

	बैंक ऑफ महाराष्ट्र आस्ति वसुली शाखा आगरकर हाईस्कूल बिल्डिंग, दूसरी मंजिल, सोमवारपेठ, पुणे 411011- BANK OF MAHARASHTRA Asset Recovery Branch Agarkar High School Bldg., 2nd Floor, Somwar Peth, Pune - 411011	
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501.SHIVAJINAGAR, PUNE-5		

AE59/Legal/EAUction/ Ramesh Balwant Karanjanwane /2026-27

Date: 23.06.2026

To,

1. Mr. Ramesh Balwant Karanjanwane

(Borrower)

Address: 2A, North Gothan,

Kirkitwadi, haveli, Pune 411024

2. Mrs. Gayatri Ramesh Karanjanwane

(Co- Borrower)

Address: 2A, North Gothan,

Kirkitwadi, haveli, Pune 411024

Dear Sir / Madam,

Sub: Notice for sale of immovable properties (Appendix - IV -A) Under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002

Please take a notice that:

In terms of the powers vested in the undersigned as the Authorised Officer of Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets Act, 2002 (SARFAESI Act) and the Rules, the Authorized Officer of the Bank has taken possession of the assets mentioned below for taking action under the SARFAESI Act and to sell the said assets for recovery of **being Rs.1,62,92,090.00 (Rs. One Crore Sixty two Lakhs Ninety Two Thousand Ninety Rupees Only) Plus Unapplied Interest W. E. F. 02.06.2023 apart from further Interest ,Cost ,Charges And Expenses minus recovery if any.** due to Bank of Maharashtra.

The details of the property, reserve price and earnest money is as under:

Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
Property Lot No. 5 All that piece and parcel of property bearing Flat No.1 on the 2nd floor of the Building Known as "Ranawade Patil Estate" Wing - A admeasuring about area of the flat is 627 Sq. Ft. Respectively and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune - 411 041.	Reserve Price: Rs. 28,25,000.00/- (Rupees Twenty eight lakh twenty five thousand Only) EMD: Rs.2,82,500.00/- (Rupees Two lakh eighty two Thousand five hundred Only) Bid Increment 25,000/-



<u>Property Lot No. 6</u> All that piece and parcel of property bearing Flat No.2 on the 2nd floor of the Building Known as "Ranawade Patil Estate" Wing - A admeasuring about area of the flat is 638 Sq. Ft. Respectively and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411 041. <u>Note*- Sole sale deed is available for both (Flat no. 1 and 2)</u>	Reserve Price: Rs. 28,75,000.00/- (Rupees Twenty-eight lakh seventy five thousand Only) EMD: Rs.2,87,500.00/- (Rupees Two lakh eighty-seven Thousand five hundred Only) Bid Increment 25,000/-
<u>Property Lot No. 7</u> All that piece and parcel of property bearing Flat No.5 on the 2nd floor of the Building Known as "Ranawade Patil Estate" Wing - A admeasuring about area of the flat is 632 Sq. Ft. Respectively and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411 041.	Reserve Price: Rs. 28,45,000.00/- (Rupees Twenty eight lakh forty five thousand Only) EMD: Rs.2,84,500.00/- (Rupees Two lakh eighty four Thousand five hundred Only) Bid Increment 25,000/-
<u>Property Lot No. 8</u> All that piece and parcel of property bearing Flat No.6 on the 2nd floor of the Building Known as "Ranawade Patil Estate" Wing - A admeasuring about area of the flat is 647 Sq. Ft. Respectively and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411 041.	Reserve Price: Rs. 29,15,000.00/- (Rupees Twenty nine lakh fifteen thousand Only) EMD: Rs.2,91,500.00/- (Rupees Two lakh ninety-one Thousand five hundred Only) Bid Increment 25,000/-
<u>Property Lot No. 9</u> All that piece and parcel of property bearing Flat No.7 on the 2nd floor of the Building Known as "Ranawade Patil Estate" Wing - A admeasuring about area of the flat is 647 Sq. Ft. Respectively and Constructed on the property. All that Piece and parcel of the Land bearing S. No. 55/2/2, Narhe, Pune – 411 041. *** (Property lot no. 6-10 are in Physical possession) Note** Sole sale deed is available for Flat no. 5,6 and 7.	Reserve Price: Rs. 29,15,000.00/- (Rupees Twenty nine lakh fifteen thousand Only) EMD: Rs.2,91,500.00/- (Rupees Two lakh ninety-one Thousand five hundred Only) Bid Increment 25,000/-



Date of E-auction: 31.07.2026

It is observed that the amount due to the Bank is not yet paid by you. Please note that the Authorized Officer of the Bank under the powers vested in him under the SARFAESI Act and Rules, shall be selling the said properties or any part of it by any mode prescribed by the Act to any purchaser/s on the terms and conditions as may be determined by the Bank in its sole discretion, after expiry of a period of 15 days from the date of publication of Public Notice for Sale if the entire amount due to the Bank together with up to date interest, costs and charges are not paid by you during this period.

The borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets.

Yours faithfully,



(Sudhir Kulkarni)

**Assistant General Manager & Authorized Officer
Asset Recovery Branch, Pune.**

