

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra एक परिवार एक बैंक		Stressed Asset Management Branch : Agarkar High School Bldg., 2 nd Floor, Somwar Peth Pune - 411011 Tel. No.: 7030924410 E-mail: bom1446@bankofmaharashtra.bank.in Head Office : 1501, Lokmangal, Shivajinagar, Pune - 411 005		SALE NOTICE FOR SALE OF PROPERTIES UNDER SARFAESI ACT E-Auction Sale Notice for Sale of Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(1), 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 and Guarantors that the below described property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the 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 property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:																	
Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.													
1	Borrower :- 1. Mrs. Panchakroshi Shikshan Mandal Rahimapur (Borrower) 1.Regd. Office - Sardar Manewada, Rahimapur, Tal. Koregaon, Dist. Satara. 2.College Address - Suryodaya Institute of Engineering & Technology, Survey No. 1094, A.P.S. Mahagan, Koregaon Road, Dist. Satara. 2. Mrs. Chitralekha Mane Kadam - Trustee (Guarantor) Sardar Manewada, Rahimapur, Tal. Koregaon, Dist. Satara. 3. Mr. Amar Narayan Jadhavrao - Trustee (Guarantor) Hill View, B/113, Deenagar Baug, Telecom Factory Road, Deonar, Dist. Mumbai-400088. 4. Dr. Hanmant Shankar Kadam - Trustee (Guarantor) Sardar Manewada, Rahimapur, Tal. Koregaon, Dist. Satara. 5. Mrs. Premata Pandurang Mane - Trustee (Guarantor) 609, Mor Gully, Rahimapur, Tal. Koregaon, Dist. Satara. 6. Mr. Ujjwalchandra Jaywant Tawade-Trustee (Guarantor) Flat No. 3, Second Floor, Tryambakeshwar Apartment, 237, Rashtriya Peth, Dist. Pune - 411001. 7. Mr. Harshwardhan Hanmant Kadam-Trustee (Guarantor) Sardar Manewada, Rahimapur, Tal. Koregaon, Dist. Satara. 8. Mrs. Pratibha Atmaram Mane-Trustee (Guarantor) Sardar Bazar, Tal and Dist. Satara. 9. Mr. Mohanrao - Trustee (Guarantor) 46/6, Pawar Baugh, Kawade Road, Ganesh Temple, Ghoradi, Dist. Pune - 411036. 10. Mrs. Subhangi Rupesh Pisal - Trustee (Guarantor) A/P: Rahimapur, Tal. Koregaon, Dist. Satara. 11. Mrs. Kanchan Vilash Kadam - Trustee (Guarantor) 602, Pratapganj Peth, Tal. Dist. Satara. 12. Mr. Vilash Shankar Kadam - Trustee (Guarantor) 94/2, Pratapganj Peth, Tal. Dist. Satara	Rs. 10,46,33,956.00/- (Rupees Ten Crore Forty Six Lakh Thirty three Thousand Nine hundred Fifty Six only) Plus interest thereon as per the contractual terms with monthly rest w.e.f. 04.06.2016	Lot No 1 :- All those piece and parcel of freehold land bearing Gat No/Survey No-1084 situate being and lying at village Mahagan in registration Tal- Satara, Dist-Satara admeasuring 02Hector 6 Aar and bounded as follows: On or towards East :- Chawan On or towards South :- Algaude (Nikam) On or towards West :- Ankhush Jadhav On or towards North :- Mountain Together with the building and structure /residential block constructed to /to be constructed thereon admeasuring 47340 sq.ft (built up) in aggregate consisting of 36 rooms on Ground +First+Second floor and all the fixtures Encumbrances :- Not Known Type of possession :- Symbolic Lot No 2 :- All those piece and parcel of freehold land bearing Gat No/Survey No-2468 situate being and lying at village Talbid in registration Tal- Karad, Dist-Satara admeasuring 60 Aar bounded as follows: On or towards East :- Road & Ramrao Mohite & others On or towards South :- Remaining Land On or towards West :- Chandoba Mountain (Dongar) On or towards North :- Temple of Ekrajevi & Dinkar Khot, Together with the building and structure /residential block constructed to /to be constructed thereon admeasuring 6704.50 Sq.Ft (built up) in aggregate consisting of 12 rooms on 2 floor and all the fixtures Encumbrances :- Not Known Type of possession :- Symbolic Lot No 3 :- All those piece and parcel of freehold land bearing Gat No/Survey No-683 situate being and lying at village Padri in registration Tal- Karad, Dist-Satara admeasuring 11 Aar. bounded as follows: On or towards East :- Ramchandra Shinde & Others On or towards South :- UsaySingh Shankarrao Mohite On or towards West :- Gajanan & Raghunath Mohite On or towards North :- Remaining land of the owner. Together with the building and structure /residential block constructed to /to be constructed thereon admeasuring 2274.87 Sq.ft (built up) in aggregate consisting of 6 rooms on Ground floor and all the fixtures Encumbrances :- Not Known Type of possession :- Symbolic Lot No 4 :- All those piece and parcel of land bearing Gat No-15/A/1 situate being and lying at village Katewadi (Kanharkhed) Tal- Koregaon, Dist.Satara area admeasuring about 10Aar & BUA3174.00sq.ft. Bounded as follows: On or towards East :- Road towards gainan Land On or towards South :- Ghadge's land of the Gat On or towards West :- Ghadge's land of the Gat On or towards North :- Gainan Land Together with the building and structure /residential block constructed to /to be constructed thereon admeasuring 3174 sq.ft (built up) in aggregate consisting of 6 rooms on 1st floor and all the fixtures Encumbrances :- Not Known Type of possession :- Symbolic	Reserve Price - Rs. 8,31,00,000/- (Rupees Eight Crore Thirty One lakh only) EMD: Rs 83,10,000/- (Rupees Eighty Three lakh Ten thousand Only) Bid increment Amount :- Rs. 1,00,000/- (Rupees One Lakh Only)													
2	Borrower :- 1. Mr. Ashok Popatlal Shah, R/At Flat No 7 Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No 13, Khadaki Pune. Also R/At :- B.401, Maple Garden Society, 47 Dr. A.P.J. Abdul Kalam Road, Saibaba Nagar Kondhwa Pune - 411045. 2. Mr. Darshit Ashok Shah, R/At Siddhanath Apartment, 36A 20, E Ward, Tarabai Park, Opp Arvind Villa, Kolhapur. 3. Mr. Rajendra Popatlal Shah, R/At Flat No. 6 Sheetal Apartment, Sr. No. 57/578-A, New Bazar, House No. 13, Khadaki Pune. Also R/At Flat No. 104, In Building A, on 1st Floor, Mantri Entertym, Kundan Nagar, Agrasen Nagar Society, Kasarwadi Pune, Pimpri Chinchwad - 411012. 4. Mr. Mukesh Popatlal Shah, R/At Flat No. 5, Sheetal Apartment, Sr. No. 57/578-A, New Bazar, House No. 13, Khadaki, Pune. Also R/At Flat No. 101, In Building A, on 1st Floor, Mantri Entertym, Kundan Nagar, Agrasen Nagar Society, Kasarwadi Pune, Pimpri Chinchwad - 411012. 5. Mrs. Jayashri Ashok Shah, R/At Flat No 7, Sheetal Apartment, Sr. No. 57/578-A, New Bazar, House No. 13, Khadaki, Pune. Also R/At B.401, Maple Garden Society, 47 Dr.A.P.J.Abdul Kalam Road, Saibaba Nagar, Kondhwa Pune 411045	Rs. 2,92,24,112.00 (Rupees Two Crore Ninety Two Lakh Twenty Four Thousand One Hundred Twelve Only) plus unapplied interest w. e. f. 18.01.2024, apart from further interest, cost, charges and expenses as mentioned in the demand notice did 06.09.2017 further interest cost charges and expenses as mentioned in the demand notice did 06.09.2017 minus recoveries if any	Lot No 5 :- Flat No 301 on Third & Fourth Floor, in Wing No G, in Project Named "Marvel Ganga Sangria" constructed on S No 21/1, 21/1/1, 21/1/2, 21/1/3, 21/1/4, 21/2, 22/1, 22/1/1, 22/1/2, 22/1/3, 22/1/4, 22/2(part) & on Plot No A (as per sanctioned plan) situated in Village - Mohamadnagar, Taluka - Haveli, District - Pune - 411043 Carpet Area admeasuring 387.57 Sq. Mtrs & Open Eye Level Terrace admeasuring 81.69 Sq. Mtrs & Two Car Parking Space. Boundaries of the Property :- East : By Flat No. 302, Passage & Lift. West : Open Space, North : Open, South : Open Space. Encumbrances :- Not Known Type of possession :- Physical	Reserve Price - Rs. 3,39,00,000/- (Rupees Three Crores Thirty Nine Lakh Only) EMD :- Rs. 33,90,000/- (Rupees Thirty Three Lakh Ninety Thousand Only) Bid increment Amount :- Rs. 1,00,000/- (Rupees One Lakh Only).													
3	M/s Surefire Die-Casting Technologies Private Limited (Borrower) 505, Govind Gaurav Apartments, Swarnand society, Sahakarnagar No.2, Pune - 411009. Also at Factory Address: Gat No. 185, Harishchandi, Post Kapurthala, Pune-Satara Highway, Tal. Bhor Dist. Pune 412205. 2. Ashish Raghunath Deshpande (Director & Guarantor) R/At Flat No. 703, Damodar Residency, Near City Pride Kotrud, Pune 411036. 3. Akshay Raghunath Deshpande (Director & Guarantor) R/At 505, Govind Gaurav Apartments, Swarnand Society, Sahakarnagar No.2, Pune - 411009. 4. Prima Gear Cutting Tools Pvt. Ltd. (Corporate Guarantor) Gat No. 185, Harishchandi, Post Kapurthala, Pune-Satara Highway, Tal. Bhor Dist. Pune 412205. 5. Nagdeo Spices through (Consenting party) Leena Bhupendra Nagdeo R/At Flat No. 42/B, Narver Tanaji Housing Society, Shivajinagar Pune 411005. 6. Dimensions Engineering Technologies Pvt. Ltd. (Consenting party) at 10, Bhagyal Nivas, 1st Floor, Naik Wadi off Aray Colony, Goregaon (E), Mumbai 400063. 7. P.D.M., Engineering Pvt. Ltd., (Consenting party) at Gat No. 185, Harishchandi, Post Kapurthala, Pune-Satara Highway, Tal. Bhor Dist. Pune 412205. Also at P.D.M., Engineering Pvt. Ltd. 474, Sadashiv Peth, Talk Road, Amri Complex, Office No. 3, Pune 411030 	Rs. 21,56,61,899 (Rupees Twenty One Crore Fifty Six Lakh Sixty One Thousand Eight Hundred Ninety Nine Only) plus unapplied interest w. e. f. 06-09-2017 as mentioned in demand notice apart from 06.09.2017 further interest cost charges and expenses as mentioned in the demand notice did 06.09.2017 minus recoveries if any	Lot No 6 :- All that piece and parcel of N.A. land and machinery admeasuring about 12000 sq. meters situated at Gat No. 185, Mohit Harishchandi, Tal. Bhor within the jurisdiction of sub Registrar Bhor, Dist. Pune. Together with building Constructed to be constructed thereafter and together with permissible FSI and TDR that may be permitted to load on the said plots along with all easementary rights, Appurtenances, ingress, Egress and incidental and ancillary rights thereto bounded as under- Gat No 185 East :- By Property out of Gat No 183 South :- By Property out of Gat No. 186 West :- By Gat No 208 & 215 North :- By remaining property out of Gat No 185 East :- By Property out of Gat No 183 South :- By Property out of Gat No 184 East :- By Remaining area out of Gat No. 183 South :- By Remaining area out of Gat No. 184 North :- By National Highway No. 4 Together with easement, Egress as common right and other incidental and ancillary rights. Note: Valuation Including Plant & machinery Encumbrances :- Not Known Type of possession :- Physical	Reserve Price - Rs. 12,08,00,000/- (Rupees Twelve Crore Eight lakh only) EMD: Rs. 1,20,80,000/- (Rupees One Crore Twenty Lakh Eighty thousand Only) Bid increment Amount :- Rs. 1,00,000/- (Rupees One Lakh Only)													
4	Borrower:-M/S SPD Cold Storage LLP, (Partners:-Darshit Ashok Shah & Rajendra Popatlal Shah) New Plot No 305 Gate No 2 E Ward Gadi Adda Shahu Market Yard Kolhapur. Also at :- 590, Ganesh Peth, Dhor Gali, Pune Guarantors :- 1. Mr. Darshit Ashok Shah, Siddhanath Apartment 36A 20 E Ward Tarabai Park Opp Arvind Villa Kolhapur 2. Mr. Rajendra Popatlal Shah, Flat No. 6 Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki, Pune 3. Mr. Ashok Popatlal Shah, Flat No 7 Sheetal Apartment, Sr. No. 57/578-A, New Bazar, House No. 13, Khadaki, Pune 4. Mr. Mukesh Popatlal Shah, Flat No. 5 Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki Pune 5. Mrs. Jayashri Ashok Shah, Flat No. 7, Sheetal Apartment, Sr. No. 57/578-A, New Bazar, House No. 13, Khadaki Pune	Rs. 31,65,67,401.70 (Rupees Thirty One Crores Sixty Five Lacs Sixty Seven Thousand Four Hundred One Eight Hundred Ninety Nine Only) plus interest as mentioned in demand notice did 04/10/2023 w.e.f. 04/10/2023 plus costs, charges and expenses as mentioned in the demand notice did 12/06/2023 minus recoveries if any.	Lot No. 7 :- All that piece and parcel of a vacant Plot No. 305A, admeasuring 373.32 Sq. Mtrs. out of C.S. No. 433, (C.S. No. 433/1), situated within local limits of Kolhapur Municipal Corporation at E Ward, Shri Shahu Market Yard, and said plot No. C5-1 is bounded on or towards - East - By Plot No. 350, 351, 352 West - By Plot No. 305 South - By Road owned by said Samiti North - By Road owned by said Samiti Encumbrances :- Not Known Type of possession :- Physical	Reserve Price - Rs. 54,00,000/- (Rupees Fifty Four Lakh Only) EMD :- Rs. 5,40,000/- (Rupees Five Lakh forty thousand Only) Bid increment Amount :- Rs. 50,000/- (Rupees Fifty Thousand Only)													
5	Borrower:-M/S Aditi Irrigation Technologies Pvt. Ltd., Office No 101, 1st Floor, Totus Court Pune Satara Road, CTS No 4618, Parvati, Pune-411009 Mr. Pramod Arvind Ballal (Mortgagor & Guarantor) Address :- Plot no 44, Jeevan Prakash Society, Near Taware Colony, Aaraneshwar Road, Pune-411009 Mrs. Aditi Pramod Ballal (Mortgagor & Guarantor) Address :- House no 41, S.No. 50/21, Laxman Emerald City, Shivaji Nagar Road, Garkheda, Aurangabad. Mrs. Anjali Avinash Ballal (Guarantor) Address :- House no 41, S.No. 50/21, Laxman Emerald City, Shivaji Nagar Road, Garkheda, Aurangabad.	Rs. 13,80,98,885.95/- (Rupees Thirteen crore eighty lakh ninety-eight thousand eight hundred eighty-five and ninety-five paise only) plus interest thereon	Lot No. 8 :- All the piece and parcel of Residential Flat No. 5 on 4th floor, admeasuring about 110.08 sq. Mtrs (1185 Sq. Ft) built up in the building constructed on CTS No. 2018 Situated at Sadashiv Peth, Pune situated within the jurisdiction of Pune Municipal Corporation and within jurisdiction of Sub Registrar haveli Pune and bounded as follows: - On or towards North :- By Entrance Lift staircase On or towards South :- By Side Marginal Space On or towards East :- By Side Marginal Space On or towards West :- By Side Marginal Space Encumbrances :- Not Known Type of possession :- Symbolic Lot No. 9 :- All that parts forming Apartment bearing No. 1101 in Premium Tower No. 1 on the 11th Floor comprising 2 BHK with requisite amenities admeasuring super built up area 1297 sq. ft. equivalent to 120.53 sq. mtr. in "Pinnacle of Dreams, situated in Village: Pipiyakumar, Tehsil and Dist. Indre, as per the attached map and surrounded as under together with proportionate undivided shares of the said land on which the building has been constructed with further rights to use such common areas, passages, privileges, benefits of the Township "Pinnacle of Dreams as per prakoshtha. The SAID APARTMENT marked in "Red" in the plan enclosed and bounded as under: Towards North :- Flat No. 1102 Towards South :- Open Space & Balcony Towards East :- Staircase and Lift Lobby Towards West :- Open Space Encumbrances :- Not Known Type of possession :- Symbolic	Reserve Price - Rs. 1,23,00,000/- (Rupees One Crore twenty-three lakh only) EMD: Rs. 12,30,000/- (Rupees Twelve Lakh thirty thousand Rupees Only) Bid increment Amount :- Rs. 100000/- (Rupees One Lakh Only)													
6	Borrower :- M/s. Savitridevi Industries Ltd, Registered Office at Gatno-25B, Rajarambapu Nagar, Dighanchi Road, Tal-Atapdi, Dist-Sangli-415301, through its Director & Mr. Bharat Maruti (Director & Guarantor), 2, Mr. Gubbarao Atmaram Patil (Director & Guarantor), 3, Mr. Narayan Namdev Chavan (Guarantor), 4, Mr. Shahaji Yashwant Jadhav (Guarantor), 5, Mr. Chandrakant Madhukar Daundi (Guarantor), 6, Mr. Ashok Sopan Lavate (Guarantor), 7, Mr. Sudhakar Bapurao Sagar (Guarantor), 8, Mr. Rajendra Aundambar (Guarantor), 9, Mrs. Meera Ramchandra Patil (Guarantor), 10, Mrs. Varsha Hanumant Sagar (Guarantor) 11, Mrs. Mayuri Hanumant Mali (Guarantor), 12, Mr. Muralidhar Appaso Patil (Guarantor) 13, Mr. Harshwardhan Ramchandra Patil (Guarantor) 14, Chitragadga Ramchandra Patil (Guarantor), 15, Pratiksha Hanumant Patil (Guarantor) 16, Valbhav Hanumant Patil (Guarantor) All R/At: A Post -Atapdi, Taluka-Atapdi, Dist-Sangli-415301	Rs. 8,83,25,696/- plus interest and other charges w.e.f.05.03.2019.	Lot No.11 :- All the Pieces and Parcels of Land and building situated at Village Sherwadi, Taluka Atapdi, Dist. Sangli bearing Gat No. 25/A & 25/B admeasuring 43970 Sq. Mtrs and construction made thereon and Bounded as follows: On or towards North :- 12 Meter wide Village road On or towards East :- By remaining part of Gat No. 25/A, On or towards West :- remaining part of Gat No. 25/A On or Towards South :- Atapdi-Vithalpur Road Together with the building and structure /residential block constructed to /to be constructed thereon admeasuring 3093.90 sq.ft (built up). Encumbrances :- Not Known Type of possession :- Physical	Reserve Price - Rs. 10,48,00,000/- (Rupees Ten Crore Forty Eight Lakh Only) EMD: Rs. 1,04,80,000/- (Rupees One Crore Four Lakh Eighty Thousand) Bid increment Amount :- Rs. 1,00,000/- (Rupees One lakh Only)													
Contact Details :- Pooja Kureel, Senior Manager – Mob, 7030732432 & Kanchanlata Pandey, Assistant General Manager & Branch Head – Mob, 9766340338, Ajinkya, Legal Manager - 9579730257																	
<table border="1"> <thead> <tr> <th>No.</th> <th>Particulars</th> <th>Date & Time</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Date and time of E-Auction</td> <td>For Lot No. 1 to 11 30/07/2026 between 11.00 a.m. and 4.00 p.m</td> </tr> <tr> <td>2.</td> <td>Last Date of Submission of KYC with EMD</td> <td>30/07/2026 till 11:00 A.M (as per PSB Alliance rules)</td> </tr> <tr> <td>3.</td> <td>Inspection Date & Time</td> <td>For Lot No. 1 to 11 10/07/2026 to 25/07/2026 between 10:00 am. and 5:00 pm</td> </tr> </tbody> </table>						No.	Particulars	Date & Time	1.	Date and time of E-Auction	For Lot No. 1 to 11 30/07/2026 between 11.00 a.m. and 4.00 p.m	2.	Last Date of Submission of KYC with EMD	30/07/2026 till 11:00 A.M (as per PSB Alliance rules)	3.	Inspection Date & Time	For Lot No. 1 to 11 10/07/2026 to 25/07/2026 between 10:00 am. and 5:00 pm
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1. E-auction shall be conducted through the BAAANKNET. Bidders have to log in on the website – "https://baanknet.com/eauction-psb" and have to register themselves. In this regard, Please note that verification of KYC documents takes 2-3 days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact numbers are 829122020 support.BAAANKNET@psballiance.com. 2. For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.bank.in/properties_for_sale.asp" provided in the Bank's website. This notice is also being published in vernacular. Assistant General Manager & Authorised Officer, Bank of Maharashtra Date: 06/07/2026 Place: Pune																	