



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

Stressed Asset Management Branch :

Agarkar High School Bldg., 2nd Floor, Somwar Peth Pune - 411011
Tel. No.: 7030924140 **E-mail:** bom1446@bankofmaharashtra.bank.in
Head Office : 1501, 'Lokmangal', Shivajinagar, Pune - 411 005

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 6(1), 8(6) & 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 **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 Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
1	M/s Surefire Die-Casting Technologies Private Limited (Borrower) 505, Govind Gaurav Apartments, Swanand society, Sahakarnagar No. 2, Pune - 411009. Also at Factory Address: Gat No. 185, Harishchandri, Post Kapurohal, Pune-Satara Highway, Tal Bhore Dist. Pune 412205 2. Ashish Raghunath Deshpande (Director & Guarantor) , R/at Flat No. 703, Damodar Residency, Near City Pride Kothrud, Pune 411038. 3. Akshay Raghunath Deshpande (Director & Guarantor) , R/at 505, Govind Gaurav Apartments, Swanand Society, Sahakarnagar No.2, Pune - 411009 4. Prima Gear Cutting Tools Pvt. Ltd. (Corporate Guarantor) , Gat No. 185, Harishchandri, Post Kapurhole, Pune-Satara Highway, Tal Bhore Dist. Pune 412205. 5. Nagdeo Spices through (Consenting party) Leena Bhupandra Nagdeo R/at Flat No. 42/B, Narveer Tanaji Housing Society, Shivajinagar Pune 411005. 6. Dimensions Engineering Technologies pvt. Ltd. (Consenting party) at 10, Bhagwat Niwas, 1st Floor, Naik Wadi, off Aarey Colony, Goregaon (E), Mumbai 400063 7. P.D.M. Engineering Pvt. Ltd. (Consenting party) at Gat No. 185, Harishchandri, Post Kapurohal, Pune-Satara Highway, Tal Bhore Dist. Pune 412205 Also at P.D.M. Engineering Pvt. Ltd. 474, Sadashiv Peth, Tilak Road, Amit Complex, Office No. 3, Pune 411030	Rs. 21,56,61,899 (Rupees Twenty One Crore Fifty Six Lakh Sixty One Thousand Eight Hundred Ninety Nine Only) plus unapplied interest w. e. f. 06-09-2017 as mentioned in demand notice apart from 06.09.2017 further interest ,cost ,charges and expenses as mentioned in the demand notice dtd 06.09.2017 minus recoveries if any.	Lot No 1 : All that piece and parcel of N.A. land and machinery admeasuring total about 129 R i.e. 12900 sq. meters situated at Gat No. 185, Mouje Harishchandri, Tal Bhore within the jurisdiction of sub Registrar Bhore, Dist. Pune. Together with building Constructed/to be constructed thereafter and together with permissible FSI and TDR that may permitted to load on the said plots along with all easementary rights, Appurtenances, ingress, Egress and incidental and ancillary rights thereto bounded as under - Gat No 185 : East : by Property out of Gat No 183 South : by Property out of Gat No. 186 West : By Gat No 209 & 215 North : By remaining property out of Gat No 185 Together with easement, Egress as common right and other incidental and ancillary rights. And All that piece and parcel of land admeasuring area 318 sq. meters i.e. south -North 26.5 meters' x East - west area 12 meters situated at Gat No 184, out of total area of 0 H 39 R + Potkharaba 0H 14 R, total area 0 H 53 R at Mouje Harishchandri, Taluka Bhore, Dist. Pune. Gat No 184 - East : by Remaining area out of Gat No. 183 South : by Remaining area out of Gat No. 185 West : By Remaining area out of Gat No. 184 North : By National Highway No. 4 Together with easement, Egress as common right and other incidental and ancillary rights. Note: Valuation Including Plant & machinery Encumbrances : Not Known Type of possession : Physical	Reserve Price : Rs 12,08,00,000/- (Rupees Twelve Crore Eight lakh only) EMD : Rs. 1,20,80,000/- (Rupees One crore Twenty Lakh Eighty thousand Only) Bid increment Amount : Rs. 1,00,000/- (Rupees One Lakh Only)
2	Borrower: -M/s SPD Cold Storage LLP, (Partners- Darshit Ashok Shah & Rajendra Popatlal Shah) New Plot No 305 Gate No 2 E Ward Gadi Adda Shahu Market Yard Kolhapur. Also at : 590, Ganesh Peth, Dhor Galli, Pune Guarantors : 1. Mr. Darshit Ashok Shah , Siddhanath Apartment 36A 20 E Ward Tarabai Park Opp Arvind Villa Kolhapur 2. Mr. Rajendra Popatlal Shah , Flat No. 6 Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki, Pune 3. Mr. Ashok Popatlal Shah , Flat No 7 Sheetal Apartment, Sr. No. 57/578-A, New Bazar. House No. 13, Khadaki, Pune 4. Mr. Mukesh Popatlal Shah , Flat No. 5 Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No. 13 Khadaki Pune 5. Mrs. Jayashri Ashok Shah , Flat No. 7, Sheetal Apartment, Sr. No. 57/578-A, New Bazar, House No. 13, Khadaki Pune	Rs. 31,65,67,401.70 (Rupees Thirty One Crores Sixty Five Lacs Sixty Seven Thousand Four Hundred One and Seventy Paise only) plus interest as mentioned in demand notice dtd 04/10/2023 w.e.f. 04/10/2023 plus costs, charges and expenses as mentioned in the demand notice dtd 12/06/2023 minus recoveries if any.	Lot No. 2 : All that piece and parcel of a vacant Plot No. 305A, admeasuring 373.32 Sq. Mtrs, out of C.S. No. 433, (C.S. No. 433/1), situated within local limits of Kolhapur Municipal Corporation at E Ward, Shri Shahu Market Yard, and said plot No. CS-1 is bounded on or towards - East - By Plot No. 350, 351, 352 West - By Plot No. 305 South - By Road owned by said Samiti North - By Road owned by said Samiti Encumbrances: Not Known Type of possession: Physical	Reserve Price : Rs. 54,00,000/- (Rupees Fifty Four Lakh Only) EMD: Rs. 5,40,000 /- (Rupees Five Lakh Forty Thousand Only) Bid increment Amount : Rs. 50,000/- (Rupees Fifty Thousand Only)
3	Mrs. Waheeda Munir Hodekar (Borrower), Mr. Munir Ahmad Ismail Hodekar, (Co Borrower) Both Resident at -A/P 3747, Pingi Mohalla, Peth Killa, Mikarwada, Tal/ District Ratnagiri 415612 Also At : S. No. 29, Hissa No. 9/7, Village Kuwarbav, Tal. & District Ratnagiri, Maharashtra 415639	Rs. 98,98,193/- (Rupees Ninety Eight lakh Ninety Eight Thousand One Hundred Ninety Three Only) as mentioned in demand notice dated 16.07.2021.	Lot No. 3 : All the pieces & Parcels of Land situated being and lying at Village Kuwarbav ,Grampanchayat Kuwarbav(Within Ratnagiri Municipal Limits) ,District Ratnagiri within the limits and also within the jurisdiction of Sub-Registrar ,Ratnagiri and bearing ,Survey No-29,Hissa No-9/7 and total area 217 sq.mtrs . bounded as : East : Survey No. 29, Hissa No. 10 (Boundary) West : Plot No. 4, Hissa No. 9/6 North : Plot No-3, Hissa No. 9/5 South : Road Encumbrances: Not Known Type of possession: Symbolic	Reserve Price : Rs 1,16,00,000/- (Rupees One Crore Sixteen lakh only) EMD: Rs. 11,60,000/- (Rupees Eleven Lakh Sixty thousand Only) Bid increment Amount : Rs. 1,00,000/- (Rupees One Lakh Only)
4	Mrs. Ashish Padmakar Patodekar, Mrs. Asha Padmakar Patodekar (Borrower), R/o: - Flat No 404, 4th Floor C Building S No 55/67 Karan Rhea Sainath Nagar, Wadgaon Sheri Pune - 411014. Also At : 204, 1 South Kasba Near Shani Mandir Solapur Dist. Solapur- 413001 Also At : 801, 8th floor, Wing No. B, Sr. No. 36/2, Supreme Headquarters, Near Global Port Building Baner, Pune Bengaluru Highway, Pune 411045. Also At : Plot No.74, Old Survey No. 303/1A, New Survey No. 156/1/A at Chandan Nagar, Mouje Majrewadi, Tal North Solapur, Dist. Solapur-413004	Rs. 3,24,43,587/- (Rupees Three Crore Twenty Four Lakh Forty three thousand Five Hundred Eighty Seven only) plus interest as mentioned in demand notice dtd 29.05.2024	Lot No 4 : All the piece & Parcel of Land bearing Plot No.74, Old Survey No. 303/1A, New Survey No. 156/1/A, admeasuring about 464.5 Sq mtrs. And building having two floors admeasuring about 2200 sq ft. situated at Chandan Nagar, Mouje Majrewadi, Tal North Solapur, Dist. Solapur-413004, within local limits of Solapur Municipal Corporation & within sub registration District Solapur Registration Solapur Maharashtra. On Towards East: - Plot No. 99 & 100. On Towards West: - Road. On Towards North: - Plot No. 73. On Towards South: - Plot No. 75. Encumbrances: Not Known Possession type: Symbolic	Reserve Price : Rs 1,68,00,000/- (Rupees One Crore Sixty Eight lakh only) EMD: Rs. 16,80,000/- (Rupees Sixteen lakh Eighty thousand Only) Bid increment Amount : Rs. 1,00,000/- (Rupees One Lakh Only)

Contact Details:Pooja Kureel,Senior Manager – Mob.7030732432 ,Soumitra Kenjale Senior Manager – Mob.9552585619 & Kanchanlata Pandey, Assistant General Manager & Branch Head – Mob. 9766340338

No.	Particulars	Date & Time
1.	Date and time of E-Auction	For Lot No. 1 to 4 15.09.2026 between 11.00 a.m. and 4.00 p.m
2.	Last Date of Submission of KYC with EMD	15.09.2026 till 11:00 A.M (as per PSB Alliance rules)
3.	Inspection Date & Time	For Lot No. 1 to 4 01.09.2026 to 11.09.2026 between 10:00 am. and 5:00 pm

- E-auction shall be conducted through the BAANKNET. Bidders have to log in on the website – <https://baanknet.com/eauction-psb> 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 numbers are 8291220220 support.BAANKNET@psballiance.com).
- For detailed terms and conditions of the sale, please refer to the link https://www.bankofmaharashtra.bank.in/properties_for_sale.asp provided in the Bank's website.

Date : 03.08.2026

Place : Pune

This notice is also being published in vernacular.
 The English version shall be final if any question of interpretation arises.

Assistant General Manager & Authorised Officer,
Bank of Maharashtra