

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक प्रधान कार्यालय : 'लोकमंगल', 1501, शिवाजीनगर, पुणे - 411005. H. O.: 'Lokmangal', 1501, Shivajinagar, Pune - 411005.	अंचल कार्यालय: "यशोमंगल" 1183-ए, एफ. सी. रोड, शिवाजीनगर, पुणे 5 Zonal office: "Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5 टेलीफोन/TELE: 020-2557 3347 ई-मेल/e-mail : legal_pcr@mahabank.co.in	
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AX6/Legal/EAuction//2026-27/

Date 31.07.2026

To

1. M/s Alpine Buildtech

..... (Borrower)

Through its Partners

1) Mr. Omkar Suresh Raykar

2) Mr. Awadhut Suresh Raykar

Sr. No. 55, Hissa No. 2/1/2, Near Zagade Gotha,

Behind Prayaja City, Sinhagad Road,

Vadgaon Budruk, Pune-411051

2. Mr. Omkar Suresh Raykar

..... (Guarantor)

Raykar Bunglow, S No 33/2, Manik Baug

Veer Tanaji Chowk,

Near Ganpati Temple,

Pune-411051

3. Mr. Awadhut Suresh Raykar

..... (Guarantor)

Raykar Bunglow, S No 33/2, Manik Baug

Veer Tanaji Chowk,

Near Ganpati Temple,

Pune-411051

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 note 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 **Rs. 2,41,61,083.04 (Rupees Two Crores Forty One Lakhs Sixty One Thousand eighty three and Four Paise Only) plus interest plus penal interest w.e.f. 14.05.2024 plus charges less recovery if any since 14.05.2024** 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
Flat no. 301, situated on 3rd floor, 'B' Wing, in the Building known as 'Vishwambhar Residency', Manikbaug, at S No. 18/6A(Part), Plot No. 1, Vadgaon Budruk, Pune. Mortgaged property is bounded as under: On or towards East: Open Space On or towards West: By entrance and staircase On or towards North: Open Space On or towards South: By Lift and Flat No. 302 Owner of the Property – Mr. Omkar Suresh Raykar Encumbrances: Not Known Type of possession: Symbolic	Reserve Price – Rs.69,34,000/- (Rupees Sixty Nine Lakhs Thirty four Thousand Only) EMD : Rs. 6,93,400/- (Rupees Six Lakhs Ninety three Thousand Four Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosuang Only)
Flat no. 302, situated on 3rd floor, 'B' Wing, in the Building known as 'Vishwambhar Residency', Manikbaug, at S No. 18/6A(Part), Plot No. 1, Vadgaon Budruk, Pune. Mortgaged property is bounded as under: On or towards East: Open Space On or towards West: By entrance and staircase On or towards North: By Lift and Flat No. 302 On or towards South: Open Space Owner of the Property – Mr. Omkar Suresh Raykar Encumbrances: Not Known Type of possession: Symbolic	Reserve Price – Rs.69,34,000/- (Rupees Sixty Nine Lakhs Thirty four Thousand Only) EMD : Rs. 6,93,400/- (Rupees Six Lakhs Ninety three Thousand Four Hundred Only) Bid increment Amount Rs 25,000/- (Rupees Twenty Five Thosuang 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 30 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.

Please refer to the Public Notice for Sale through E-auction under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 published in Financial Express and Loksatta on 31.07.2026.

Yours faithfully,


(Shrikant Shekhar)
Chief Manager & Authorized Officer
Bank of Maharashtra
Pune City Zone

