prajakta Nilesh Damishte & Mr. Nilesh Ramesh Damishte to repay the amount mentioned in the Notice being Rs.68,64,848 (Rupees Sixty Eight Lakhs Sixty Four Thousand Eight Hundred Forty Eight only) plus interest @ 8.30% p.a. with monthly rest w. e. f. 09.04.2026, apart from penal interest, cost and expenses within 60 days from the date of the said Notice.

The Borrower having failed to repay the amount, Notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules on this 20 Day of June of the year 2026

The Borrowers in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of Maharashtra, Housing Finance Branch for an amount hereinabove mentioned. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

The details of the Immovable properties mortgaged to the Bank and taken Possession by the Bank are as follows:

The Unit/ Row House No.4, Royal Heritage Row Houses, S. No. 171/2/2, CTS No. 3069, Plot No 3.4 & 5, Dhame/ Sarpanch Wasti, Daund 413 801 situated being and lying at village Dhame/ Sarpanch Wasti, Daund in the registration Dist. Pune Sub-Dist. Daund, admeasuring 102.23 square Meters and bearing CTS/ Survey Nos. No. 171/2/2, CTS No. 3069, Plot No 3, 4 & 5, Together with the buildings and structures/ residential block constructed to/ to be constructed thereon admeasuring 70.00 sq. mts. (carpet) + Balcony area 3.90 sq mtr . 102.23 sq. mts. (build up) i.e. 1100 sq ft. in aggregate consisting of 2 BHK rooms on Ground +1 floors. Boundaries of the property : On or Towards the North: By Row House No. 3, On or Towards the East: By S. No. 171/2/1, On or Towards the West: By Road, On or Towards the South: By Row House No.5

Date : 20/06/2026 Chief Manager & Authorized Officer, Bank of Maharashtra Place : Daund, Pune

Bank of Maharashtra Zonal office: Pune City Zone "Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5

Tele.: 020-2557 3409 Email : legal_pcr@bankofmaharashtra.bank.in

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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.

Sale Notice for Sale of Immovable Properties

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the Symbolic and/or Physical possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Branch & Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
1	Branch: Erandwana, Pune Borrower(s): 1. Mr. Santosh Motilal Bhansali 2. Mrs. Sangita Santosh Bhansali	Rs. 60,78,472/- (Rupees Sixty Lakhs Seventy Eight Thousand Four Hundred and Seventy Two only) plus interest applicable thereon w.e.f. 12.03.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	PROPERTY Lot No 1 : Flat No. 606 on 6th Floor, Building no A-1 'XRBIA EIFEL CITY Phase I' Gat no 1527/2, Village Chakan, Tal. Khed, Dist. Pune. bounded as under : East: Flat No. 605 West: Lift North: Entrance and Flat No. 603 South: Open Space Owner of the Property : Mr. Santosh Motilal Bhansali through POA Vinayak Shankar Sadre • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price – Rs. 20,11,000/- (Rupees Twenty Lakhs Eleven Thousand Only) EMD : Rs. 2,01,100/- (Rupees Two Lakhs One Thousand One Hundred Only) Bid increment Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
2	Branch: Erandwana, Pune Borrower(s): 1. Mrs. Sidhata Sujit Bhansali 2. Mr. Sujit Santosh Bhansali	Rs. 1,05,50,833/- (Rupees One Crore Five Lakhs Fifty Thousand Eight Hundred and Thirty Three only) plus interest applicable thereon w.e.f. 09.01.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	PROPERTY Lot No. 2 : Flat No. 907, Ninth Floor, Bldg. No. A-4, XRBIA EIFEL CITY, Phase-I, Gat No. 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune Bounded as - East: Staircase West: Flat No. 908 North: Entrance and Flat No. 902 South: Open space Owner of the Property : Mrs. Sidhata Sujit Bhansali through POA Vinayak Shankar Sadre • Encumbrances: Not Known • Type of possession: Symbolic	PROPERTY Lot No 2 Reserve Price – Rs. 20,07,000/- (Rupees Twenty Lakhs Seven Thousand Only) EMD : Rs. 2,00,700/- (Rupees Two Lakhs Seven Hundred Only) Bid increment Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
			PROPERTY Lot No. 3 : Flat No. 906, Ninth Floor, Bldg. No. A-4, XRBIA EIFEL CITY, Phase-I, Gat No. 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune bounded as under - East: Flat No 905 West: Lift North: Entrance and Flat No 903 South: Open Space Owner of the Property – Mrs. Sidhata Sujit Bhansali through POA Vinayak Shankar Sadre • Encumbrances: Not Known • Type of possession: Symbolic	PROPERTY Lot No. 3 Reserve Price – Rs. 20,07,000/- (Rupees Twenty Lakhs Seven Thousand Only) EMD : Rs. 2,00,700/- (Rupees Two Lakhs Seven Hundred Only) Bid increment Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
			PROPERTY Lot No. 4 : Flat No. 903, Building No A-4, XRBIA EIFEL CITY, Phase I, Gat No. 1527/2, Chakan, Pune Bounded as - East : Flat No. 904 West: Lift North: Open Space South: Entrance and Flat No. 906 Owner of the Property - Mrs. Sidhata Sujit Bhansali through POA Vinayak Shankar Sadre • Encumbrances: Not Known • Type of possession: Symbolic	PROPERTY Lot No. 4 Reserve Price – Rs. 20,07,000/- (Rupees Twenty Lakhs Seven Thousand Only) EMD : Rs. 2,00,700/- (Rupees Two Lakhs Seven Hundred Only) Bid increment Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
			PROPERTY Lot No. 5 : Flat No. 904, Building No A-4, XRBIA EIFEL CITY, Phase I, Gat No. 1527/2, Chakan Pune, bounded as under East: Open Space and A1 Wing West: Flat No 903 North: Open Space South: Entrance and Flat No. 905 Owner of the Property - Mrs. Sidhata Sujit Bhansali through POA Vinayak Shankar Sadre • Encumbrances: Not Known • Type of possession: Symbolic	PROPERTY Lot No. 5 Reserve Price – Rs. 20,07,000/- (Rupees Twenty Lakhs Seven Thousand Only) EMD : Rs. 2,00,700/- (Rupees Two Lakhs Seven Hundred Only) Bid increment Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
3	Branch: Erandwana, Pune Borrower(s): 1. Mr. Sujit Santosh Bhansali 2. Mrs. Sidhata Sujit Bhansali	Rs. 1,20,81,956/- (Rupees One Crore Twenty Lakhs Eighty One Thousand Nine Hundred and Fifty Six only) plus interest applicable thereon w.e.f. 10.01.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	PROPERTY Lot No. 6 : Flat No. 907, 9th Floor, Bldg. No. A-2, XRBIA EIFEL CITY, Phase-I, Gat no 1527/2, Village Chakan, Tal. Khed, Dist. Pune. bounded as under: East : Staircase West : Flat No. 908 North : Entrance and Flat No. 902 South : Open Space Owner of the Property - Mr. Sujit Santosh Bhansali through POA Vinayak Shankar Sadre • Encumbrances: Not Known • Type of possession: Symbolic	PROPERTY Lot No. 6 Reserve Price – Rs. 20,07,000/- (Rupees Twenty Lakhs Seven Thousand Only) EMD : Rs. 2,00,700/- (Rupees Two Lakhs Seven Hundred Only) Bid increment Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
			PROPERTY Lot No. 7 : Flat No-902, 9th Floor, Bldg. No. A-2, XRBIA EIFEL CITY, Phase-I, Village Chakan, Tal. Khed, Dist. Pune, bounded as under : East : Staircase West : Flat No. 901 North : Open Space South : Entrance and Flat No. 907 Owner of the Property - Mr. Sujit Santosh Bhansali through POA Vinayak Shankar Sadre • Encumbrances: Not Known • Type of possession: Symbolic	PROPERTY Lot No. 7 Reserve Price – Rs. 20,07,000/- (Rupees Twenty Lakhs Seven Thousand Only) EMD : Rs. 2,00,700/- (Rupees Two Lakhs Seven Hundred Only) Bid increment Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
4	Branch: Erandwana, Pune Borrower(s): 1. Mrs. Sangita Santosh Bhansali 2. Mr. Santosh Motilal Bhansali	Rs. 60,80,365/- (Rupees Sixty Lakhs Eighty Thousand Three Hundred and Fifty Five only) plus interest applicable thereon w.e.f. 12.03.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	PROPERTY Lot No. 8 : Flat No. 701, 7th Floor, Bldg. No. A-4, XRBIA EIFEL CITY, Phase-I, Gat No. 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune, Bounded as - East : Flat No. 702 West : Open Space and A4 Wing North : Open Space South : Entrance and Flat No. 708 Owner of the Property - Mrs. Sangita Santosh Bhansali through POA Vinayak Shankar Sadre • Encumbrances: Not Known • Type of possession: Symbolic	PROPERTY Lot No. 8 Reserve Price - Rs. 20,07,000/- (Rupees Twenty Lakhs Seven Thousand Only) EMD : Rs. 2,00,700/- (Rupees Two Lakhs Seven Hundred Only) Bid increment Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
5	Branch: ARB, Pune Borrower(s): 1. Mr. Nandkumar Balasaheb Chaudhari 2. Mrs. Nirmala Nandkumar Chaudhari	Rs. 33,45,725.70 (Rupees Thirty Three Lakhs Forty Five Thousand Seven Hundred Twenty Five and Seventy Paise only) plus interest @ 8.80% p.a. with monthly rest w.e.f. 24.06.2023, apart from penal interest, cost and expenses as mentioned in the demand notice dated 25.06.2024 minus recoveries if any incurred since 25.06.2024.	PROPERTY Lot No. 9 : Flat No. 8, 4th Floor, Vrindavan Srushti, Yashoda B, A Wing, S. No. 41, Hissa No. ¼, Village Narhe, Taluka Haveli, Pune - 411041 Owner of the Property - Mr. Nandkumar Balasaheb Chaudhari, • Encumbrances: Not Known • Type of possession: Physical	Reserve Price – Rs. 39,56,000/- (Rupees Thirty Nine Lakhs Fifty Six Thousand Only) EMD : Rs. 3,95,600/- (Rupees Three Lakhs Ninety Five Thousand Six Hundred Only) Bid increment Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)
6	Branch: SSI Branch, Pune Borrower(s):- 1. M/s Shree Manibhadra Agency through Partners : a) Mr. Mukesh Kumar Shah, b) Mrs. Vimlaben Mukeshkumar Shah Guarantor(s): 1. Mr. Mukesh Kumar Shah, 2. Mrs. Vimlaben Mukeshkumar Shah	Rs. 6,78,94,229/- (Rupees Six Crores Seventy Eight Lakhs Ninety Four Thousand Two Hundred Twenty Nine Only) plus further interest as mentioned with monthly rests w.e.f. 28.04.2025 plus costs charges and expenses less recovery affected if any since 28.04.2025	PROPERTY LOT NO. 10 : Flat No. A-301, 3rd Floor, A Wing, 'Rajgruhi Residency', Near Swami Vivekanad Garden, Kondhawa Budruk, Pune - 411046 Admeasuring Carpet Area 90.20 Sqr. Meters, with attached open terrace 16.66 Sqr. Metres and 2 covered parking space. Owner of the Property - Mr. Mukeshkumar Shah and Mrs. Vimlaben Mukeshkumar Shah. • Encumbrances: Not Known • Type of possession: Physical	Reserve Price - Rs. 1,64,00,000/- (Rupees One Crore Sixty Four Lakhs Only) EMD : Rs. 16,40,000/- (Rupees Sixteen Lakhs Forty Thousand Only) Bid increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only)

Sr. No.	Particulars	Date & Time
1.	Date and Time of E- Auction	15.07.2026 between 11.00 a.m. and 4.00 P M
	For Lot No.1 to 9, 15 days' sale notice is given.	27.07.2026 between 11.00 a.m. and 4.00 P M
2.	Last Date of Submission of Bid with EMD	Before commencement of E-auction (as per PSBA e-bikray rules)
3.	Inspection Date	06.07.2026 to 09.07.2026 between 11:00 am.to 5:00 pm
4.	Authorised Officer for	Mr. Shrikant Shekhar, Mob: 7588843809

Note: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

1. E-auction shall be conducted through the PSBA E-Bikray. Bidders have to log in on the website <https://baanknet.com> and register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time. 2. For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on <https://baanknet.com> (PSBA eBikray Portal)

3. For detailed information in respect of above properties, you may contact also- Mr. Shrikant Shekhar (Chief Manager Recovery Incharge PCZ) M. No. 7588843809

Date : 22.06.2026, Place : Pune

Chief Manager & Authorised Officer, Bank of Maharashtra

Signature of the Officer Authorised to issue summons. Registrar, Debts Recovery Tribunal, Pune