



Bank of Maharashtra
अंचल कार्यालय पुणे शहर
Zonal Office PUNE CITY
टेलीफोन/TELE: 020-2557 3409
ई-मेल/e-mail: legal_pcr@mahabank.co.in
"यशोमंगल" 1183-ए, एफ. सी. रोड, शिवाजीनगर, पुणे 5
"Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5



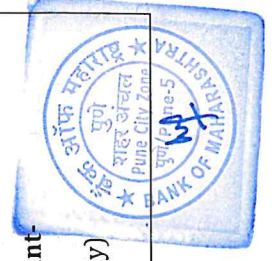
YEAR OF
DEPOSITS
FY 2026-27

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

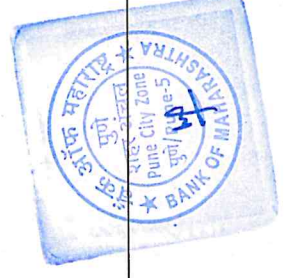
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described 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:

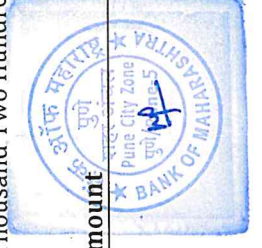
Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
1	1.Mr. Nileaysh Prabhakar Kamthay 2.Mrs.Sheetal Nileyash Kamthay Branch: Camp, Pune	5,75,85,727.00/- (Rs. Five crore seventy five eighty five thousand seven hundred twenty seven only)+ unapplied charges from 16.05.2023 less recovery if any	PROPERTY LOT NO. 1 Residential Flat located at Survey No.24 Hissa No. 1B/3, Plot no. 1& 2, Flat No 101, First Floor, "Vajrakkaya" Near D Mart, Kondhawa Budruk, Pune Dist. Pune. Pin 411048 Towards the North: open space On or Towards the East: open space On or Towards the West: By entrance / Lift Staircase On or Towards the South: open space Owner of the Property - Mr. Nileaysh Prabhakar Kamathay	PROPERTY LOT NO. 1 Reserve Price - Rs. 1,83,37,000/- (Rupees One Crore Eighty three lakhs Thirty seven thousand Only) EMD - Rs.18,33,700/- (Rupees Eighteen Lakhs Thirty three thousand seven hundred Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			<i>Mrs. Sheetal Nileyash Kamathe</i> Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY LOT NO. 2</u> Residential Flat located at Survey No.24 Hissa No. 1B/3, Plot no. 1 & 2, Flat No 201, Second Floor, "Vajrakkaya" Near D Mart, Kondhawa Budruk, Pune Dist. Pune. Pin 411048- Towards the North: open space On or Towards the East: open space On or Towards the West: By entrance / Lift Staircase On or Towards the South: open space Owner of the Property - <i>Mr. Nileaysh Prabhakar Kamathy</i> <i>Mrs. Sheetal Nileyash Kamathe</i> Encumbrances: Not Known Type of possession: Symbolic <u>PROPERTY LOT NO. 3</u> Residential Flat located at Survey No.24 Hissa No. 1B/3, Plot no. 1 & 2, Flat No 401, Fourth Floor, "Vajrakkaya" Near D Mart, Kondhawa Budruk, Pune Dist. Pune. Pin 411048 Towards the North: open space On or Towards the East: open space	<u>PROPERTY LOT NO. 2</u> Reserve Price - Rs. 1,83,37,000/- (Rupees One Crore Eighty three lakhs Thirty seven thousand Only) EMD - Rs.18,33,700/- (Rupees Eighteen Lakhs Thirty three thousand seven hundred Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only) <u>PROPERTY LOT NO. 3</u> Reserve Price - Rs. 3,35,85,000/- (Rupees Three Crore Thirty Five lakhs Eighty Five thousand Only) EMD - Rs. 33,58,500/- (Rupees Thirty three lakhs fifty eight thousand five hundred Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh Only)



Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			On or Towards the West: By entrance / Lift Staircase On or Towards the South: open space Owner of the Property – <i>Mr. Nileaysh Prabhakar Kamathy</i> <i>Mrs. Sheetal Nileyash Kamathe</i> Encumbrances: Not Known Type of possession: Symbolic	
2	Borrower: Mrs. Shabnam Bano and Mr. Ishtiyak Ahmed Branch: Overseas Branch Pune	Rs.53,27,079.00(Rupees Fifty Three Lakh Twenty Seven Thousand Seventy Nine Only) plus interest thereon as applicable rate of interest w.e.f. 18/04/2024 plus costs, charges as per demand notice dated 18.04.2024, minus recovery if any	PROPERTY Lot No 4 Flat No. 405, 4th Floor Building No F, Vision City Phase I, Gat No 308(Part),309,338,339, Village Jambhul, Vadgaon Maval, Pune-412106 Owner of the Property – Mrs. Shabnam Bano and Mr. Ishtiyak Ahmed Encumbrances: Not Known Type of possession: Physical	Reserve Price – Rs.35,42,000/- (Rupees Thirty Five Lakhs Forty Two Thousand Only) EMD – Rs. 3,54,200 /- (Rupees Three Lakhs Fifty Four Thousand Two Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
3	Borrower: Mr. Ishtiyak Ahmed and Mrs. Shabnam Bano Branch: Overseas Branch Pune	Rs. 52,59,467.00 (Rupees Fifty Two Lakh Fifty Nine Thousand Four Hundred Sixty Seven Only) plus interest thereon as applicable rate of interest w.e.f. 18/04/2024 plus costs, charges as per demand notice dated 18.04.2024, minus recovery if any	PROPERTY Lot No 5 Flat No. 403, 4th Floor Building No F, Vision City Phase I, Gat No 308(Part),309,338,339, Village Jambhul, Vadgaon Maval, Pune-412106 Owner of the Property – Mr. Ishtiyak Ahmed and Mrs. Shabnam Bano Encumbrances: Not Known	Reserve Price – Rs.35,42,000/- (Rupees Thirty Five Lakhs Forty Two Thousand Only) EMD – Rs. 3,54,200 /- (Rupees Three Lakhs Fifty Four Thousand Two Hundred Only) Bid increment Amount



Restricted

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Type of possession: Physical	Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Sr. No.	Particulars		Date & Time of Auction
1.	Date and time of E- Auction	For Lot No.1 to 5, 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 & Time	For Lot No.1 to 5	14.07.2026 to 17.07.2026 between 11:00 am.to 5:00 pm
4	Authorised Officer for all above properties	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:// banknet.com](https://banknet.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://banknet.com> (PSBA eBKray 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: 07.07.2026

Place: Pune



Chief Manager & Authorized Officer
Bank of Maharashtra

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