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

AX6/Legal/EAUCTION//2026-27/

Date 31.07.2026

To

|                                                                                                                                                                                                                                                   |                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>1. M/s Shree Manibhadra Agency Through Partners</b><br/><b>Mr. Mukeshkumar Shah &amp; Mrs. Vimlaben Mukeshkumar Shah</b><br/>S. No. – 657/6, Shelke Vasti<br/>Gangadham Katraj Road<br/>Near Sukhsagar Nagar, Bibwewadi<br/>Pune-411037</p> |                                                                                                                                                                                |
| <p><b>2. Mr. Mukeshkumar Shah (Partner &amp; Guarantor)</b><br/>A-301, 3<sup>rd</sup> Floor, A Wing, Rajgruhi Residency,<br/>Near Swamivivekanand Garden,<br/>Kondhawa Budruk, Pune-411046</p>                                                    | <p><b>3. Mrs. Vimlaben Mukeshkumar Shah</b><br/>A-301, 3<sup>rd</sup> Floor, A Wing, Rajgruhi Residency,<br/>Near Swamivivekanand Garden,<br/>Kondhawa Budruk, Pune-411046</p> |

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 **Rs. 6,78,94,229/- (Rupees Six Crores Seventy Eight Lakhs Ninety Four Thousand Two Hundred Twenty Nine Only)** plus further interest as mentioned with monthly rests w.e.f. **28.04.2025 plus costs charges and expenses less recovery affected if any since 28.04.2025** 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                                                                                                                                                                                                       | Date of E-Auction        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <p>Flat No. A-301, 3<sup>rd</sup> Floor, A Wing, 'Rajgruhi Residency', Near Swami Vivekanad Garden, Kondhawa Budruk, Pune-411046 admeasuring carpet area 90.20 sqr. Meters, with attached open terrace 16.66 sqr. metres and 2 covered parking space</p> <p><b>Owner of the Property –</b><br/><b>Mr. Mukeshkumar Shah and Mrs. Vimlaben Mukeshkumar Shah.</b></p> | <p><b>Reserve Price –</b><br/>Rs.1,64,00,000/- (Rupees One Crore Sixty Four Lakhs Only)</p> <p><b>EMD : Rs. 16,40,000 /- (Rupees Sixteen Lakhs Forty Thousand Only)</b></p> <p><b>Bid increment Amount</b><br/>Rs 1,00,000/-<br/>(Rupees One Lakh Only)</p> | <p><b>18.08.2026</b></p> |



| Short description of the immovable property and type of possession | Reserve Price / Earnest Money Deposit / Bid Increment | Date of E-Auction |
|--------------------------------------------------------------------|-------------------------------------------------------|-------------------|
| Encumbrances: Not Known<br><br>Type of possession: Physical        |                                                       |                   |

**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**

