

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction 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) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described Immovable properties mortgaged/charged to the Secured Creditor i.e., Bank of Maharashtra, the 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” on 18/08/2026 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 Branch, Borrowers and Guarantors	Amount Due & Date	Short Description of Property	Reserve Price / Earnest Money Deposit / Bid Increment
1.	Branch : Nanded Main Borrower : M/s ICT ISPAT Borrower Prop: Mr. Kailashpati Inderchand Tiwari Office Address : Plot No. D 110, MIDC, Nanded 431601 Resi Address: 3-1-120, Ramdut Building,Near Amba Mata Mandir, Vazirabad, Nanded 431601. Guarantor : 1. Mr. Shivam Kailashpati Tiwari Address: 3-1-120, Ramdut Building, Near Amba Mata Mandir, Vazirabad, Nanded-431601. 2. Mr. Santosh Inderchand Tiwari Address: 3-1-120, Ramdut Building,Near Amba Mata Mandir, Vazirabad, Nanded 431601	Cash Credit Rs.69,78,658.24/-(Rupees Sixty Nine Lakh Seventy Eight Thousand Six Hundred Fifty Eight Rupees And Twenty Four Paise Only) + unapplied interest + legal expenses w.e.f 16/03/2026 and Term Loan 1,74,63,750.00/- (Rupees One Crore Seventy Four Lakhs Sixty Three Thousand Seven Hundred Fifty Only) + unapplied interest + legal expenses w.e.f 16/03/2026.	Property No.1 All that piece and parcel of Leasehold Industrial Property situated at Gopalchawadi area,Near Ruby Hotel, Mouje Gopalchawadi, Nanded MIDC Plot No. D-110, Nanded admeasuring about 1500.00 Sq. Mtrs with Industrial Godown construction. In the name of Shri Kailashpati Indrachand Tiwari Proprietor of M/S Gaytari Foods. Boundaries for property : On or towards the North : Plot No. D 109, On or towards the East : Plot No. D-111, On or towards the West : Plot No. D 118, On or towards the South : MIDC Road 30.50 Mtr Wide Possession : Symbolic	Reserve Price : Rs.280.11 Lakh (Rupees Two Crore Eighty Lakh Eleven Thousand Only) EMD : Rs.Rs.28,01,100/- (Rupees Twenty Eight Lakh One Thousand One hundred only) Bid Increment Amount Rs. 20,000.00/- (Rupees Twenty Thousand Only)
2.	Branch : Nanded Assadulabad Borrower : Mrs. Kausar Sadikh Sayyed. Address : Plot No.42, Gat No.175, S.No.56 Officer Colony, Sanghvi Bk, Nanded-431605 Co Borrower : Sayyed Sadik Sayyed Ismail, Address : Plot No.42, Gat No.175, S.No.56, Officer Colony, Sanghvi Bk, Nanded-431605.	Rs.19,22,600.00/-(Rupees Nineteen Lakh Twenty Two Thousand Six Hundred Only) + unapplied interest + legal expenses w.e.f 22/05/2025	Property No.2 Mortgage of all that piece and parcel of land together with the building and structure residential building on address: Plot No.42 Gat No.175, S.No.56, Officer Colony, Sanghvi Bk, Nanded-431605 Area 1200 Sq .ft Property Owned by Mrs. Kausar Sadikh Sayyed. Boundaries for property : On or towards the North : Part of Plot No 41. On or towards the East : 25 feet Road, On or towards the West : Plot No 38, On or towards the South : Plot No.43 Possession : Symbolic	Reserve Price : Rs.76.00 Lakh (Rupees Seventy Six lakh Only) EMD : Rs.7,60,000/- (Rupees Seven Lakh Sixty Thousand only) Bid Increment Amount Rs. 20,000.00/- (Rupees Twenty Thousand Only)
3.	Branch : Yelambghat Borrower : 1) Tatyaram Sundar Munde 2) Anita Tatyaram Munde, Residence Address: At.House No.13, Nivdungwadi, Post-Yelambghat, Tq.Dist Beed-431125.	Rs. 21,27,172 /- (Rupees Twenty One Lakh Twenty Seven Thousand One Hundred and Seventy Two Only) plus interest + Bank charges w.e.f. 01/01/2026	Property No. 3 All that piece and parcel of residential property situated at Gat No.480/AU/1, G.P House No.3, Nivdungwadi, Post-Yelambghat, Tq.Dist.Beed-431125 Area admeasuring 1089 Sq Feet. Property Owned by Mr. Tatyaram Sundar Munde & Mrs. Anita Tatyaram Munde Boundaries for property : On or towards the North : Yedu Namdeo Munde, On or towards the East : Road, On or towards the West : Agriculture land of Tatyaram Munde, On or towards the South : Bapurao Babasaheb Munde Possession : Symbolic	Reserve Price : Rs.16.20 Lakh (Rupees Sixteen Lakh Twenty Thousand Only) EMD : Rs.1,62,000/- (Rupees One Lakh Sixty Two Thousand Only) Bid Increment Amount Rs. 20,000.00/- (Rupees Twenty Thousand Only)
4.	Branch : Yelambghat. Borrower : M/s. Priya Pashu Udyog Kendra Prop. Mr. Tatyaram Sundar Munde, Address: At/House No.13, Nivdungwadi, Post.Yelamb Ghat, Tq.Dist.Beed-431125. Guarantor : 1) Mr. Manohar Bhimrao Jadhav Address: At/Post.Nandurghat, Tq.Kaij, Dist. Beed. Guarantor : 2) Mr. Ashok Gorakh Jadhav, Address : At/Post.Nandurghat, Tq. Kaij, Dist.Beed.	Rs.10,99,124.82/- (Rupees Ten Lakhs Ninety Nine Thousand One Hundred And Twenty Four Rupees And Eighty Two Paise Only) + Unapplied interest+ bank charges w.e.f. 01/01/2026	Property No.4 All that piece and parcel of residential open plot situated at Gat No.478/AU/1, G.P. House No.48, Nivdungwadi, Post-Yelamb ghat, Tq.Dist.Beed-431125 Plot Area admeasuring about 25500 Sq Feet. Owned by Mr. Tatyaram Sundar Munde Bounded as follows : On or towards the North : Bansli Munde, On or towards the East : Road, On or towards the West : Prakash Munde On or towards the South : Bhagwan Munde. Possession : Symbolic	Reserve Price : Rs. 11.73 Lakh (Rupees Eleven Lakh Seventy Three Thousand Only) EMD : Rs.1,17,300/- (Rupees One Lakh Seventeen Thousand Three Hundred Only) Bid Increment Amount Rs. 20,000.00/- (Rupees Twenty Thousand Only)
5.	Branch : Hingoli Borrower : Sachin Narayan Jadhav, Add. GP House No.499, Plot No.59, Survey No.26, Gut No.106, Near SRPF CAMP Ashirwad Colony, Nagar, Mouje Karwadi, Tq and District Hingoli, Maharashtra-431513 Co-Borrower : Mrs. Munni Sachin Jadhav, Add.: GP House No.499, Plot No.59, Survey No.26, Gut No.106, Near SRPF CAMP Ashirwad Colony, Nagar, Mouje Karwadi, Tq and District.Hingoli, Maharashtra-431513.	Rs.12,92,377.14 (Rupees Twelve Lakhs Ninety Two Thousand Three Hundred And Seventy Sseven Rupees And Fourteen Paise Only) + unapplied interest + Bank charges w.e.f 05/01/2026	Property No.5 Residential property constructed at GP Property House 499, Plot No.59, Survey No. 26, Gat No.106, Near SRPF Camp, Ashirwad Colony, Ganga Nagar, Mouje Karwadi, Tal.Dist .Hingoli-431513. Area admeasuring about 111 Sq.Meter in the name of Mr. Sachin Narayan Jadhav Bounded as follows : On or towards the North: Plot No 70, On or towards the East : Existing 6.00 M Road, On or towards the West : Plot No 60, On or towards the South : Existing 6.00 M road Possession : Symbolic	Reserve Price : Rs. 24.26 Lakh (Rupees Twenty Four Lakh Twenty Sixty Thousand Only) EMD : Rs.2,42,600/- (Rupees Two Lakh Forty Two Thousand Six Hundred Only) Bid Increment Amount Rs. 20,000.00/- (Rupees Twenty Thousand Only)
6.	Branch : Ambejogai Borrower : Shri. Utkarsh Upendra Kurdukar (Deceased) Through his legal Hier/s Smt. Ujwala Upendra Kurdukar, Address: Bajji Prabhu Chowk, Deshpande Gali, Ambejogai -431517, Co-Borrower : Smt. Ujwala Upendra Kurdukar, Address: Bajji Prabhu Chowk, Deshpande Gali, Ambejogai-431517, Co-Borrower : Smt. Gauri Maheshkumar Taklikar, Address: W/o Maheshkumar Taklikar, Sr.No.173/1, D-404, Ganesh Residency, Shiv Sai Road, Primple Saudagar Pune City, Aundh Camp,Maharashtra-411027 Co-Borrower : Smt. Upasana Upendra Kurdukar, Address: 3/1100, Dindayal Colony, Mandawa Road, Ambejogai-431517.	Rs.14,75,069/-(Rupees Fourteen Lakh Seventy Five Thousand Sixty Nine Rupees Only) + unapplied interest + legal expenses w.e.f 27/10/2025	Property No.6 All that pieces and parcel of Flat No.1 on Stilt Floor in Raghuveer Sadan Apartment, City Survey No.15839/1/1, Plot No.12, At. Meher Nagar, behind “K-pond Hospital”, Garkheda, Aurangabad (Owner: 1) Shri. Utkarsh Upendra Kurdukar 2) Smt. Ujwala Upendra Kurdukar 3) Smt. Gauri Mahesh-kumar 4) Smt. Upasana Upendra Kurdukar Taklikar) Bounded as follows : On or towards the North : Marginal Space Towards 9 m wide Road, On or towards the East : Marginal Space Towards 11, On or towards the West : Staircase Lift and marginal Space, On or towards the South : Plot No.21, 22 Possession : Symbolic	Reserve Price : Rs.68.94 Lakh (Rupees Sixty Eight Lakhs Ninety Four Thousand Only) EMD : Rs.6,89,400/- (Rupees Six Lakh Eighty Nine Thousand Four hundred only) Bid Increment Amount Rs. 20,000.00/- (Rupees Twenty Thousand Only)
7.	Branch : Ambejogai Borrower : Mr. Muralidhar Ramrao Phad, Address: Yogeshwari Pan Centre, Ambedkar Chowk, Ambejogai Or Adhar Colony, Ambejogai, Tal.Ambejogai. Dist.Beed.431517 Guarantor : 1) Shri. Sunil Prabhakarao Dhapate, Address: Satyaprabha Niwas Adarsh Colony, Ambejogai Guarantor : 2) Shri. Dayanand Jalindhar Tidke, Address: Chausalkar Colony, Tq. Ambajogai, Dist.Beed-431517.	Rs.12,06,075.89/-(Rupees Twelve Lakh Six Thousand Seventy Five Rupees And Eighty Nine Paise Only) + unapplied interest + legal expenses w.e.f 15/05/2025	Property No.7 All that pieces and parcel of Residential land and building constructed at Plot No.47 from Land Sy No.290(part), Grampanchat House No.2751, Admeasuring 123.57 Sq. Meter, Hanuman Mala, Near Ring Road, at Jogaiwadi, Tal.Ambejogai Owner : Shri. Murlidhar Ramrao Phad Bounded as follows : On or towards the North: 6 Meter Grampanchat Road, On or towards the East : Plot No.46, On or towards the West : Plot No.48, On or towards the South : Plot No.54 of Gavali Possession : Symbolic	Reserve Price : Rs.32.13 Lakh (Rupees Thirty Two lakh Thirteen Thousand Only) EMD : Rs.3,21,300/- (Rupees Three Lakh Twenty One Thousand Three Hundred only) Bid Increment Amount Rs. 20,000.00/- (Rupees Twenty Thousand Only)

NOTE:			
Sr. No.	Particulars		Date & Time
1.	Date and time of E- Auction	For Sr. No. 1 to 7 and for Property No 1 to 7	18/08/2026 between 11.00 p.m. and 5.00 p.m
2.	Last Date of Submission of Bid with EMD		17/08/2026 up to 04.00pm
3.	Inspection Date & Time	For Sr. No. 1 to 7 and for Property No 1 to 7	12/08/2026 to 14/08/2026 between 10:00 am. and 5:00 pm

Important information: 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.

Note: 1. Bank has Possession with No any known encumbrance. However, there can be some dues by respective Societies, Government/Local Authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies/builder. Dues/ Charges/Encumbrances, if any due on the respective property, shall be borne by the bidder.

E-auction shall be conducted through the PSB Alliance. Bidders have to log in on the website <https://baanknet.com/> and have to register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact number is 9749685759 and E mail id is “support.baanknet@psballiance.com”.

For detailed terms and conditions of the sale, please refer to the link “https://www.bankofmaharashtra.in/properties_for_sale.asp” provided in the Bank's website.