

	 Bank of Maharashtra अंचल कार्यालय पुणे शहर Zonal Office Pune City "यशोमंगल" 1183-ए, एफ. सी. रोड, शिवाजीनगर, पुणे 5 "Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5 विधि विभाग Law Department फोन नं.: 020-2557 3423 & Email – legal_pcr@bankofmaharashtra.bank.in;	 YEAR OF DEPOSITS FY 2026-27
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AX6/Legal/EAuction/2026-27/

Date 17.07.2026

To,

Mr. Rahul Motiram Kadam (Borrower) Flat No. 1204, 12 th Floor, A-Wing, Snehal Homes 119/1, Warje, Pune-411058	Mrs. Vrushali Kadam (Borrower) Flat No. 1204, 12 th Floor, A-Wing, Snehal Homes 119/1, Warje, Pune-411058
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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 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. 66,34,113.51 (Rupees Sixty-six lakh thirty-four thousand one hundred thirteen and fifty-one paise only) plus unapplied interest @ 09.55% p.a. with monthly rest w.e.f. 24/02/2026 plus further interest as mentioned in Demand Notice u/sec 13(2) of SARFAESI Act dated 25.02.2026, less recovery if any, minus recovery if any.

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. 1204, 12th Floor, building B; A - Wing, "Snehal Homes", Survey No. 119/1, Near Panchawati Apartments, Urite Nagar, Warje, Pune 411058, along with 2 parking (290 sqr. Ft.) & top terrace (950 sqr. Ft.). Mortgaged property is bounded as follows: On or Towards North: By Open Space On or Towards East: By Entrance + duct + Flat no. 1205 On or Towards West: By Open Space On or Towards South: By Staircase + Lift Owner of the Property – Mr. Rahul Motiram Kadam & Mrs. Vrushali Rahul Kadam Encumbrances: Not Known Type of possession: Symbolic	Reserve Price – Rs. 1,86,10,000/- (Rupees One Crore Eighty Six Lakhs Ten Thousand Only) EMD - Rs.18,61,000/- (Rupees Eighteen Lakhs Sixty One Thousand Only) Bid increment Amount- Rs 1,00,000/- (Rupees One Lakh 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 Public Notice for Sale through E-auction dated 15.07.2026 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 published in Financial Express and Loksatta dated 17.07.2026.

Yours faithfully,


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

