



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

Pune East Zone : Janamangal Building, 2nd Floor, S. No 7 A/2,
Opp. Kirloskar Pneumatics Co. Ltd., Hadapsar Industrial Estate,
Hadapsar, Pune 411 013. **Ph.** : 020-24514018,
Email : legal_per@bankofmaharashtra.bank.in

**Sale Notice for Sale of
Immovable Properties
(Appendix - IV - A)**

**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 8(6) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Bank of Maharashtra, the Possession of which have 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” basis on 18/08/2026 between 11.00 am to 03.00 pm for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower/s and Guarantor/s amount due, Short Description of the immovable property/ies and encumbrances known thereon, possession type, reserve price, earnest money deposit and Bid increment amount are also given as under :

Sr. No.	Branch Name / Name and address of Borrowers / Guarantors	Total dues as per Demand 13(2) Notice	RP
			EMD Amt.
			Bid Increase Amt.
1	Branch : Yerawada Borrower : 1. M/s Shree Sairaj Buildcon Projects, Prop. Nilesh Dattatray Bhujbal, Address: Office No 301, S No 94/95/216, Venture Building Near PMT Depo, Bhusari Colony, Kothrud, Pune 411038. Guarantor : 2. Mr. Ganesh Dattatray Bhujbal, Address : C-3, Shivpushp Park Society, Sun City Road, Anand Nagar, Vadgaon Budruk, Pune-411041. 3. Mrs. Sarika Nilesh Bhujbal, 4. Mr. Dattatraya Dulaji Bhujbal, 3 & 4 Both at : Shree Samarth Apartment, Ganesh Nagar, Lane No 23, Sinhgad Road, Opp. Shradhha Hospital, Dhayari , Vadgaon Budruk, Pune 411041.	Rs. 292.00 Lakh (Rupees Two Crore Ninety Two Lakhs only) plus applicable unapplied interest p.a. w.e.f. 24/07/2025	Rs. 50,03,000/- Rs. 5,00,300/- Rs. 25,000/-
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Flat No. 1405, 14th Floor, B Building, Sara Metroville, Tathawade Road, Sr. No. 11/1, Village Punawale, Tal. Mulshi, Pune – 411 033. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			
2	Branch : Yerawada Borrower : 1. M/s Shree Sairaj Buildcon Projects, Prop. Nilesh Dattatray Bhujbal, Address: Office No 301, S No 94/95/216, Venture Building Near PMT Depo, Bhusari Colony, Kothrud, Pune 411038. Guarantor : 2. Mr. Ganesh Dattatray Bhujbal, Address : C-3, Shivpushp Park Society, Sun City Road, Anand Nagar, Vadgaon Budruk, Pune-411041. 3. Mrs. Sarika Nilesh Bhujbal, 4. Mr. Dattatraya Dulaji Bhujbal, 3 & 4 Both at : Shree Samarth Apartment, Ganesh Nagar, Lane No 23, Sinhgad Road, Opp. Shradhha Hospital, Dhayari , Vadgaon Budruk, Pune 411041.	Rs. 292.00 Lakh (Rupees Two Crore Ninety Two Lakhs only) plus applicable unapplied interest p.a. w.e.f. 24/07/2025	Rs. 50,45,000/- Rs. 5,04,500/- Rs. 25,000/-
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Flat No. 201, C Building, Estera, Sr. No. 41, Hissa No. 33 to 46, 47/1, 47/2/1+2, Malwadi, Punawale, Tal. Mulshi, Pune - 411033. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			
3	Branch : Yerawada Borrower : 1. M/s Shree Sairaj Buildcon Projects, Prop. Nilesh Dattatray Bhujbal, Address: Office No 301, S No 94/95/216, Venture Building Near PMT Depo, Bhusari Colony, Kothrud, Pune 411038. Guarantor : 2. Mr. Ganesh Dattatray Bhujbal, Address : C-3, Shivpushp Park Society, Sun City Road, Anand Nagar, Vadgaon Budruk, Pune-411041. 3. Mrs. Sarika Nilesh Bhujbal, 4. Mr. Dattatraya Dulaji Bhujbal, 3 & 4 Both at : Shree Samarth Apartment, Ganesh Nagar, Lane No 23, Sinhgad Road, Opp. Shradhha Hospital, Dhayari , Vadgaon Budruk, Pune 411041.	Rs. 292.00 Lakh (Rupees Two Crore Ninety Two Lakhs only) plus applicable unapplied interest p.a. w.e.f. 24/07/2025	Rs. 50,45,000/- Rs. 5,04,500/- Rs. 25,000/-
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Flat No. 401, C Building, Estera, Sr. No. 41, Hissa No. 33 to 46, 47/1, 47/2/1+2, Malwadi, Punawale, Tal. Mulshi, Pune - 411033. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			
4	Branch : Yerawada Borrower : 1. M/s Shree Sairaj Buildcon Projects, Prop. Nilesh Dattatray Bhujbal, Address: Office No 301, S No 94/95/216, Venture Building Near PMT Depo, Bhusari Colony, Kothrud, Pune 411038. Guarantor : 2. Mr. Ganesh Dattatray Bhujbal, Address : C-3, Shivpushp Park Society, Sun City Road, Anand Nagar, Vadgaon Budruk, Pune-411041. 3. Mrs. Sarika Nilesh Bhujbal, 4. Mr. Dattatraya Dulaji Bhujbal, 3 & 4 Both at : Shree Samarth Apartment, Ganesh Nagar, Lane No 23, Sinhgad Road, Opp. Shradhha Hospital, Dhayari , Vadgaon Budruk, Pune 411041.	Rs. 292.00 Lakh (Rupees Two Crore Ninety Two Lakhs only) plus applicable unapplied interest p.a. w.e.f. 24/07/2025	Rs. 50,45,000/- Rs. 5,04,500/- Rs. 25,000/-
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Flat No. 408, C Building, Estera, Sr. No. 41, Hissa No. 33 to 46, 47/1, 47/2/1+2, Malwadi, Punawale, Tal. Mulshi, Pune - 411033 • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			
5	Branch : Yerawada Borrower : 1. M/s Shree Sairaj Buildcon Projects, Prop. Nilesh Dattatray Bhujbal, Address: Office No 301, S No 94/95/216, Venture Building Near PMT Depo, Bhusari Colony, Kothrud, Pune 411038. Guarantor : 2. Mr. Ganesh Dattatray Bhujbal, Address : C-3, Shivpushp Park Society, Sun City Road, Anand Nagar, Vadgaon Budruk, Pune-411041. 3. Mrs. Sarika Nilesh Bhujbal, 4. Mr. Dattatraya Dulaji Bhujbal, 3 & 4 Both at : Shree Samarth Apartment, Ganesh Nagar, Lane No 23, Sinhgad Road, Opp. Shradhha Hospital, Dhayari , Vadgaon Budruk, Pune 411041.	Rs. 292.00 Lakh (Rupees Two Crore Ninety Two Lakhs only) plus applicable unapplied interest p.a. w.e.f. 24/07/2025	Rs. 39,46,000/- Rs. 3,94,600/- Rs. 25,000/-
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Flat No. 11, Third Floor, Samarth Apartment, Dhayari Phata Road, Sr. No. 17/3/1/4, Village Dhayari, Tal. Haveli, Dist. Pune. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			
6	Branch : Baramati Borrower : Mr. Atul Balu Raskar, Mr. Balasaheb Chandrakant Raskar, Address:- Plot No.02,Gat No.159/2/2, At/Po.Tandulwadi,Near Medical College,Baramati-413102	Rs. 14,20,232/- (Rupees Fourteen Lakh Twenty Thousand Two Hundred Thirty Two Only) + Unapplied Int. w.e.f. 31.07.2023 plus further interest and cost and expenses thereon.	Rs. 50,71,000/- Rs. 5,07,100/- Rs. 25,000/-
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Registered Mortgage of Plot and constructed building thereon on NA Plot No.02 adm.163.17 Sqr.Mtr. in Gat No.159/2/2,Tandulwadi Village, Near Medical College, Baramati, Tal-Baramati, Dist-Pune. • Possession Type -Symbolic Possession • Encumbrances Known to Bank = Nil			
7	Branch : Baramati Borrower : 1. Dhanshri Balasaheb Chavan, 2. Balasaheb Laxman Chavan, At post Sawal, Rui, Tal. Baramati, Dist. Pune.	Rs. 20,23,590/- (Rupees Twenty Lakhs Twenty Three Thousand Fuive Hundred and Ninety Only) plus unapplied interest as per the rates applicable w.e.f 18.09.2022 and further cost and expenses thereon	Rs. 20,37,000/- Rs. 2,03,700/- Rs. 25,000/-
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Flat No. 102, Area 55.64 sqm., 1st Floor, Phase 1, Wing A, in 'Seven Green Apartment', constructed on land bearing Gat No. 5, Plot No. 1, , situated at Village Rui, Tal. Baramati, Dist. Pune. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			
8	Branch : Theur Phata Borrower : 1. Mr. Rajaram Namdeo Lavate, 2. Mrs. Sujata Rajaram, Lavate, H. No. 1031, Sandbhor Niwas, Pune-Satara Road, Balaji Nagar, Dhankawdi, Pune-411043	Rs. 29,46,030/- (Rupees Twenty Nine Lakh Forty Six Thousand Thirty Only) plus unapplied interest thereon as per the rates applicable w.e.f. 31.10.2023 plus further interest and cost and expenses thereon	Rs. 15,25,000/- Rs. 1,52,500/- Rs. 25,000/-
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Flat No. 204, Building B, 2nd Floor, Vrundavan Park, Kadamvakvasti, Loni Kalbhor, Milkat No. 291, Tal. Haveli, Dist. Pune-412201, owned by Rajaram Namdeo Lavate. • Possession Type -Physical Possession • Encumbrances Known to Bank = Nil			

- **Date and Time of E-Auction** : 18/08/2026 between 11:00 a.m. to 03:00 p.m.,
- **Last Date for Submission of bid and EMD** : 18/08/2026 upto 10.30 a.m.

• **Inspection Date & Time** : From 04/08/2026 till 05/08/2026, 11.00 a.m. - 05.00 p.m with prior appointment

Note : There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. **Charges if any due on the respective property shall be borne by the bidder.**

1. 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. 2.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 : 31/07/2026, **Place**: Pune

Authorized Officer,
Bank of Maharashtra, Pune East Zone