



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
एक परिवार एक बैंक

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



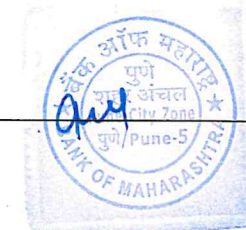
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5
Head Office: LOKMANGAL, 1501.SHIVAJINAGAR, PUNE-5

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	Borrower: M/s Shah Enterprises Prop. Late Mr. Arman Shah Through Legal Heir Kalimunnisha Arman Shah Branch: Mid Corporate Branch, Pune	Rs. 1,91,76,821.86 (Rupees One Crore Ninety One Lakhs Seventy Six Thousand Eight Hundred Twenty One and Eighty Six Paise only) plus interest @13.05% p.a. with monthly rests w.e.f. 13.02.2026, apart from penal interest, cost and expenses minus recovery effected (if any)	<u>PROPERTY Lot No 1</u> Flat No. 702, 7 th Floor, Building No. M, River Residency, Gat No. 90, Village Chikhali nearby SNBP Internation School & College, Jadhavwadi, Chikali, Taluka-Haveli, District-Pune bounded as below: On or towards North: By remaining property of Gat No. 90 beyond by Indrani River On or towards East: By Shiv(boundary) of Moshi village and Gat No. 94 On or towards West: By Gat No. 76,77,79,87 & 89 On or towards South: By Gat No. 72 & 75 Owner of the Property – Late Mr. Arman Shah through Legal Heir Kalimunnisha Arman Shah Encumbrances: Not Known	Reserve Price – Rs.54,50,000/- (Rupees Fifty Four Lakhs Fifty Thousand Only) EMD : Rs. 5,45,000/- (Rupees Five Lakhs Forty Five Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand 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
			Type of possession: Symbolic	
2	Borrower: M/s Kaushik Diamond Crafts Pvt. Ltd. Directors: a) Mr. Devdatta Prabhakar Apte b) Mrs. Veena Devdatta Apte Branch: Karve Road, Pune	Rs. 82,25,788.59 (Rupees Eighty Two Lakhs Twenty Five Thousand Seven Hundred Eighty Eight and Fifty Nine Paise only) plus interest thereon as mentioned above w.e.f. 098.05.2024 plus cost, charges and expenses minus recovery if any till date of payment of the entire dues	<u>PROPERTY Lot No 2</u> All that piece and parcel of Flat No. 9, 2 nd Floor, Goplaxmi Apartments, CTS No 1206 Sadashiv Peth, Limaye Wadi, Pune 411030 admeasuring 450 sqr ft along with exclusive right to use adjacent terrace admeasuring 125 sqr. Ft. Total area of 575 sqr. Ft owned by Mr. Devdatta Prabhakar Apte & Mrs. Veena Devdatta Apte bounded as under: East: Adjacent building CTS No. 1205 West: Entrance/Flat No. 8 North: Open Space South: Flat No. 7/Open Space Owner of the Property – Mr. Devdatta Prabhakar Apte & Mrs. Veena Devdatta Apte Encumbrances: Not Known Type of possession: Physical	Reserve Price – Rs.76,50,000/- (Rupees Seventy Six Lakhs Fifty Thousand Only) EMD : Rs. 7,65,000/- (Rupees Seven Lakhs Sixty Five Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
3	Borrower: 1. Mr. Dhanraj Dattatray Jadhav 2. Mrs. Shamal Dattatray Jadhav Branch: Housing Finance Branch, Pune	Rs. 35,45,622/- (Rupees Thirty Five Lakhs Forty Five Thousand Six Hundred and Twenty Two only) plus un-applied interest @ 7.7% + penal charges p.a. with monthly rests w.e.f. 05.08.2025 apart from penal interest, cost and expenses less recovery if any since 06.08.2025	<u>PROPERTY Lot No 3</u> Flat No. 801, situated at 8 th Floor, Building/Wing-A, Sukh Wani Skylines, Village Wakad, Tal Mulshi, Bhumkar Square in Infotech Park (Hinjewadi), Mulshi situated at Plot No. S. No. /CTS No./Gat No/Milkat No 113, Hissa No 2/1,113 Hissa No 2/2, Pune Owner of the Property – Mr. Dhanraj Dattatray Jadhav & Mrs. Shamal Dattatray Jadhav Encumbrances: Not Known Type of possession: Symbolic	Reserve Price – Rs.76,50,000/- (Rupees Seventy Six Lakhs Fifty Thousand Only) EMD : Rs. 7,65,000/- (Rupees Seven Lakhs Sixty Five Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand 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
4	Borrower: 1. Mr. Irshad Ali 2. Shabnam Bano Branch: Housing Finance Branch, Pune	Rs. 55,27,706/- (Rupees Fifty Five Lakhs Twenty Seven Thousand Seven Hundred and Six only) plus interest @ 9.75% p.a. with monthly rests w.e.f. 10.06.2024 apart from penal interest, cost and expenses less recovery if any since 10.06.2024	<u>PROPERTY Lot No 4</u> All that pieces and parcel of Residential Flat no. 303(Apartment no 21) area admeasuring about 800 sqr ft i.e. 74.34 sqr mtrs, super builtup area (inclusive of balconies, proportionate share of common areas, staircase, landings, common parking, common amenities etc.) along with open terrace admeasuring 560 sqr ft ie 52 sqr mtrs situated on third floor in Wing B in the building known as Shree Ram Palace Apartment constructed on land bearing Survey No 34/2, Plot Nos 143,144 & 145, situated at village Dhanori, Taluka Haveli, Dist. Pune-411032. Boundaries of the mortgaged property are as under: On or towards North: By flat no. 302/A Wing On or towards East: By Open Space On or towards West: By Landing On or towards South: By flat no. 302/B Wing Owner of the Property – Mr. Irshad Ali & Mrs. Shabnam Bano Encumbrances: Not Known Type of possession: Symbolic	Reserve Price – Rs.76,00,000/- (Rupees Seventy Six Lakhs Only) EMD : Rs. 7,00,000/- (Rupees Seven Lakhs Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
5	Borrower: 1. Mrs. Jyoti Ramesh Gawali 2. Mr. Ramesh Sarjerao Gawali Branch: Housing Finance Branch, Pune	Rs. 59,48,772/- (Rupees Fifty-Nine Lakhs Forty-Eight Thousand Seven Hundred Seventy Two only) plus interest @ 9.40% p.a. with monthly rests upto 15.01.2024 plus unapplied interest, penal interest, cost and expenses w.e.f. 16.01.2024 less recovery if any since 16.01.2024	<u>PROPERTY Lot No 5</u> All that part and parcel of Row house No.9, consisting of Ground + First Floor in Adesh Villa having saleable built up area 1000 sqr ft i.e. 92.93 sqr. Mtrs and attached private garden admeasuring 200 sqr ft i.e. 18.58 sqr mtrs which is constructed on land bearing old S No 600, new S no 312 Hissa no 1/1 area admeasuring 00 H 96 R and old S No 600, New S No 312, Hissa No ½ area admeasuring 00 H 40 R out of it land admeasuring 00 H 02 R totally admeasuring about 00 H 10R situated at Village Uruli Devachi, Taluka Haveli, District Pune within	Reserve Price – Rs.67,50,000/- (Rupees Sixty Seven Lakhs Fifty Thousand Only) EMD : Rs. 6,75,000/- (Rupees Six Lakhs Seventy Five Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand 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
			Jurisdiction of sub Registrar, Haveli and within limits of Pune Municipal Corporation. Mortgaged property is bounded as under: On or towards North: Row house No. 10 On or towards East: 15ft Internal Road On or towards West: Remaining part of Sr. No. 312 On or towards South: Row House No. 8 Owner of the Property – Mrs. Jyoti Ramesh Gawali & Mr. Ramesh Sarjerao Gawali Encumbrances: Not Known Type of possession: Symbolic	
6	Borrower: Mr. Kamal Moti Bishwakarma Branch: Housing Finance Branch, Pune	Rs. 39,92,643/- (Rupees Thirty Nine Lakhs Ninety Two Thousand Six Hundred and Forty Three only) plus applicable interest thereon w.e.f. 14.08.2025 less recovery if any since 16.01.2024	PROPERTY Lot No 6 Flat No 10, situated on 3rd Floor of Building A, Survey No. 37, Hissa No 1A, Sun Shine Nagar, Rahatni, Pune-411017. Boundaries of mortgaged property is as below: On or towards North: Road towards Rahatni On or towards East: By part of Survey No. 37 On or towards West: By part of Survey No. 37 On or towards South: By part of Survey No. 29 Owner of the Property – Mr. Kamal Moti Bishwakarma Encumbrances: Not Known Type of possession: Symbolic	Reserve Price – Rs.49,00,000/- (Rupees Forty Nine Lakhs Only) EMD : Rs. 4,90,000/- (Rupees Four Lakhs Ninety Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
7	Borrower: 1. Mrs. Nanda Shankar Madole	Rs. 35,51,937.87 (Rupees Thirty Five Lakhs Fifty One Thousand Nine Hundred Thirty Seven and Eighty Seven Paise only) plus unapplied interest @ 8.30% p.a. with monthly	PROPERTY Lot No 7 All that piece and parcel of Flat No. 201, admeasuring 548.85 sqr. Ft. and terrace area of 33.90 sqr. Ft and dry terrace of 28.41 sqr.ft on 2nd Floor, in Wing No. A in the	Reserve Price – Rs.51,50,000/- (Rupees Fifty One Lakhs Fifty Thousand Only) EMD : Rs. 5,15,000/- (Rupees Five Lakhs



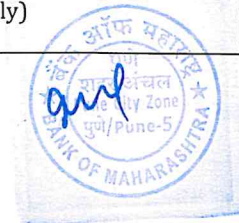
Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
	2. Mr. Shankar Udhav Madole Branch: Housing Finance Branch, Pune	rests w.e.f. 28.10.2025 less recovery if any since 28.01.2026	project called "Bassera Residency" at Sr. No. 59, Hissa No. 1C/1, having corresponding CTS No. 2806 (Part) situated at Village Rahatani, Taluka Haveli, District Pune within limits of Pimpri Chinchwad Municipal Corporation Owner of the Property – Mrs. Nanda Shankar Madole & Mr. Shankar Udhav Madole Encumbrances: Not Known Type of possession: Symbolic	Fifteen Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
8	Borrower: 1. Mr. Raju Kashinath Salunkhe 2. Mrs. Sarika Raju Salunkhe Branch: Housing Finance Branch, Pune	Rs. 60,51,651/- (Rupees Sixty Lakh Fifty One Thousand Six Hundred and Fifty One Only) plus interest @9.55% p.a. with monthly rests upto 04.04.2024 plus unapplied interest, penal interest , cost and expenses w.e.f. 16.10.2024 less recovery if any since 01.02.2025	<u>PROPERTY Lot No 8</u> Flat No. 4, admeasuring 47.85 sqr meter built up, situated on 1 st Floor, Building No. C, Dr Angal Park 'C' Co-operative housing Society Ltd., constructed on the land bearing Survey No. 106A and 107B having CTS no 2839 and 2840 are admeasuring 14373 sqr mtrs situated at village Shivajinagar (Bharmuda), Chatturshringi, Taluka Haveli, District Pune. Mortgage property is having the following boundaries: On or towards North: Lobby & Flat No. 2 On or towards East: Duct On or towards West: Flat No. 3 On or towards South: Open to Sky & Side Margin Owner of the Property – Mr. Raju Kashinath Salunkhe & Mrs. Sarika Raju Salunkhe Encumbrances: Not Known Type of possession: Symbolic	Reserve Price – Rs.67,00,000/- (Rupees Sixty Seven Lakhs Only) EMD : Rs. 6,70,000/- (Rupees Six Lakhs Seventy Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
9	Borrower: 1. Mrs. Jyoti Sachin Kale 2. Sachin Shrikrishna Kale	Rs. 25,67,447/- (Rupees Twenty Five Lakhs Sixty Seven Thousand Four Hundred Forty Seven Only) plus interest applicable thereon w.e.f.	<u>PROPERTY Lot No 9</u>	Reserve Price – Rs.26,00,000/- (Rupees Twenty Six Lakhs 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
	Branch: Erandwana, Pune	07.12.2025 less recovery if any since 16.01.2026	Flat No. 306, third Floor, Building No.-P, Vision City Apartment, Village-Jambhul, Gat No. 308+309, Gat No 338 and 339, Tal-Maval, Pune The property is also mortgaged against credit facilities sanctioned to M/s Pace International Courier (Prop.: Mrs. Jyoti Sachin Kale) with Erandwana Branch, Pune Owner of the Property – Mrs. Jyoti Sachin Kale Encumbrances: Not Known Type of possession: Physical	EMD : Rs. 2,60,000/- (Rupees Two Lakhs Sixty Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
10	Borrower: M/s V.A.S. Anuvishwa Agro Product LLP through partners: 1. Mrs. Shweta Shailesh Pandit 2. Mrs. Vaishali Rajendra Jagtap 3. Mrs. Anuradha Nitin Kudale Guarantor: Mr. Rajendra Dnyanoba Jagtap Branch: Hi-tech Agri Branch, Pune	Rs. 3,08,60,419/- (Rupees Three Crore Eight Lakhs Sixty Thousand Four Hundred and Nineteen only) plus interest thereon & future interest @ 12.45% w.e.f. 30.11.2024 less recovery if any since 30.11.2024	<u>PROPERTY Lot No 10</u> Land admeasuring 0 Ha 74R at Gat No. 920/5 (Industrial NA) at village Khamgaon, Taluka- Daund, Dist-Pune in the name of Mrs. Shweta Shailesh Pandit Boundaries of above mentioned plot (as per Agreement) are as under: On or towards East: By Road On or towards South: By Gat No. 882 On or towards West: By Property of Mr. Abhimanyu Dhotre On or towards North: By Property of Mr. Satish Jadhav Owner of the Property – Mrs. Shweta Shailesh Pandit Encumbrances: Not Known Type of possession: Physical <u>PROPERTY Lot No 11</u>	<u>PROPERTY Lot No 10</u> Reserve Price – Rs.1,36,90,000/- (Rupees One Crore Thirty Six Lakhs Ninety Thousand Only) EMD : Rs. 13,69,000/- (Rupees Thirteen Lakhs Sixty Nine Thousand Only) Bid increment Amount Rs 1,00,000/- (Rupees One Lakh Only) <u>PROPERTY Lot No 11</u> Reserve Price – Rs.1,22,10,000/- (Rupees One Crore Twenty Two Lakhs Ten Thousand Only) EMD : Rs. 12,21,000/- (Rupees Twelve Lakhs Twenty One Thousand Only) Bid increment Amount Rs 1,00,000/-



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
			Non Agricultural Land in Gat No. 1150, admeasuring 0 Ha 66R at Khamgaon Tal-Daund, Dist-Pune in the name of Mrs. Anuradha Nitin Kudale Boundaries of above mentioned plot (as per Agreement) are as under: On or towards East: By Property of Mr. Madhukar Zurunge & Sanjay Kudale On or towards South: By Property of Mr. Laxman Jagtap/Mr. Panditrao Nagavde On or towards West: By Property of Mr. Baban Jagtap On or towards North: By Property of Mr. Nitin Kudale Owner of the Property – Mrs. Anuradha Nitin Kudale Encumbrances: Not Known Type of possession: Physical	(Rupees One Lakh Only)
11	Borrower: 1. M/s CDSA Agrospace Indi Pvt. Ltd. through Directors: a) Mr. Arun Shivmurti More & b) Mrs. Sonali Hemchandra Raut Guarantor(s): 1. Mr. Arun Shivmurti More 2. Mrs. Sonali Hemchandra Raut Branch: Hi-tech Agri Branch, Pune	Rs. 1,52,64,065/- (Rupees One Crore Fifty Two Lakhs Sixty Four Thousand Sixty Five only) plus interest thereon & future interest @ 10.50% w.e.f. 04.06.2025 less recovery if any since 03.06.2025	<u>PROPERTY Lot No 12</u> Flat No. 101, First Floor, Shreya Apartments, G.N. 14, Mamurdi, Tal Haveli, Dist-Pune in the ownership of Mr. Arun Shivmurti More. Mortgage property is bounded as under: On or towards East: Flat No. 102 On or towards West: Open Space On or towards North: Flat No. 106 On or towards South: Open Space Owner of the Property – Mr. Arun Shivmurti More Encumbrances: Not Known Type of possession: Physical <u>PROPERTY Lot No 13</u>	<u>PROPERTY Lot No 12</u> Reserve Price – Rs.32,91,000/- (Rupees Thirty Two Lakhs Ninety One Thousand Only) EMD : Rs. 3,29,100/- (Rupees three Lakhs Twenty Nine Thousand One Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thousand Only) <u>PROPERTY Lot No 13</u> Reserve Price – Rs.32,91,000/- (Rupees Thirty Two Lakhs Ninety One Thousand Only)



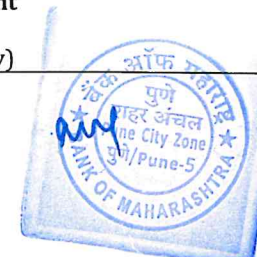
Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			Flat No. 201, Second Floor, Shreya Apartments, G.N. 14, Mamurdi, Tal Haveli, Dist-Pune in the ownership of Mr. Arun Shivmurti More. Mortgage property is bounded as under: On or towards East: Open Space On or towards West: Passage, Staircase & Lift On or towards North: Open Space On or towards South: Flat No 202 Owner of the Property – Mr. Arun Shivmurti More Encumbrances: Not Known Type of possession: Physical <u>PROPERTY Lot No 14</u> Flat No. 301, Third Floor, Shreya Apartments, G.N. 14, Mamurdi, Tal Haveli, Dist-Pune in the ownership of Mr. Arun Shivmurti More. Mortgage property is bounded as under: On or towards East: Open Space On or towards West: Flat No 302 On or towards North: Entrance/Staircase On or towards South: Open Space Owner of the Property – Mr. Arun Shivmurti More Encumbrances: Not Known Type of possession: Physical	EMD : Rs. 3,29,100/- (Rupees three Lakhs Twenty Nine Thousand One Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosuang Only) <u>PROPERTY Lot No 14</u> Reserve Price – Rs.32,91,000/- (Rupees Thirty Two Lakhs Ninety One Thousand Only) EMD : Rs. 3,29,100/- (Rupees three Lakhs Twenty Nine Thousand One Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosuang Only)
12	Borrower: M/s Alpine Buildtech through its partners:	Rs. 2,41,61,083.04 (Rupees Two Crores Forty One Lakhs Sixty One Thousand eighty three and Four Paise Only) plus interest plus penal interest	<u>PROPERTY Lot No 15</u> Flat no. 301, situated on 3rd floor, 'B' Wing, in the Building known as 'Vishwambhar Residency', Manikbaug, at S No.	<u>PROPERTY Lot No 15</u> Reserve Price – Rs.69,34,000/- (Rupees Sixty Nine Lakhs



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
	Chandrakant Rawool 2. Mr. Prasad Govind Hajare Guarantor(s): 1. Mr. Shashank Chandrakant Rawool 2. Mr. Prasad Govind Hajare Mr. Manik Govind Hajare Branch: Model Colony, Pune	Notice dated 05.05.2025 (also published in Financial Express (English) and Loksatta (Marathi) both Pune City Editions on 13.05.2025) with monthly rests w.e.f. 05.05.2025 plus costs, charges and expenses less recovery if any since 05.05.2025	no. 953, Shivaji Nagar (Bhamburda), Pune 411016 and bounded as under: East: Flat no. 103 West: Open Space North: Open Space South: Flat No. 101 Owner of the Property – Mr. Prasad Govind Hajare and Mr. Manik Govind Hajare Encumbrances: Not Known Type of possession: Symbolic PROPERTY Lot No 18 Flat No. 104, 1 st Floor, admeasuring area 319.15 sqr ft (carpet area), 431 sqr ft (built-up area) in 'Aqura Paradise Co-op Housing Society Ltd.', Sr. No. 336/1, CTS no. 953, Shivaji Nagar (Bhamburda), Pune 411016 and bounded as under: East: Open Space West: Flat no 102 North: Open Space South: Staircase Owner of the Property – Mr. Prasad Govind Hajare Encumbrances: Not Known Type of possession: Symbolic PROPERTY Lot No 19 Flat No. 203, 2 nd Floor, admeasuring area 560 sqr ft (built-up area) in 'Aqura Paradise Co-op Housing Society Ltd.', Sr. No. 336/1, CTS no. 953, Shivaji Nagar (Bhamburda), Pune 411016 and bounded as under:	EMD : Rs. 3,73,500/- (Rupees Three Lakhs Seventy Three Thousand Five Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thousand Only) PROPERTY Lot No 18 Reserve Price – Rs.36,00,000/- (Rupees Thirty Six Lakhs Only) EMD : Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosund Only) PROPERTY Lot No 19 Reserve Price – Rs.50,58,000/- (Rupees Fifty Lakhs Fifty Eight Thousand Only) EMD : Rs. 5,05,800/- (Rupees Five Lakhs Five Thousand Eight Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosund Only) PROPERTY Lot No 20 Reserve Price – Rs.37,42,000/- (Rupees Thirty Seven Lakhs Forty Two Thousand Only) EMD : Rs. 3,74,200/- (Rupees Three Lakhs

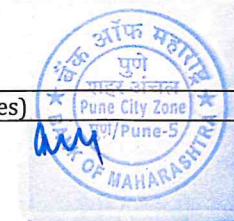


Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
			East: Passage West: Lift North: Open Space South: Staircase Owner of the Property – Mr. Prasad Govind Hajare Encumbrances: Not Known Type of possession: Symbolic PROPERTY Lot No 20 Plant & Machinery with Inventory at M/s Springup Industries Pvt. Ltd., Gat No. 142/3, Shivare Gaon, Tal Bhor, Dist. Pune (Details of Machinery available as Annexure 1 on https://banknet.com PSBA eBKray Portal) Owner of the Property – Mr. Prasad Govind Hajare Encumbrances: Not Known Type of possession: Symbolic	Seventy Four Thousand Two Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosuand Only)
14	Borrower: M/s Vertex Kingdom Agro Pvt. Ltd. Guarantor(s): 1. Mrs. Vaishali Fakkadrao Shinde 2. Ms. Pragati Fakkadrao Shinde	Rs. 3,99,30,948/- (Rupees Three Crore Ninety Nine Lakhs Thirty Thousand Nine Hundred and Forty Eight only) plus further interest & charges as mentioned above with monthly rests w.e.f. 03.07.2024 plus cost, charges and expenses less recovery if any since 11.07.2024	PROPERTY Lot No 21 All that pieces and parcel of property i.e. plot admeasuring area 00H 33R and Industrial shed/factory building thereon situated at Gat No 788/1, Village Pimpri Sandas, Teh- Haveli, District-Pune Boundaries of mortgaged property are as below: East: Gat No. 789 and 724 West: Gat No. 787 North: Remaining Land of Gat No. 788	PROPERTY Lot No 21 Reserve Price – Rs.3,20,50,000/- (Rupees Three Crore Twenty Lakhs Fifty Thousand Only) EMD : Rs. 32,05,000/- (Rupees Thirty Two Lakhs Five Thousand 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
	Branch: Camp, Pune		South: Pimpri Sangvi Road Owner of the Property – M/s Vertex Kingdom Agro Pvt. Ltd. Encumbrances: Not Known Type of possession: Physical	
15	Borrower: M/s Hotel Aditya Garden & Bar through Proprietor: Mr. Sanjay Sarjerao Pawar Guarantor(s): 1. Mr. Sarjerao Shankar Pawar 2. Mr. Rajendra Sarjerao Pawar Branch: Vadgaon Budruk, Pune	Rs. 36,69,952/- (Rupees Thirty-Six Lakhs Sixty Nine Thousand Nine Hundred Fifty Two Only) plus unapplied interest w.e.f. 05.12.2024 apart from further interest, cost, charges and expenses less recovery if any since 05.12.2024	PROPERTY Lot No 22 Land and Building in the name of Hotel Aditya Garden & Bar situated at Milkat no. 327, Gat No. 406 & 411 at Khed Shivapur, Tal Haveli, Pune having 12 rooms admeasuring area 420.12 sqr mtrs, (Carpet area) & 525.15 sqr mtrs. (Built-up Area) Boundaries of mortgaged property are as below: North: By Property of Shamrao Waman Bande Hawaldar South: By Property of Mahadev Namdeo Pawar East: By National Highway No. 4 West: By Property of Popat Kaluram Pawar Owner of the Property – Mr. Sarjerao Shankar Pawar Encumbrances: Not Known Type of possession: Physical	PROPERTY Lot No 22 Reserve Price – Rs.6,28,18,000/- (Rupees Six Crore Twenty Eight Lakhs Eighteen Thousand Only) EMD : Rs. 62,81,800/- (Rupees Sixty Two Lakhs Eighty One Thousand Eight Hundred Only) Bid increment Amount Rs 1,00,000/- (Rupees One Lakh Only)

Sr. No.	Particulars		Date & Time of Auction
1.	Date and time of E- Auction	For Lot No. 1 to 22, 30 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 22	25.06.2026 & 01.07.2026
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://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: 16.06.2026

Place: Pune

Chief Manager & Authorized Officer
Bank of Maharashtra

