	 Bank of Maharashtra अंचल कार्यालय पुणे शहर Zonal Office Pune City "यशोमंगल" 1183-ए, एफ. सी. रोड, शिवाजीनगर, पुणे 5 "Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5 विधि विभाग Law Department फोन नं.: 020-2557 3423 & Email – legal_pcr@bankofmaharashtra.bank.in;	 YEAR OF DEPOSITS FY 2026-27
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AX6/Legal/EAuction/2026-27/

Date 08.07.2026

To,

1. Mr. Ishtyak Ahmed

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

.... (Borrower)

Also at

Mr. Ishtyak Ahmed

M/s H A Trading
S No 45/1, Near Vimal Garden,
Opp Anjana Hotel
Rahatani, Pune-411027

Also at

Flat No C-507, PMGP Colony Transit Camp Dharavi,
Sion, Mumbai-400017

2. Mrs. Shabnam Bano

Sai Kashish Park, Wing A,
Flat No 103, S No 73 1D
Rajwade Nagar, Kalewadi
Pune-411017

.... (Co-Borrower)

Also at

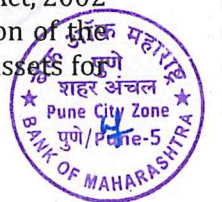
Mrs. Shabnam Bano

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

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 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. 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.

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
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	Reserve Price - Rs.35,42,000/- (Rupees Thirty Five Lakhs Forty Two Thousand Only)
Owner of the Property - Mr. Ishtiyak Ahmed and Mrs. Shabnam Bano	EMD - Rs. 3,54,200 /- (Rupees Three Lakhs Fifty Four Thousand Two Hundred Only)
Encumbrances: Not Known	Bid increment Amount Rs 25,000/- (Rupees Twenty-Five Thousand Only)
Type of possession: Physical	

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 Public Notice for Sale through E-auction dated 07.07.2026 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 published in Financial Express and Loksatta dated 08.07.2026.

Yours faithfully,


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

