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 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का बैंक एक परिवार एक बैंक	आस्ति वसूली शाखा दूसरी मंजिल, आगरकर हाईस्कूल बिल्डिंग, सोमवार पेठ, पुणे- 11 Asset Recovery Branch. 2nd Floor, Agarkar High School Bldg, Somwar Peth, Pune- 11 मो./Mob: 7030924078 ई-मेल/E-mail: arbit@bankofmaharashtra.co.in	
	प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे- 5 Head Office: Lokmangal, 1501, Shivajinagar, Pune- 5	

AE59/ARB/E-auction/ Schematic Aircon /2026-27

Date: 28.07.2026

To,

1. **M/s. Schematic Aircon and Automation Pvt. Ltd.** (Borrower)
Ground Floor, East Wing G-101, Mega Centre,
Magarpatta, Pune 411028.
2. **Mr. Pradeep Shankar Awari** (Guarantor)
S. No. 47/1, Sunita Nagar Society,
Vadgaon Sheri, Pune 411014.
3. **Mr. Sandeep Sankar Awari** (Guarantor)
S. No. 47/1, Sunita Nagar Society,
Vadgaon Sheri, Pune 411014.
4. **Mrs. Vimal Shankar Awari** (Guarantor)
S. No. 47/1, Sunita Nagar Society,
Vadgaon Sheri, Pune 411014.

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 notice 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 being **Rs. 4,38,10,290 (Rupees Four Crore Thirty Eight Lakhs Ten Thousand Two Hundred Ninety Only) plus interest thereon @Contractual Rate p.a WEF 09.02.2023 p.a.** with monthly rest plus cost, charges and expenses till date of payment of the entire dues, minus recovery if any due to Bank of Maharashtra.

The details of the property, reserve price and earnest money is as under: -

Restricted



Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
All the Piece & Parcels of Residential Bungalow Gound + 1st Floor on S No 47 Hissa No 1/1+2/1+2/2+3/1+3/2 behind Mahindra Showroom Chandan Nagar located in Sunita Nagar Off Old Mundhwa Road Wadgaon Sheri Tal Haveli Dist Pune 411014 Area admeasuring 335.60 Sq Mtr Bounded as below: North: by S No 46 P South: by Part of Land East: by Part of Land/Road West: by Property of Mr Chaudhari & Others Encumbrance: Not Known. Possession Type: Physical	Reserve Price – Rs. 2,29,83,000/- (Rupees TWO crore twenty nine lakh eighty three thousand Only) EMD – Rs. 22,98,300/- (Rupees Twenty-two Lakh ninety eight Thousand three hundred Only) Bid Increment amount: Rs.50,000.00/- (Rupees Fifty Thousand Only)

Date of E-auction: 18.08.2026

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 15 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.

Yours faithfully,



(Sudhir Kulkarni)

Assistant General Manager & Authorized Officer
Asset Recovery Branch, Pune


