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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  <p><b>बैंक ऑफ महाराष्ट्र</b><br/><b>Bank of Maharashtra</b><br/>भारत सरकार का उद्यम<br/><i>एक परिवार एक बैंक</i></p> <p>प्रधान कार्यालय : 'लोकमंगल', 1501, शिवाजीनगर, पुणे - 411005.<br/>H. O.: 'Lokmangal', 1501, Shivajinagar, Pune - 411005.</p> | <p>अंचल कार्यालय: "यशोमंगल" 1183-ए, एफ. सी. रोड,<br/>शिवाजीनगर, पुणे 5<br/>Zonal office: "Yashomangal" 1183-A, F.C.<br/>Road, Shivajinagar, Pune 5<br/>टेलीफोन/TELE: 020-2557 3347<br/>ई-मेल/e-mail : <a href="mailto:legal_pcr@mahabank.co.in">legal_pcr@mahabank.co.in</a></p> |  |
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AX6/Legal/EAuction//2026-27/

Date 17.06.2026

To

**1. Late Arman Shah (Prop.: M/s Shah Enterprises), Deceased**

**Represented through known/unknown Legal Heirs**

**Factory Address:**

**Gat No. 404, Ground Floor,  
Chikali Road, Moi, Khed, Pune-411062**

**Also At:**

**Gat No. 90, River Residency,  
Dehu Alandi Road, Near SNBP School,  
Chikhali, Pune-411062**

**Also At:**

**Silver Sakshi, Flat no. A 1001,  
Gat No. 228/1, Haveli,  
Pune, Pimpri Chinchwad-412105**

**2. Kalimunnisha Arman Shah (Legal Heir of Late Arman Shah)**

**Gat No. 90, River Residency,  
Dehu Alandi Road, Near SNBP School,  
Chikhali, Pune-411062**

**Also At:**

**Silver Sakshi, Flat no. A 1001,  
Gat No. 228/1, Haveli,  
Pune, Pimpri Chinchwad-412105**

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 note 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 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) 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                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Flat No. 702, 7<sup>th</sup> Floor, Building No. M, River Residency, Gat No. 90, Village Chikhali nearby SNBP Internation School &amp; College, Jadhavwadi, Chikali, Taluka-Haveli, District-Pune bounded as below:</p> <p><b>On or towards North:</b> By remaining property of Gat No. 90 beyond by Indrani River</p> <p><b>On or towards East:</b> By Shiv(boundary) of Moshi village and Gat No. 94</p> <p><b>On or towards West:</b> By Gat No. 76,77,79,87 &amp; 89</p> <p><b>On or towards South:</b> By Gat No. 72 &amp; 75</p> <p><b>Owner of the Property</b> – Late Mr. Arman Shah through Legal Heir Kalimunnisha Arman Shah</p> <p><b>Encumbrances:</b> Not Known</p> <p><b>Type of possession:</b> Symbolic</p> | <p><b>Reserve Price –</b><br/>Rs.54,50,000/- (Rupees Fifty Four Lakhs Fifty Thousand Only)</p> <p><b>EMD :</b> Rs. 5,45,000/- (Rupees Five Lakhs Forty Five Thousand Only)</p> <p><b>Bid increment Amount</b><br/>Rs 25,000/-<br/>(Rupees Twenty-Five Thousand Only)</p> |

**Date of E-auction: 27.07.2026**

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 30 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.

Please refer to the enclosed Public Notice for Sale through E-auction under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 published in Financial Express and Loksatta on 17.06.2026.

Yours faithfully,

  
**(Shrikant Shekhar)**  
**Chief Manager & Authorized Officer**  
**Bank of Maharashtra**  
**Pune City Zone**

