

	 Bank of Maharashtra अंचल कार्यालय - सातारा "जीवनतारा", एल.आई.सी. बिल्डिंग, कलेक्टर कार्यालय के सामने, सातारा- 415001 Satara Zonal Office "Jeevantara", LIC Building, Opp. Collector Office, Satara-415001	
Corporate Office: Montclair, 134/1, Baner- Pashan Link Road, Pashan, Pune 411021		

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 provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Bank of Maharashtra, the Symbolic / Physical possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **"As is where is", "As is What is", "Whatever there is" and "Without Recourse"** basis in e-auction on **18.08.2026 between 01.00 p.m. and 05.00 p.m.** for recovery of the balance due to the Bank of Maharashtra from the Borrowers And Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, Short Description of the immovable property/ies and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as:

Sr No .	Branch	Name of Borrower and Guarantors	Amount Due (Rs.)	Short description of the immovable property/ies with known encumbrance	Possession Type	Reserve Price / Earnest Money Deposit / Bid Increment
1.	KOLKI	Borrower: - Hemant Ramchandra Dixit Guarantor: - NIL	Rs.12,75,941/- (Rupees Twelve Lakh Seventy Five Thousand Nine Hundred Forty One Only) as on 08.06.2017 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 1 All those pieces and parcel of property with construction and fixtures there being and lying at Sai Sankalp, Phase-1, Flat No- 4, at Po. Jakatwadi, Tal. Phaltan, Dist. Satara, Gat Survey No. 1/1/1, Milkat No. 83, Flat admeasuring 633 Sq Ft., Bounded As-North- Flat No. 3 South- Plot No 84 East- Internal Road West- Flat No. 5 Encumbrances: Not Known	Physical Possession	Reserve Price – Rs 13,76,000 (Rupees Thirteen Lakhs Seventy Six Thousand Only) EMD - Rs.1,37,600/- (In Words – Rupees One Lakh Thirty Seven Thousand Six Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
2.	SHIRWAL	Borrower: - 1. Mr. Ramesh Bhiku Jadhav	Rs. 17,08,461.00 (Amount in words –	Property Lot No. 2 All the pieces and parcels of land and property of Flat No.	Symbolic Possession	Reserve Price - Rs. 24,09,000/- (Rupees Twenty Four

		2. Mrs. Manda Ramesh Jadhav Guarantor: - NA	Rupees Seventeen Lakhs Eight Thousand Four Hundred and Sixty-One only) as on 10.01.2024 plus further interest at applicable rates plus costs, charges and expenses etc.	D 201, of the building Omkar Residency in the Omkar Residency Apartments, admeasuring 48.32 Sq. mtr constructed on Gat No. 5/3, 2nd Floor, Village Shirwal, Taluka Khandala, District Satara bounded as under: - On or Towards North: Open Space & Garden On or Towards South: Flat No. D 204 On or Towards East: Stairs and Flat No. D 202 On or Towards West: Flat No. C 202* AND All the pieces and parcels of land and property Flat No. C 202, on the second floor of the building Omkar Residency in the Omkar Residency Apartments admeasuring 48.32 Sq. mtrs. Constructed on Gat No. 5/3, 2nd Floor, Village Shirwal, Taluka Khandala, District Satara bounded as under On or Towards North: - Open Space & Garden On or Towards South: Flat No. C 203 On or Towards East: Flat No. D 201 On or Towards West: Stairs and Flat No. C 201 Together with all the fixtures and furniture etc.*Encumbrances : Not Known		Lakhs Nine Thousand Only) EMD - Rs.2,40,900/- (In Words – Rupees Two Lakh Forty Thousand Nine Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
3.	Bhuinj	<u>Borrower/s: -</u>	Rs.20,67,271.	Property Lot No. 3.	Symbolic	Reserve Price –

		1. M/s Vaishnavi Traders Through Proprietor Mr. Sanjay Shivaji Jadhav Guarantor/s - 2. Mrs. Varsha Sanjay Jadhav W/o Mr. Sanjay Shivaji Jadhav 3. Mr. Shankar Sanjay Jadhav 4. Mr. Sudhir Pratap Bhosale	00 (Amount in Words – Rupees Twenty Lakhs Sixty Seven Thousand Two Hundred Seventy One only) as on 22.01.2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Registered Mortgage of All those pieces and parcels of land situate being and lying at Village – Bhuinj, Tal – Wai, Dist – Satara in the registration Dist Satara Sub-Dist – Wai admeasuring total 2275 Sq. Ft and being Grampanchayat Milkat No. 2236 and 2237, which is constructed in Gat No 2445/1 out of R.C.C. 40 X 35, W.C. bathroom and 3 rooms on ground floor and First Floor 35 X 25 W. C. Bathroom and 3 rooms and which is bounded by On or Towards North – Property of Rahul Prataprao Jadhav On or Towards South – Property of Gourihar Dnyanabo Walekar On or Towards East – Internal Road On or Towards West - Property of Gourihar Dnyanabo Walekar Together with the buildings, structures, residential blocks etc. CERSAI ID: - 200036927016 Encumbrances: Not Known	Possession	Rs.33,06,000 /- (Rs Thirty-Three Lakhs Six Thousand Only) EMD – Rs.3,30,600/- (In Words – Rupees Three Lakhs Thirty Thousand Six Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
4	NAGTHANE	Borrower/s: - 1. Mr. Sachin Dilip Taware 2. Mr. Dilip Uddhav Taware Guarantors :	Rs. 20,40,941/- (In Words – Rupees Twenty Lakhs Forty Thousand Nine Hundred and Forty One	Property Lot No. 4 All the piece and parcels of land and property at Residential Property situated at Milkat No 69/ Plot No. 69 and building admeasuring area of 4000 sq. ft	Symbolic Possession	Reserve Price – Rs 20,58,000.00 (Rupees Twenty Lakh Fifty Eight Thousand Only). EMD -

		NIL	Only) as on 15.12.2023 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	and Built up area- 1549.44 sq.ft consisting of 8 rooms and constructed on all those pieces and parcels of land situate being and lying at Village Vijaynagar, Post Jihe in the Registration District Satara Sub- Dist Satara which is bounded as follows: On or Towards East- Property of Mr. Jadhav On or towards South- Road On or towards West- Property of Mr. Shridhar Chandrakant Sulake On or towards North- Property of Mr. Sunil Sudam Sulake together with all the fixtures, furniture etc. CERSAI A ID- 200057865580 Encumbrances: Not Known		Rs.2,05,800/- (In Words - Rupees Two Lakh Five Thousand Eight Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
5	PUSEGAON	A) Borrower/s: - 1. Mr. Sahil Harsh Kumar Bhandari 2. Mrs. Shweta Sahil Bhandari 3. Mr. Bharatlal Popatlal Bhandari 4. Mrs. Shaila Bharatlal Bhandari 5. Mr. Sagar Bharatlal Bhandari 6. Mr. Harshakumar Popatlal Bhandari <u>Guarantors:</u> NIL	Rs. 23,16,077.00 /- (Amount In Words – Rupees Twenty-Three Lakhs Sixteen Thousand and Seventy-Seven Only) as on 06/06/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 5 Registered Mortgage of Property in the name of Mr. Bharatlal Popatlal Bhandari & Mrs. Shaila Bharatlal Bhandari. All those pieces and parcel of the property with RCC Construction Building along with fixture there being & lying on Gat No 420 Plot No 1 CTS No 406/10/12 GPM No 679,681/1+2+3+4 at Pusegaon Bhandari Chambers Building consisting of Ground Floor, 1 st Floor and 2 nd Floor at Bhavani Nagar Post Pusegaon Taluka Khatav District Satara - 415502 , within local limits of Pusegaon	Symbolic Possession	Reserve Price – Rs 1,48,28,000 (Rupees One Crore Forty Eight Lakhs Twenty Eight Thousand Only) . EMD - Rs.14,82,800 /- (In Words – Rupees Fourteen Lakh Eighty Two Thousand Eight Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				and registered in the name of Mr. Bharatlal Popatlal Bhandari & Mrs. Shaila Bharatlal Bhandari. Total Plot Area – 5382.15 Sq. Ft Total Built-up Area – 7438.73 Sq. Ft. Property Bounded as: On the North: Property of Mr. Balasaheb G Shinde On the South: Pusegaon to Dahiwadi Road On the East: Property of Mr. Ankush P Jadhav On the West: Internal Road(Colony Road)***** CERSAI ID: 200075750984 *Out of the said property Plot No 1 of S.No. 420 of Mauje Pusegaon i.e. CTS No 406 bearing Grampanchayat Milkat No. 681/1+2+3+4 is mortgaged and taken as security in the account of M/s Bhandari Bazar CERSAI ID: 200037408920 **Out of the said property Gat No. 420/1is mortgaged and taken as security in the account of Mr. Bharatkumar Popatlal Bhandari ***Out of the said property Plot No. 1, S.No. 420 of Mouje Pusegaon, CTS No. 406/10/12, Gram		
--	--	--	--	---	--	--

				Panchayat Milkat No. 679 1 is mortgaged and taken as security in the account of Mrs. JAGRUTI SAGAR BHANDARI Encumbrances: Not Known		
6	KARVE NAKA	<u>Borrowers: -</u> 1. Mr Nilesh Jagannath Avaghade 2. Mrs Sangita Nilesh Avaghade <u>Guarantors:</u> NIL	Rs.15,13,709/ - (Rs Fifteen Lakh Thirteen Thousand Seven Hundred Nine Only) as on 07/08/2023 plus further interest at applicable rates plus costs, charges and expenses etc.	Property Lot No. 6 Registered Mortgage of piece and parcel of land situated on Survey No 334 , Shivsindhu Plaza , North Wing (Building A) Flat No 402 on fourth floor Near Monarch Hotel Opp Aswad Hotel , Karad Chiplun Road Village – Nisare Tal Patan Dist Satara .Pin code - 415205 bounded as: - East: By Property belonging to Mr. Ramesh + Ganpat Hawale West: By Property belonging to Mr. Manisha Krishna Shinde South: By Property belonging to Mr. Ganapati Anil Pralhad Shinde North: By Karad-Chiplun Road Cersai ID : 200063822401 Encumbrances: Not Known	Symbolic Possession	Reserve Price - Rs. 12,10,000/- (Rupees Twelve Lakh Ten Thousand only) EMD - Rs.1,21,000/- (In Words – Rupees One Lakh Twenty One Thousand Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
7	KARVE NAKA	<u>Borrowers: -</u> Mr. Yogesh Shripad Adake <u>Guarantors:</u> NIL	Rs 11,18,846/- (Amount in Words – Rupees Eleven Lakhs Eighteen Thousand Eight Hundred Forty-Six only) as on 11/03/2024 plus further interest at applicable rates plus costs,	Property Lot No. 7 All the pieces and parcels of land and property situated in the division and District Satara Sub Division and Sub District Karad and within the jurisdiction of Sub registrar Karad, within four boundaries of wing, bearing Bhumapan No. / Survey No.	Physical possession	Reserve Price – Rs 9,98,000/- (Rs Nine Lakhs Ninety-Eight Thousand Only) EMD – Rs. 99,800/- (In Words – Ninety Nine Thousand Eight Hundred Only) Bid increment

			charges, and expenses etc. minus recoveries if any.	853/1+854+855+857/1, Plot No. 118 to 122, admeasuring total area 2250 Sq. Mtrs bounded as follows: - On or Towards East: - Plot No. 117 On or Towards South: - 15 Mtrs wide road On or Towards West: - Plot No. 123 On or Towards North: - Plot No. 126 to 131 properties Over which a R. C. C. building is constructed out of which Unit No. 09, Open area 100.76 Sq. Mtrs. and salable area 55.76 Sq. Mtrs. and constructed area 39.86 Sq. Mtrs. bounded as follows: - On or Towards East: - Unit No. 10 On or Towards West: - Plot No. 123 On or Towards North: - Plot No. 126 to 131 properties On or Towards South: - Unit No. 01 At Krishna Valley Anand Empire, Behind Agashivnagar Mountain, Karad-Dhebewadi Road, Wing, Tal- Karad Dist- Satara Encumbrances: Not Known		Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
8	KHANDALA	Borrower: - 1. Mr. Aaditya Chandrakant Choudhary 2. Mrs. Sunanda Chandrakant Choudhary	Rs.15,54,904.00 (Grand Total in Words (Rupees Fifteen Lakhs Fifty Four Thousand Nine Hundred Four only) as on 13.02.2024 plus further	Property Lot No. 8 All the pieces and parcels of residential premises bearing Apartment / Flat No 104 of carpet area admeasuring 30.00 Sq. Mtrs. adjoining open balcony admeasuring 2.67 Sq. Mtrs totally admeasuring 32.67	Physical Possession	Reserve Price – Rs 9,87,000/- (Rupees Nine Lakhs Eighty-Seven Thousand Only) EMD - Rs. 98,700/- (In Words – Rupees Ninety

		3. M/s. Samruddhi Traders Khandala Guarantor: - NA	interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Sq. Mtrs., First floor, D Wing, in the building known as Moraya Apartment constructed over S. No. 431 area admeasuring 00H-29R-0P and S. No. 432 area admeasuring 00H-28R-0P lying being situated at Bawada, At Po Bawada, Tal Khandala, Dist. Satara 412802 and bounded as follows: - On or Towards East: - Apartment No. 101 in D Wing On or Towards South: - Apartment No. 103 in D Wing On or Towards West: - Internal road On or Towards North: - Apartment No. 103 in C Wing together with all the fixtures, furniture etc. Cersai ID : 200054292820 Encumbrances: Not Known		Eight Thousand Seven Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
9	GONDAVAL E BUDRUK	Borrower: - 1. Mr. Ganesh Vilas Nalawade 2. Mrs. Dipali Ganesh Nalawade Guarantor: - NIL	Rs. 19,40,921/- (Amount in Words – Rupees Nineteen Lakhs Forty Thousand Nine Hundred and Twenty One Only) as on 04/02/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 9 Mortgage of all that pieces and parcel of the land and property consisting of Flat No. ST – 02, First Floor, in the building known as ‘Gurukrupa Apartments’, Plot No.18, Survey No. 69/B/6, Pedgaon Road at post Vaduj, Tal Khatav, Dist. Satara being totally admeasuring 536 Sq. Feet i.e. 49.81 Sq. Mtrs. consisting of 3 rooms with common staircase, passage and common parking space in Vaduj, Tal:	Symbolic Possession	Reserve Price – Rs 11,38,000.00 (Rupees Eleven Lakh Thirty Eight Thousand Only) EMD – Rs.1,13,800/- (In Words - Rupees One Lakh Thirteen Thousand Eight Hundred Only) Bid increment - Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand

				Khatav, Dist. Satara 415 506 Bounded as: On or towards North: Open space On or towards South: Plot 3 apartment On or towards East: Property of Plot No.17 On or towards West: Plot No.1 apartment Together with all the fixtures, furniture etc CERSAI ID: 200029593881 Encumbrances: Not Known		Only)
10	PHALTAN	Borrower: - 1. Mr. Manoj Ishwarprasad Kumar 2. Mrs. Madhavi Manoj Srivastava Guarantor: - 3. Mr. Iyer Ramkrishna Sheshadri	Rs. 10,83,970.71 (In Words Rupees Ten Lakh Eighty Three Thousand Nine Hundred Seventy and paise Seventy one only) as on 03.01.2024 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 10 All those pieces and parcels of property with construction and fixture thereon situated at flat no. 15, third floor, Shourya Residency, Jadhavwadi, Phaltan together with fixtures and having boundaries as follows: - On or Towards East: - Marginal Open Space On or Towards South: - Marginal Open Space On or Towards West: - Terrace On or Towards North: - Flat No. 14 CERSAI ID: - 200036802750 Encumbrances: Not Known	Physical Possession	Reserve Price – Rs . 17,15,000/- (Rupees Seventeen Lakhs Fifteen Thousand only) EMD – Rs. 1,71,500/- (In Words - Rupees One Lakh Seventy One Thousand Five Hundred Only) Bid increment - Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
11	KARAD	Borrower: - 1. Mr. Pravisht Hanmant Patil 2. Mrs. Meena Hanmant Patil	Rs. 12,19,587/- (Amount in words – Rupees Twelve Lakhs Nineteen	Property Lot No. 11 All that pieces and parcel of land and property consisting of Flat No. 202, 1st Floor, “Saidarshan Residency”,	Physical possession	Reserve Price – Rs. 12,52,000/- (Rupees Twelve Lakhs Fifty-Two Thousand

		Guarantor: - NA	Thousand Five Hundred Eighty-Seven only) as on 03.01.2025 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any. admeasuring super built up area 680 Sq. Ft. i.e. 63.19 Sq., Mtrs. along with terrace, Grampanchayat Milkat No. 1203/4, constructed on Survey No. 705, Plot No. 20, Near Ananad Masale, Jijamata Nagar, on Biroba Panad Road, Karad-Chiplun Road, At Post Warunji, Tal Karad, Dist Satara, PIN – 415 124 Plot Bounded by On or Towards North:– By 30 Ft Wide Road On or Towards South– By Property of Plot No 19 On or Towards East– By Remaining Property of Same Plot On or Towards West– By Property of Survey No 708. Flat Bounded by On or Towards North– Common Staircase, passage & residential flat No. 201 On or Towards South– By Remaining space and Property of Plot No 19. On or Towards East– By open space within Plot 7 after that 30 Ft. wide road On or Towards West– By Remaining open space Total Flat super Buildup Area : 63.19 Sq. Mt. CERSAI Asset ID: 200077701548		Only) EMD – Rs.1,25,200/- (In Words - Rupees One Lakh Twenty Five Thousand Two Hundred Only) Bid increment - Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
--	--	-----------------	--	--	---

				Encumbrances: Not Known		
12	KOLKI	Borrower: - 1. M/s Nikita Enterprises Through Proprietor Mrs. Savita Rajesh Jadhav Guarantor: 1. Mr. Rajesh Nanaso Jadhav Mr. Uday Lalaso Phadtare	Rs. 38,60,028/- (Amount In Words – Rupees Thirty-Eight Lakhs Sixty Thousand and Twenty Eight Only) as on 19/08/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 12 Equitable Mortgage of the Property situated in multistoried building named "Omkar Heights ", Flat No.03 @First Floor in CTS No 6472A/2 on Plot No 41 & 42, Near DED College Chowk, Laxminagar, Phaltan, Taluka -Phaltan, District -Satara, admeasuring 144.00 Sq. Mtrs (1549.44 Sq. Ft.). Bounded as: - On or Towards East: Flat no 2 On or Towards South: Open Space in said Plot On or Towards West: Open Space in said Plot On or Towards North: Flat No 4 The name of Executants: Mrs. Savita Rajesh Jadhav CERSAI ID: 200011278233 CERSAI ID: 200035752019 Encumbrances: Not Known	Symbolic Possession	Reserve Price – Rs 45,27,000/- (Rupees Forty-Five lakhs Twenty-Seven Thousand Only) EMD - Rs. 4,52,700/- (In Words – Rupees Four Lakh Fifty Two Thousand Seven Hundred Only) Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
13	KOLKI	Borrower: - 1. M/s Nikita Enterprises Through Proprietor Mrs. Savita Rajesh Jadhav Guarantor: 1. Mr. Rajesh Nanaso Jadhav Mr. Uday Lalaso Phadtare	Rs. 38,60,028/- (Amount In Words – Rupees Thirty-Eight Lakhs Sixty Thousand and Twenty Eight Only) as on 19/08/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if	Property Lot No. 13 Equitable mortgage of property located at Gat no. 67/3B (Pai) 1/3 Middle portion of sanction plot At. Mouje Pharandwadi. Tal. Phaltan. District Satara admeasuring 1187.99 sq mt Bounded as: - On or Towards East: Property of Narayan J Pawar 1/3 plot; On or Towards	Symbolic Possession	Reserve Price – Rs 74,70,000/- (Seventy-Four Lakhs Seventy Thousand Only) EMD - Rs.7,47,000/- (In Words – Rupees Seven Lakh Forty Seven Thousand Only)

			any.	South: Property of Mrs. Usha A Shinde 1/3 plot; On or Towards West: Service Road Mahad Phandarpur; On or Towards North: S No 67/2 The name of executants: Mrs. Savita Rajesh Jadhav and Mr. Rajesh Nanaso Jadhav CERSAI ID: 200011278233 CERSAI ID: 200035752019 Encumbrances: Not Known		Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
14	MALHARPE TH	<u>Borrower/s: -</u> 1. Mr. Ganesh Narayan Parmar <u>Co-Borrower:</u> 1. Mrs. Dhani Ganesh Parmar <u>Guarantors:</u> NIL	Rs. 17,97,265/- (Amount In Words – Rupees Seventeen Lakhs Ninety-Seven Thousand Two Hundred Sixty-Five Only) as on 25/07/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 14 Registered Mortgage of all the pieces and parcel of the land located at Mundhe, Taluka Karad, District Satara bearing R.S. No. 74/1/Plot No. 35 admeasuring area 10.1.67 R. Sq. Mtr and R.S. No. 74/1/Plot No 36 admeasuring area 6.26.25 R. Sq. Mtr, over which RCC Building is constructed named and styled as "Sairam Galaxy" out of which Flat No. F-2 on First Floor admeasuring superbuiltup area 60.40 Sq. Mtr. i.e. 650.00 Sq. Fts bearing Grampanchayat Milkat No. 1300/13 situated at Mundhe, within local limits of Taluka Karad and registered in the name of Mr. Ganesh Narayan Parmar & Mrs. Dhani Ganesh Parmar Property Bounded as:	Physical Possession	Reserve Price – Rs.10,71,000.00 (Rupees Ten Lakh Seventy One Thousand Only) EMD – Rs. 1,07,100/- (In Words – Rupees One Lakh Seven Thousand One Hundred Only) Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				On the North: Property of Mr. Nitin More On the South: Flat No. F-3 On the East: Property of Mr. Jitendra Jambhale On the West: Flat No. F-1 CERSAI ID: 200076888015 Encumbrances: Not Known		
15	KARAD	<u>Borrowers: -</u> 1) M/s Vishnu Garments Prop. Mrs. Dipali Samir Mane <u>Guarantors:</u> 1) Mrs. Pramila Vishnu Mane 2) Mr. Samir Vishnu Mane 3) Mrs. Priyanka Abhishek Jadhav (Maiden name - Miss. Priyanka Vishnu Mane)	Rs.14,70,572/- (In words – Rupees Fourteen Lakhs Seventy Thousand Five Hundred Seventy-Two only) as on 31.01.2025plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 15 Registered Mortgage of All that pieces and parcel of land and property at Gat No. / Survey No. 348/8/3, admeasuring H00-03R (ULPIN: 18414371361), Near Ganapti Mandir, Daulat Colony, Next to Mujawar Colony, Karad, Tal Karad Dist Satara, 415110 having boundaries as On or Towards North– By Road On or Towards South– By Property Belonging to Mr. Mulla On or Towards East– By Property Belonging to Mr. Balasaheb Tanaji Mane On or Towards West- By Property Belonging to Mr. Patil. Total Plot Area: 300.00 Sq. Mtrs. CERSAI Asset ID: 200073308671 & 200273903037 Encumbrances: Not Known	Physical Possession	Reserve Price – Rs 40,14,000/- (Rupees Forty lakhs Fourteen Thousand Only) EMD – Rs. 4,01,400/- (In Words - Rupees Four Lakhs One Thousand Four Hundred Only) Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

16	KARVE NAKA	<u>Borrower/s: -</u> 1) Mrs. Sadhana Samiran Mete <u>Co-Borrower: -</u> 1) Mr. Samiran Sudhamay Mete <u>Guarantors:</u> NIL	Rs. 19,93,793.00 (Amount in Words – Rupees Nineteen Lakhs Ninety-Three Thousand Seven Hundred Ninety-Three only) as on 10.10.2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 16 Registered Mortgage of all the pieces and parcels of land and property located at Karad, Taluka – Karad, Dist. Satara and within the jurisdiction of Karad Municipal Council, Karad, bearing C. T. S. No. 139C/1/4, admeasuring area 41.1 Sq. Mtr. And C. T. S. No. 135A admeasuring area 126.0 Sq. Mtr. combined total area 167.1 Sq. Mtr. Over which R.C.C. building named as "Shree Vishnuprasad Complex", out of which Flat No.: T 1 On Third Floor having Carpet area 467.28 Sq. Ft., Built up area 607.45 Sq. FT, Terrace balcony 67.54 Sq. Ft. Total Salable area 674.99 Sq. Ft. (CTS No 139C/1/4), Shukrawar Peth Tal-Karad Dist-Satara PIN 415110 bounded as under: - On or Towards East: Property of Mr. Jitendra Oswal On or Towards West: Municipal Council Road On or Towards South: Staircase and Wing A On or Towards North: Property of Mr. Ballal Cersai Id: 200066122610 Encumbrances: Not Known	Physical Possession	Reserve Price – Rs.17,87,000 /- (Rupees Seventeen lakh Eighty-Seven Thousand Only) EMD – Rs. 1,78,700/- (In Words – Rupees One Lakh Seventy Eight Thousand Seven Hundred Only) Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
17	KARVE NAKA	<u>Borrower: -</u> Mr. Vaibhav Nivrutti Sabale	Rs. 20,02,569.00 (In Words – Rupees Twenty	Property Lot No. 17 Registered Mortgage	Physical Possession	Reserve Price – 16,66,000/- (Rupees Sixteen lakh

			Lakhs Two Thousand Five Hundred Sixty-Nine only) as on 11.11.2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	of all pieces and parcels of land and property located at Malkapur, Taluka – Karad, Dist. – Satara bearing Bhumapan No. 173/17/1 admeasuring area 17.69.83 R / Sq. Mtrs. & Bhumapan No. 173/17/3 admeasuring area 180 Sq, Mtr. over which a R.C.C. building is constructed, named and styled as “EMERALD” out of which a residential Flat No. FF - 01 situated on fourth floor admeasuring carpet area 40.05 Sq. Mtr. (430.93 Sq. Mtr) Near Emerson Co. Ltd, Karad- Dhebewadi Road, Agashiv Nagar, Village Malkapur, Tal: Karad, Dist. Satara, PIN – 415 539 bounded as under: - On or Towards East: Open Space of building On or Towards West: Open Space of building On or Towards South: Flat No. TF 12 On or Towards North: Flat No FT 2 Cersai ID: 200225938677 Collateral Security: NIL Encumbrances: Not Known		Sixty-Six thousand only) EMD – Rs. 1,66,600/- (In Words – Rupees One Lakh Sixty Six Thousand Six Hundred Only) Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
18	KARVE NAKA	Borrower: - 1. Mr. Rahul Nivas Vaske 2. Late Mrs. Jayshri Rahul Vaske Since Deceased, represented	Rs. 18,42,390/- (Amount in Words – Rupees Eighteen Lakhs Forty Two Thousand Three Hundred Ninety only) as on	Property Lot No. 18 Primary – Registered Mortgage of all the pieces and parcels of land and property situated at Malkapur, Taluka –	Physical Possession	Reserve Price – Rs 12,46,000/- (Rupees Twelve lakh Forty-Six Thousand Only)

		through Legal Heirs Mr. Rahul Nivas Vaske 3. Late Mrs. Jayshri Rahul Vaske Since Deceased, represented through Legal Heirs Master Somraj Rahul Vaske (Builders & Developers) Mr. Dadasaheb Mohite & Sachin Desai	17.09.2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Karad, District – Satara bearing Survey / Bhumapan No. 168/8/1 admeasuring area 0 H 11.23 R out of which share of 4.56 R bounded as under: - On or Towards East: - Road On or Towards South: - Property of Mr. Tadak On or Towards West: - Odha On or Towards North: - Property of Mrs. Mangal Moje Over which R. C. C. building is constructed named and styled as “Ji Ambe Residency” out of which residential Flat No. 11 on Second Floor admeasuring built-up 58.10 Sq. Mtrs. and Saleable area 64.59 Sq. Mtrs. bounded as under: - On or Towards East : Open Space and Road On or Towards West : Flat No 12 On or Towards South: Open Space On or Towards North: Flat No 15 Sector No. 03, division No. 04, Municipal Milkat No. 443, Village Malkapur, Tal. Karad Dist Satara Cersai ID: 200063818664 Encumbrances: Not Known		EMD – Rs. 1,24,600/- (In Words – Rupees One Lakhs Twenty Four Thousand Six Hundred Only) Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
19	Koregaon	Borrower/s: - 1) Late Mr. Pradip Shahaji Kumbhar (Since deceased represented through Legal Heirs - 1 (a) Smt. Nutan Pradip Kumbhar (Wife), 1 (b) Smt. Kamini Shahaji	Rs 20,48,733/- (In Words Rupees Twenty Lakhs Forty-eight Thousand Seven Hundred Thirty-Three Only) as on 31/07/2023 plus	Property Lot No. 19 All those pieces & parcel of land and property being and lying at Flat No.101 on 1st Floor of the building Gokarna	Physical Possession	Reserve Price – Rs.18,74,000/- (Rupees Eighteen Lakhs Seventy-Four Thousand

		Kumbhar (Mother), & 1 (c) Master Vedant Pradip Kumbhar (Son) – (Through Natural Guardian: - Smt. Nutan Pradip Kumbhar) and 2) Smt. Nutan Pradip Kumbhar Guarantors : NIL	further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Plaza in the Gokarna Plaza Apartments, admeasuring 45.07 Sq. Mtrs., (Carpet) and 52.97 Sq. Mtrs (Built-up) consisting of 3 rooms and construction on S. No.105/1/6, Professor Colony, Koregaon 415501 and bounded as: - On or Towards North: - Road and Remaining property On or Towards East: - Remaining property On or Towards West: - Road and Remaining property On or Towards South: - Staircase and Flat No. 103 Together with all the fixtures, furniture etc. Encumbrances: Not Known		Only) EMD – Rs.1,87,400/- (In Words – Rupees One Lakh Eighty Seven Thousand Four Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
20	Tarale	Borrower/s: - 1) Shri. Tushar Shamrao Deshmukh 2) Shri. Shamrao Pandurang Deshmukh 3) Shri. Sudhakar Sarjerao Deshmukh 4) Shri. Dhanaji Jagannath Deshmukh 5) Shri. Sopan Jaysing Deshmukh Guarantors : NIL	Rs. 5,25,811/- (In Words Rupees Five Lakhs Twenty-Five Thousand Eight Hundred Eleven Only) as on 17/12/2018 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 20 All the pieces and parcels of land and property of Shri. Shamrao Pandurang Deshmukh all those pieces and parcel of residential property with construction & Fixtures there being and lying at Maraloshi Ta. Patan, Dist. Satara situated at Gat No./Survey No. Milkat No. 134 / 134A admeasuring 5300 sq. ft. bounded by North: House of Sarjerao Deshmukh. South: House of Shivaji Deshmukh East: House of	Physical Possession	Reserve Price – Rs 7,62,000/- (Rupees Seven Lakhs Sixty Two Thousand Only) EMD - Rs.76,200/- (In Words - Rupees Seventy Six Thousand Two Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				Jagannath Deshmukh West: Road Encumbrances: Not Known		
21	Shirwal	Borrower/s: - 1) Mr. Vijay Bachhubhai Solanki 2) Mrs. Vidya Vijay Solanki Guarantors: NIL	Rs.20,21,021/- (In Words Rupees Twenty Lakhs Twenty- One Thousand Twenty-One Only) as on 24/04/2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 21 All the pieces and parcels of land and property at Flat No. 403, Fourth Floor in the Building No. 25, Star City Co-op Housing Society, Shirwal, Tal Khandala, Dist Satara admeasuring 66.83 Sq. mtr. (Carpet) i.e. 86.89 Sq. Mtrs. (Built-up) consisting of 4 rooms and constructed on all the pieces and parcels of land situate and lying at village Shirwal in the registration District – Satara, Sub-Dist Khandala, admeasuring 40000 Sq. Mtrs. and bearing CTS / Survey No. 336A and bounded as under: - On or Towards East: Flat No. 404 and 405, On or Towards West: Flat No. 402 On or Towards South: Building No. 24 On or Towards North: Flat No. 406 and 407 Together with all the fixtures and furniture etc. Encumbrances: Not Known	Physical Possession	Reserve Price – Rs 16,97,000/- (Rupees Sixteen Lakhs Ninety Seven Thousand Only) EMD - Rs.1,69,700/- (In Words – Rupees One Lakh Sixty Nine Thousand Seven Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
22	Talmavale	Borrower/s: - 1) Mr. Vitthal Kundlik Sutar 2) Mrs. Suman Vitthal Sutar	Rs. 26,01,198/- (In words - Rupees Twenty- Six Lakhs One Thousand One Hundred Ninety-	Property Lot No. 22 Registered Mortgage of land and property located at Post	Physical Possession	Reserve Price – Rs 10,25,000/- (Rupees Ten Lakhs

		3) M/s. Shubham Furniture Works (Prop. Mr. Vitthal Kundlik Sutar) Guarantors : NIL	Eight) as on 04/05/2023 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Sanbur, Taluka – Patan, Dist. Satara mortgaged by the borrowers – Mr. Vitthal Kundalik Sutar and Mrs. Suman Vitthal Sutar at - All the piece and parcels of land and property situated being and lying at Village Sanbur in the registration Dist. Satara, Sub-Dist. Patan admeasuring 51.13 Sq. Meters GP Milkat No.329 bounded as follows: - On or Towards North: - Ashok Tukaram Sutar On or Towards East: - Ravindra Rajaram Mugade On or Towards West: - Santosh Sadashiv Sutar On or Towards South: - Kisan Ramchandra Sutar Together with building and structure / residential block constructed / to be constructed thereon admeasuring 131.64 Sq. Mtrs consisting of 1BHK on each floor rooms on 1,2, 3 floors and all the fixtures annexed thereto And Hypothecation of Stock at Shubham Furniture, Dhebewadi, Patan, Satara. 415112 Encumbrances: Not Known		Twenty Five Thousand Only) EMD - Rs.1,02,500 /- (In Words – Rupees One Lakh Two Thousand Five Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
23	Karanje	Borrowers: - Mr. Sudam Shamrao Chavan	Rs.19,35,366/- (In Words Rupees Nineteen Lakhs	Property Lot No. 23 All the pieces and	Physical Possession	Reserve Price – Rs. 19,65,000/- (Rupees

		Guarantors: NIL	Thirty-Five Thousand Three Hundred Sixty-Six only) as on 07/11/2023 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	parcels of land and property at Residential Flat / apartment No. S1, consisting of 3 rooms, admeasuring 457.88 Sq. Ft. (carpet) i.e. 595.24 Sq. Ft. (Built-up) on the Second floor along with terrace and parking in the building Siddhi Heights in the Siddhi Heights Apartments project / society constructed on S. No. / Gat No. / CTS No. 176/4/1, Plot No. 11/12, Bhurke Colony, Karanje tarf, Taluka- District Satara- 415002 bounded as follows: - On or Towards North: - Flat No. F-3 On or Towards East: - Open Space & Road On or Towards West: - Flat No. F-2 On or Towards South: - Open Space Encumbrances: Not Known		Nineteen Lakhs Sixty Five Thousand Only). EMD - Rs.1,96,500/- (In Words – Rupees One Lakh Ninety-Six Thousand Five Hundred Only) Bid increment Amount Rs.25,000/- (In Words - Rupees Twenty Five Thousand Only)
24	Nagthane	Borrowers: - 1) Mrs. Sitabai Ramchandra Thakar Guarantors: NIL	Rs. 17,41,101.00 (Amount in Words – Rupees Seventeen Lakhs Forty-One Thousand One Hundred One only) as on 19/09/2024 plus further interest at applicable rates plus costs, charges and expenses etc.	Property Lot No. 24 All the pieces and parcels of land and property situated at residential Flat/Apartment No. 25 consisting of 3 rooms, admeasuring 662.00 square feet on the 3rd floor, along with terrace and parking in the building OMSAI RESI in the OMSAI RESIDENCY project / society constructed on all the piece and	Physical Possession	Reserve Price – Rs 13,36,000/- (Rupees Thirteen Lakh Thirty Six Thousand Only) EMD - Rs. 1,33,600/- (Rupees (In Words – Rupees One Lakh Thirty Three Thousand Six Hundred Only)

				parcel of land bearing S. No. / Gat No./ CTS No. 223/3, Plot No. 9 & 10 at Karad city, Tal. Karad, Dist. Satara and within the jurisdiction of the Sub Registrar Karad and bounded as under: On or Towards East-Compound and open space On or towards South-Flat No 20 On or towards West-Flat No. 24 On or towards North-Open space and Road Encumbrances: Not Known		Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
25	Krishnanagar	Borrower: - 1. M/s New Saraswati Cold Storage (Prop. Mrs. Sushila Dilip Nalawade) Guarantor: - 1. Mr. Dilip Sampatrao Nalawade Mr. Mayur Dilip Nalawade	Rs. 7,82,91,155/- (In Words Rupees Seven Crore Eighty-Two lakhs Ninety-One Thousand One Hundred Fifty-Five Only) as on 29/03/2024 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 25 1. Plot No.2 adm 186.47 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East: - Plot No.3 South: - By Road West: - Plot No.1 North: - Gat No.456 CERSAI ID: 200086163965 2. Plot No.4 adm 197.75 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East: -Plot No.5 South: -By Road West: -Plot No.3 North: -Gat No.456 CERSAI ID: 200086167640	Symbolic	Reserve Price — Rs. 1,77,23,000/- (Rs One Crore Seventy-Seven Lakh Twenty-Three Thousand Only) EMD — Rs. 17,72,300/- (In Words – Rupees Seventeen Lakh Seventy Two Thousand Three Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				3. Plot No.5 adm 202.92 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East: -Plot No.6 South: -By Road West: -Plot No.4 North: -Gat No.456 CERSAI ID: 200086169647		
				4. Plot No.6 adm 199.93 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East: -Plot No.7 South: -By Road West: -Plot No.5 North: -Gat No.456 CERSAI ID: 200025454086		
				5. Plot No.7 adm 193.94 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East: -Plot No.8 South: -By Road West: -Plot No.6 North: -Gat No.456 CERSAI ID: 200086220842		
				6. Plot No.9 adm 181.96 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East: -Plot No.10 South: -By Road West: -Plot No.8		

				North: -Gat No.456. CERSAI ID: 200086223547 7. Plot No.10 adm 175.97 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East: -Plot No.11 South: -By Road West: -Plot No.9 North: -Gat No.456 CERSAI ID: 200086225363 8. Plot No.11 adm 169.98 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East:-Plot No.12 South:-By Road West:-Plot No.10 North:-Gat No.456 CERSAI ID: 200086227412 9. Plot No.15 adm 150.00 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East:-Plot No.16 South:-Plot No.29 West:-Plot No.14 North:-By Road CERSAI ID: 200086229340 10. Plot No.16 adm 150.00 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows		
--	--	--	--	--	--	--

				East:-Plot No.17 South:-Plot No.29 West:-Plot No.15 North:-By Road CERSAI ID: 200086231109 11. Plot No.21 adm 150.00 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East:-Plot No.22 South:-Plot No.24 West:-Plot No.20 North:-By Road CERSAI ID: 200086233692 12. Plot No.22 adm 295.65 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East:-By Road South:-Plot No.23 West:-Plot No.21 North:-By Road CERSAI ID: 200086235705 13. Plot No.23 adm 296.86 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East:-By Road South:-By Road West:-Plot No.24 North:-Plot No.22 CERSAI ID: 200086238066 14. Plot No.30 adm 150.00 sq mtrs in S		
--	--	--	--	---	--	--

				No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East:-Plot No.31 South:-Plot No.32 West:-Open Space North:-By Road CERSAI ID: 200025452956 15. Plot No.39 adm 150.00 sq mtrs in S No.652+653 at Wadhe,Tal & Dist Satara which is bounded as follows East:-Gat No.654/5 South:-Plot No.38 West:-By Road North:-Plot No.40 CERSAI ID: 200086329370	
--	--	--	--	--	--

- 1. Date and time of E- Auction:** 18.08.2026 between 01.00 p.m. and 05.00 p.m.
2. Last date of EMD : as per Baanknet terms and conditions
3. Inspection Dates & Time: - 05.08.2026 to 17.07.2026 between 10:00 a.m. and 4:00 p.m.
 (With prior appointment only)

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

The Borrower's and Guarantor's above named are hereby notified to pay the sum as mentioned along with up to dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Bidders have to log in on the following website – "<https://baanknet.com/eauction-psb>"

Registration of Bidders is essential with <https://baanknet.com/eauction-psb> and Bidders to upload requisite KYC documents. Please note that verification of KYC documents takes minimum four days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush.

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 and on – "<https://baanknet.com/eauction-psb>".

Once again please note that, interested bidders may deposit Pre-Bid EMD with ebrary before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in ebkray's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem."

The Bank reserves its right to postpone/defer/withdraw/cancel this e-auction without assigning any reasons and without any prior notice.

Date: - 23.07.2026
Place: Satara

Chief Manager and Authorised Officer
Satara Zone