

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का स्वतंत्र एक परिवार एक बैंक		Zonal office: Pune City Zone "Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5 Tele.: 020-2557 3409 Email : legal_pcr@bankofmaharashtra.bank.in		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) & 9(1) of the Security Interest (Enforcement) Rules, 2002.					
Sale Notice for Sale of Immovable Properties									
Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the Symbolic and/or Physical possession of which has 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" for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:									
Sr. No.	Name of Branch & Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.					
1	Branch: Mid Corporate Branch, Pune Borrower: M/s Shah Enterprises, Prop. Late Mr. Arman Shah Through Legal Heir Kalimunnisha Arman Shah	Rs. 1,91,76,821.86 (Rupees One Crore Ninety One Lakhs Seventy Six Thousand Eight Hundred Twenty One and Eighty Six Paise only) plus interest @13.05% p.a. with monthly rests w.e.f. 13.02.2026, apart from penal interest, cost and expenses minus recovery effected (if any).	PROPERTY Lot No. 1: Flat No. 702, 7th Floor, Building No. M, River Residency, Gat No. 90, Village Chikhali nearby SNBP International School & College, Jadhavwadi, Chikali, Taluka-Haveli, District-Pune Bounded as below: On or towards North: By remaining property of Gat No. 90 beyond by Indrayani River On or towards East: By Shiv(boundary) of Moshi village and Gat No. 94, On or towards West: By Gat No. 76,77,79,87 & 89, On or towards South: By Gat No. 72 & 75. Owner of the Property - Late Mr. Arman Shah through Legal Heir Kalimunnisha Arman Shah. • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price – Rs. 51,78,000/- EMD : Rs. 5,17,800/- Bid increment Amount: Rs. 25,000/-					
2	Branch: Karve Road, Pune Borrower: M/s Kaushik Diamond Crafts Pvt. Ltd., Directors: a) Mr. Devdatta Prabhakar Apte, b) Mrs. Veena Devdatta Apte	Rs. 82,25,788.59 (Rupees Eighty Two Lakhs Twenty Five Thousand Seven Hundred Eighty Eight and Fifty Nine Paise only) plus interest thereon as mentioned above w.e.f. 28.03.2025 plus cost, charges and expenses minus recovery if any till date of payment of the entire dues.	PROPERTY Lot No. 2: All that piece and parcel of Flat No. 9, 2nd Floor, Goplxami Apartments, CTS No. 1206 Sadashiv Peth, Limaye Wadi, Pune 411030 admeasuring 450 sqr ft along with exclusive right to use adjacent terrace admeasuring 125 sqr. Ft. Total area of 575 sqr. Ft owned by Mr. Devdatta Prabhakar Apte & Mrs. Veena Devdatta Apte bounded as under: East: Adjacent building CTS No. 1205, West: Entrance/Flat No. 8, North: Open Space, South: Flat No. 7/Open Space. Owner of the Property – Mr. Devdatta Prabhakar Apte & Mrs. Veena Devdatta Apte. • Encumbrances: Not Known • Type of possession: Physical	Reserve Price – Rs. 69,05,000/- EMD : Rs. 6,90,500/- Bid increment Amount: Rs. 25,000/-					
3	Branch: Housing Finance Branch, Pune Borrower: 1. Mr. Irshad Ali 2. Shabnam Bano	Rs. 55,27,706/- (Rupees Fifty Five Lakhs Twenty Seven Thousand Seven Hundred and Six only) plus interest @ 9.75% p.a. with monthly rests w.e.f. 10.06.2024 apart from penal interest, cost and expenses less recovery if any since 10.06.2024.	PROPERTY Lot No. 3: All that pieces and parcel of Residential Flat No. 303(Apartment no 21) area admeasuring about 800 sqr ft i.e. 74.34 sqr. mtrs., super builtup area (inclusive of balconies, proportionate share of common areas, staircase, landings, common parking, common amenities etc.) along with open terrace admeasuring 560 sqr ft ie 52 sqr mtrs situated on third floor in Wing B in the building known as Shree Ram Palace Apartment constructed on land bearing Survey No 34/2, Plot Nos 143, 144 & 145, situated at Village Dhanori, Taluka Haveli, Dist. Pune-411032. Boundaries of the mortgaged property are as under: On or towards North: By flat No. 302/A Wing, On or towards East: By Open Space, On or towards West: By Landing, On or towards South: By Flat No. 302/B Wing. Owner of the Property – Mr. Irshad Ali & Mrs. Shabnam Bano • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price : Rs. 68,59,000/- EMD : Rs. 6,85,900/- Bid increment Amount: Rs. 25,000/-					
4	Branch: Housing Finance Branch, Pune Borrower: 1. Mrs. Jyoti Ramesh Gawali 2. Mr. Ramesh Sarjerao Gawali	Rs. 59,48,772/- (Rupees Fifty Nine Lakhs Forty Eight Thousand Seven Hundred Seventy Two only) plus interest @ 9.40% p.a. with monthly rests upto 15.01.2024 plus unapplied interest, penal interest, cost and expenses w.e.f. 16.01.2024 less recovery if any since 16.01.2024.	PROPERTY Lot No. 4 : All that part and parcel of Row house No.9, consisting of Ground + First Floor in Adesh Villa having saleable built up area 1000 sqr ft i.e. 92.93 sqr. Mtrs and attached private garden admeasuring 200 sqr ft i.e. 18.58 sqr mtrs which is constructed on land bearing old S. No. 600, new S. No. 312 Hissa No. 1/1 area admeasuring 00 H 96 R and old S. No. 600, New S. No. 312, Hissa No. ½ area admeasuring 00 H 40 R out of it land admeasuring 00 H 02 R totally admeasuring about 00 H 10 R situated at Village Uruli Devachi, Taluka Haveli, District Pune within Jurisdiction of sub Registrar, Haveli and within limits of Pune Municipal Corporation. Mortgaged property is Bounded as under: On or towards North: Row House No. 10, On or towards East: 15ft Internal Road, On or towards West: Remaining part of Sr. No. 312, On or towards South: Row House No. 8. Owner of the Property – Mrs. Jyoti Ramesh Gawali & Mr. Ramesh Sarjerao Gawali • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price – Rs. 60,92,000/- EMD : Rs. 6,09,200/- Bid increment Amount: Rs. 25,000/-					
5	Branch: Housing Finance Branch, Pune Borrower: Mr. Kamal Moti Bishwakarma	Rs. 39,92,643/- (Rupees Thirty Nine Lakhs Ninety Two Thousand Six Hundred and Forty Three only) plus applicable interest thereon w.e.f. 14.08.2025 less recovery if any since 16.01.2024.	PROPERTY Lot No. 5: Flat No 10, situated on 3rd Floor of Building A, Survey No. 37, Hissa No 1A, Sun Shine Nagar, Rahatni, Pune-411017. Boundaries of mortgaged property is as below: On or towards North: Road towards Rahatni, On or towards East: By part of Survey No. 37, On or towards West: By part of Survey No. 37, On or towards South: By part of Survey No. 29. Owner of the Property – Mr. Kamal Moti Bishwakarma • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price - Rs. 44,22,000/- EMD : Rs. 4,42,200/- Bid increment Amount: Rs. 25,000/-					
6	Branch: Housing Finance Branch, Pune Borrower: 1. Mr. Raju Kashinath Salunkhe, 2. Mrs. Sarika Raju Salunkhe	Rs. 60,51,651/- (Rupees Sixty Lakh Fifty One Thousand Six Hundred and Fifty One Only) plus interest @9.55% p.a. with monthly rests upto 04.04.2024 plus unapplied interest, penal interest , cost and expenses w.e.f. 16.10.2024 less recovery if any since 01.02.2025.	PROPERTY Lot No. 6: Flat No. 4, admeasuring 47.85 sqr meter built up, situated on 1st Floor, Building No. C, Dr Angal Park 'C' Co-operative housing Society Ltd., constructed on the land bearing Survey No. 106A and 107B having CTS No. 2839 and 2840 are admeasuring 14373 sqr mtrs situated at village Shivajinagar (Bharmuda), Chattrushringi, Taluka Haveli, District Pune. Mortgage property is having the following Boundaries: On or towards North: Lobby & Flat No. 2, On or towards East: Duct, On or towards West: Flat No. 3, On or towards South: Open to Sky & Side Margin Owner of the Property – Mr. Raju Kashinath Salunkhe & Mrs. Sarika Raju Salunkhe • Encumbrances: Not Known • Type of possession: Symbolic	Reserve Price - Rs. 60,47,000/- EMD : Rs. 6,04,700/- Bid increment Amount: Rs. 25,000/-					
7	Branch: Erandwana, Pune Borrower: 1. Mrs. Jyoti Sachin Kale, 2. Sachin Shrikrishna Kale.	Rs. 25,67,447/- (							