

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत का सर्वोत्तम 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: armer1453@mahabank.co.in	
	प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे- 5 Head Office: Lokmangal, 1501, Shivajinagar, Pune- 5	

AE59/ARB/E-auction/ESW Advantage /2026-27

Date: 28.07.2026

To

1. M/s ESW Advantage Forum
Through Directors,
Mr. Narayan Anukushe
Mr. Rajendra Nibhorkar
Mr. Arun Kumar Kalia

(Borrower)

Address:

Indian Council of Agricultural Research,
Ground floor, Sr. No. 36/2A/4, Bunglow No. 5,
Defence Colony Pune Solapur Road,
Shewalewadi Pune -412308

Also At:

9th floor, Tec Tower 2
World Trade Center Eon Free Zone,
Kharadi, Pune , Maharashtra-411014

2. Mr. Narayan Ankushe

Guarantor

Address:

Defence Colony, Bhavara Wasti, Villa Royal,
Behind Natural Grapes Centre Shewalewadi,
Pune 412308

3. Mr. Rajendra Nibdorkar

Guarantor

Address:

Flat no. 902, 9th Floor Viola Building,
Mohammadwadi, Undri , Pune 411060

4. Mr. Arun Kumar Kalia

Guarantor

Address:

701, Caniva , Nyati Environ Hsg Society,
Lane No.5, Tingrae Nagar Dighi,
Pune 411015

5. Mrs Sandhya Narayan Ankushe

Guarantor

Address:

Restricted



Sr No.36/2a/4, Malmatta No. 1382,
Defence Colony Shewalwewadi,
Pune 412207

6. Mr. Pandurang Pradbakar Anukshe Guarantor
Address:
Flat No. B 804, Defence Colony,
Phase 2, Bakoti Raod , Radheshwari Nagar,
Wagholi , Pune 412207
7. Mrs. Rohini Shriram Ankushe Guarantor
Address:
Flat no. B 804, Defence Colony Phase 2,
Bakori Road , Radheshwari Nagar,
Wagholi Pune 412207
8. Mr. Sriram Prabhakar Ankushe Guarantor
Address:
Flat No. B 802, Wing B, Defence Colony,
CHSL New Gate 849& 854 Wagholi,
Pune 412207

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. 269.00 Lakhs Plus Unapplied Interest at Contractual rate w.e.f. 12.06.2026 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: -



Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
1. All the Piece & Parcel of Premises Bearing Flat No. D 101, Wing D , situated at 1st Floor, Carpet Area admeasuring 109.35sq. meters plus Attached Terrace 15.20 sq. meters total 124.55 sq. meters i.e. 1341sq ft Along with 1 covered Car Parking , Defence Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Narayan Prabhakar Ankushe. Encumbrance – Not known Possession – Symbolic	Reserve Price: Rs. 80,70,000/- (Rupees Eighty Lakhs seventy thousand Only) EMD: Rs 8,07,000/- (Rupees Eight lakh seven thousand Only) Bid Increment amount: Rs.50,000.00/- (Rupees Fifty Thousand Only)
2. All the Piece & Parcel Flat No. D 103, Wing D Situated at 1st Floor, Carpet Area admeasuring 111.73sq. meters plus Attached Terrace 15.20 sq. meters total 126.93 sq. meters i.e. 1366sq ft Along with 1 covered Car Parking , Defence Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Pandurang Prabhakar Ankushe Encumbrance – Not known. Possession – Symbolic	Reserve Price: Rs.82,20,000.00/- (Rupees Eighty-two lakh twenty thousand Only) EMD: Rs.8,22,000.00/- (Rupees Eight lakh twenty -two Thousand Only) Bid Increment Rs.50,000.00/- (Rupees Fifty Thousand Only)
3. All the Piece & Parcel Flat No. D 104, Wing D, situated at 1st Floor, Carpet Areaadmeasuring 109.35sq. meters plus Attached Terrace 15.20 sq. meters total 124.55 sq. meters i.e. 1341sq ft Along with 1 covered Car Parking , Defence Colony Co Op Housing Society, Phase 4, Gat No 63, Wagholi, Pune. owned by Sandhya Narayan Ankushe. Encumbrance – Not known Possession – Symbolic	Reserve Price: Rs. 80,70,000/- (Rupees Eighty Lakhs seventy thousand Only) EMD: Rs 8,07,000/- (Rupees Eight lakh seven thousand Only) Bid Increment amount: Rs.50,000.00/- (Rupees Fifty Thousand Only)
4. All the Piece & Parcel Flat No. D 504, Wing D , situated at 5th Floor, Carpet Area admeasuring 109.35sq. meters plus Attached Terrace 15.20 sq. meters total 124.55 sq. meters i.e. 1341sq ft Along with 1 covered Car Parking, Defence Colony Co Op Housing Society, Phase 4, Gat No	Reserve Price: Rs. 80,70,000/- (Rupees Eighty Lakhs seventy thousand Only) EMD: Rs 8,07,000/-



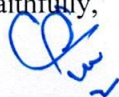
63, Wagholi, Pune. Owned by Rohini Shriram Prabhakar Ankushe. Encumbrance – Not known Possession – Symbolic 5. All the Piece & Parcel Flat No. B 802, Wing B , situated at 8th Floor, Carpet Area admeasuring 41.42sq. meters plus Attached Terrace 6.88sq. meters total 48.30 sq. meters i.e. 520 sq ft Along with 1 covered Car Parking , Defence Colony Co Op Housing Society, Phase 4, Gat No 459 to 854, Wagholi, Pune. Owned by Shriram Prabhakar Ankushe. Encumbrance – Not known Possession – Symbolic	(Rupees Eight lakh seven thousand Only) Bid Increment amount: Rs.50,000.00/- (Rupees Fifty Thousand Only) Reserve Price: Rs. 32,70,000/- (Rupees Thirty-two lakhs seventy thousand Only) EMD: Rs 3,27,000/- (Rupees Three lakh twenty-seven thousand Only) Bid Increment amount: Rs.25,000.00/- (Rupees Twenty five thousand Only)
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Date of E-auction: 16.09.2026

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

