बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
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

Sale Notice for Sale of Immovable Properties

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.

continued from previous page...

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.
16	**Branch: Erandwana, Pune** **Borrower :** 1. Mr. Santosh Motilal Bhansali 2. Mrs. Sangita Santosh Bhansali	**Rs. 60,78,472/- (Rupees Sixty Lakhs Seventy Eight Thousand Four Hundred and Seventy Two only)** plus interest applicable thereon w.e.f. 12.03.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	**Property Lot No 22 :** Flat No 606 on 6th Floor, Building no A-1 'XRBIA EIFEL CITY Phase I' Gat no 1527/2,Village Chakan, Tal. Khed, Dist. Pune, bounded as under: **East:** Flat No 605 **West:** Lift **North:** Entrance and Flat No 603 **South:** Open Space **Owner of the Property – Mr. Santosh Motilal Bhansali through POA Vinayak Shankar Sadre** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 18,81,000/- **EMD :** Rs. 1,88,100/- **Bid increment Amount :** Rs 25,000/-
			Property Lot No 23 : Flat No 701 on 7th Floor, Building no A-1 'XRBIA EIFEL CITY Phase I' Gat no 1527/2,Village Chakan, Tal. Khed, Dist. Pune. **Owner of the Property – Mr. Santosh Motilal Bhansali through POA Vinayak Shankar Sadre** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price –** Rs. 18,78,000/- **EMD :** Rs. 1,87,800/- **Bid increment Amount :** Rs 25,000/-
17	**Branch: : Erandwana, Pune** **Borrower(s):** 1. Mr. Sujit Santosh Bhansali 2. Mrs. Sidhata Sujit Bhansali	**Rs. 1,20,81,956/- (Rupees One Crore Twenty Lakhs Eighty One Thousand Nine Hundred and Fifty Six only)** plus interest applicable thereon w.e.f. 10.01.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	**PROPERTY Lot No. 24 :** Flat No- 907, 9th Floor, Bldg. No. A-2, XRBIA EIFEL CITY, Phase-I, Gat no 1527/2, Village Chakan, Tal. Khed, Dist. Pune, **bounded as under : East:** Staircase **West:** Flat No 908 **North:** Entrance and Flat No 902 **South:** Open Space **Owner of the Property – Mr. Sujit Santosh Bhansali through POA Vinayak Shankar Sadre** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price –** Rs. 18,78,000/- **EMD :** Rs. 1,87,800/- **Bid increment Amount:** Rs. 25,000/-
			PROPERTY Lot No. 25 : Flat No. 902, 9th Floor, Bldg. No. A-2, XRBIA EIFEL CITY, Phase-I, Village Chakan, Tal. Khed, Dist. Pune,**Bounded as under : East:** Staircase **West:** Flat No 901 **North:** Open Space **South:** Entrance and Flat No 907 **Owner of the Property – Mr. Sujit Santosh Bhansali through POA Vinayak Shankar Sadre** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price –** Rs. 18,78,000/- **EMD :** Rs. 1,87,800/- **Bid increment Amount:** Rs. 25,000/-
			PROPERTY Lot No. 26 : Flat No. 906, 9th Floor, Bldg. No. A-2, XRBIA EIFEL CITY, Phase-I, Village Chakan, Tal. Khed, Dist. Pune. **Owner of the Property – Mr. Sujit Santosh Bhansali through POA Vinayak Shankar Sadre** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price –** Rs. 18,78,000/- **EMD :** Rs. 1,87,800/- **Bid increment Amount:** Rs. 25,000/-
			PROPERTY Lot No. 27 : Flat No-407, 4th Floor, Bldg. No. A-2, XRBIA EIFEL CITY, Phase-I, Village Chakan, Tal. Khed, Dist. Pune. **Owner of the Property – Mr. Sujit Santosh Bhansali through POA Vinayak Shankar Sadre** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price –** Rs. 18,82,000/- **EMD :** Rs. 1,88,200/- **Bid increment Amount:** Rs. 25,000/-
18	**Branch: Erandwana, Pune** **Borrower :** 1. Mrs. Sangita Santosh Bhansali 2. Mr. Santosh Motilal Bhansali	**Rs. 60,80,365/- (Rupees Sixty Lakhs Eighty Thousand Three Hundred and Sixty Five only)** plus interest applicable thereon w.e.f. 12.03.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	**Property Lot No 28 :** Flat No-701, 7th Floor, Bldg. No. A-4, XRBIA EIFEL CITY, Phase-I, Gat no 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune, bounded as under **East:** Flat No 702 **West:** Open Space and A4 Wing **North:** Open Space **South:** Entrance and Flat No 708 **Owner of the Property – Mrs. Sangita Santosh Bhansali through POA Vinayak Shankar Sadre** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price –** Rs. 18,78,000/- **EMD :** Rs. 1,87,800/- **Bid increment Amount :** Rs. 25,000/-
			Property Lot No 29 : Flat No-404, 4th Floor, Bldg. No. A-4, XRBIA EIFEL CITY, Phase-I, Gat no 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune **Owner of the Property – Mrs. Sangita Santosh Bhansali through POA Vinayak Shankar Sadre** **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price –** Rs. 18,82,000/- **EMD :** Rs. 1,88,200/- **Bid increment Amount :** Rs. 25,000/-
19	**Branch: Shankar Shet Road, Pune** **Borrower :** 1. Mr. Rahul Shantilal Muttha 2. Mrs. Rakhi Rahul Muttha	**Rs. 87,82,050/- (Rupees Eighty Seven Lakhs Eighty Two Thousand and Fifty Only)** + further interest from 24.09.2025 onwards @ (ROI as mentioned above for each account) p.a + cost, charges & expenses incurred since date of NPA i.e., 23.09.2025 minus recovery effected (if any)	**Property Lot No 30 :** Flat 704, 7th Floor being totally admeasuring 113.19 Sq Mt. in City Survey No.58/2/1/A (PART) and 58/1 Kharadi, situated at Cheryl Apartments , Kharadi , registered in the name of Mr. Rahul Shantilal Muttha and Mrs. Rakhi Rahul Muttha in the Registration Sub – District Haveli and Registration District – Pune, Maharashtra **Bounded:**On the **North:** Open to Space On the **South:** Lift There after Flat No. 703, On the **East:** Open to Space, On the **West:** Flat No. 701, **Owner of the Property – Mr. Rahul Shantilal Muttha and Mrs. Rakhi Rahul Muttha** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 1,41,17,000/- **EMD :** Rs. 14,11,700/- **Bid increment Amount :** Rs 1,00,000/-
20	**Branch: Shankar Shet Road, Pune** **Borrower :** 1. M/s Shrushti Construction Prop. Mr. Rahul Shantilal Muttha 2. Mrs. Gulab Shantilal Muttha	**Rs. 2,07,32,383/- (Rupees Two Crores Seven Lakhs Thirty Two Thousand Three Hundred and Eighty Three Only)** + further interest from 24.09.2025 onwards @ (ROI as mentioned above for each account) p.a + cost, charges & expenses incurred since date of NPA i.e., 23.09.2025 minus recovery effected (if any)	**Property Lot No 31 :** Flat No. 7, 2nd Floor being totally admeasuring 62.98 Sq. Mt. feet in City Survey No. 541/A-Bfinal, CTS No. 8/19 ,Plot No. 700 to 703, Sub Plot no. 19, S No. 541/A-B situate at Bhagyashree Apartment, Mukund Nagar, Gultekdi ,Pune 411037, and registered in the name of Mr. Rahul Shantilal Muttha And Mrs. Gulab Shantilal Muttha in the Registration Sub – District Haveli and Registration District – Pune.**Bounded:** On the **North:** Open Space and stairecase On the **South:** Open Space, On the **East:** Wall of Apartment No. R/5, On the **West:** Open Space, Owner of the Property – Mr. Rahul Shantilal Muttha and Mrs. Gulab Shantilal Muttha **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs.67,80,000/- **EMD :** Rs. 6,78,000/- **Bid increment Amount :** Rs 25,000/-
21	**Branch: Navipeth Branch** **Borrower :** Ritu Jigar Parekh and Mr. Jigar Devendra Parekh	**Rs. 1,80,23,511.00 (Rupees One Crore Eighty Lakh Twenty Three Thousand Five Hundred Eleven Only)** plus further interest & charges @ 10.75% p.a with monthly rest w.e.f. 09.10.2025 apart from penal charges, cost and expenses minus recovery effected (if any) The property is also mortgaged in M/s Krishna Traders with outstanding dues of Rs. 89.95 Lakhs as on 16.05.2026 plus un-applied interest thereon @ contractual rate plus cost, charges and expenses minus recovery effected (if any)	**PROPERTY Lot No 32 :** Flat/house No. 101 Building- Perlo Wing, Building No.3, S no. 19/3/1/2, Floor-1st Floor, Ovo Lush Life Scheme Near Ganga Sparsh in the Area Undri Tal/Tehsil Pune. **Owner of the Property – Mrs. Ritu Jigar Parekh & Mr. Jigar Devendra Parekh** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 1,11,00,000/- **EMD :** Rs.11,10,000/- **Bid increment Amount :** Rs. 1,00,000/-
22	**Branch: Erandwana, Pune** **Borrower :** 1. Mrs. Sidhata Sujit Bhansali 2. Mr. Sujit Santosh Bhansali	**Rs. 1,05,50,833/- (Rupees One Crore Five Lakhs Fifty Thousand Eight Hundred and Thirty Three only)** plus interest applicable thereon w.e.f. 09.01.2024, apart from interest, cost, charges and expenses minus recovery effected (if any)	**PROPERTY Lot No 33 :** Flat N.907, Ninth Floor, Bldg. No. A-4, XRBIA EIFEL CITY, Phase-I, Gat no 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune bounded as under **East:** Staircase **West:** Flat No 908 **North:** Entrance and Flt No 902 **South:** Open space **Owner of the Property – Mrs. Sidhata Sujit Bhansali through POA Vinayak Shankar Sadre** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 18,78,000/- EMD : Rs. 1,87,800/- **Bid increment Amount :** Rs. 25,000/-
			PROPERTY Lot No 34 : Flat N.906, Ninth Floor, Bldg. No. A-4, XRBIA EIFEL CITY, Phase-I, Gat no 1527/2, Mouje Chakan, Tal. Khed, Dist. Pune bounded as under **East :** Flat No 905 **West :** Lift **North :** Entrance and Flat No 903 **South :** Open Space **Owner of the Property – Mrs. Sidhata Sujit Bhansali through POA Vinayak Shankar Sadre** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 18,78,000/- EMD : Rs. 1,87,800/- **Bid increment Amount :** Rs. 25,000/-
			PROPERTY Lot No 35 : Flat No 903 Building no A-4 XRBIA EIFEL CITY Phase I Gat no 1527/2 Chakan Pune bounded as under **East:** Flat No 904 **West:** Lift **North:** Open Space **South:** Entrance and Flat No 906 Owner of the **Property – Mrs. Sidhata Sujit Bhansali through POA Vinayak Shankar Sadre** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 18,78,000/- EMD : Rs. 1,87,800/- **Bid increment Amount :** Rs. 25,000/-
			PROPERTY Lot No 36 : Flat No 904 Building no A-4 XRBIA EIFEL CITY Phase I Gat no 1527/2 Chakan Pune **Bounded as under East :** Open Space and A1 Wing **West :** Flat No 903 **North :** Open Space **South :** Entrance and Flt No 905 **Owner of the Property – Mrs. Sidhata Sujit Bhansali through POA Vinayak Shankar Sadre** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 18,78,000/- EMD : Rs. 1,87,800/- **Bid increment Amount :** Rs. 25,000/-
23	**Branch: ARB, Pune** **Borrower(s) :** 1. Mr. Nandkumar Balasaheb Chaudhari 2. Mrs. Nirmala Nandkumar Chaudhari	**Rs. 33,45,725.70 (Rupees Thirty Three Lakhs Forty Five Thousand Seven Hundred Twenty Five and Seventy Paise only)** plus interest @ 8.80% p.a. with monthly rest w.e.f. 24.06.2023, apart from penal interest, cost and expenses as mentioned in the demand notice dated 25.06.2024 minus recoveries if any incurred since 25.06.2024.	**PROPERTY Lot No. 37 :** Flat No. 8, 4th Floor, Vrindavan Srushti, Yashoda B, A Wing, S. No. 41, Hissa No. ¼, Village Narhe, Taluka Haveli, Pune - 411041 **Owner of the Property -** Mr. Nandkumar Balasaheb Chaudhari. **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price –** Rs. 35,70,000/- **EMD :** Rs. 3,57,000/- **Bid increment Amount:** Rs. 25,000/-
24	**Branch : Overseas Branch, Pune** **Borrower: Mr. Keyur Pravin Chandwadkar**	**Rs. 67,63,057/- (Rupees Sixty Seven Lakhs Sixty Three Thousand Fifty Seven Only)** plus interest @ 11.15% p.a. with monthly rest w.e.f. 18.05.2024, apart from further interest, cost and expenses as per demand notice dated 18.05.2024, minus recovery if any	**PROPERTY LOT NO. 38 :** Flat No. 304, 3rd Floor, Building B, Wing B1, Evolet Tiara, CTS No. 423, Plot No. 28, TPS II, Mangalwar Peth, Jawaharlal Nehru Road, Pune-411011, admeasuriung area 764.24 sqr. Ft. **Bounded** as under: **East:** Open Space, **West:** Flat No. 307, **North:** Open Space, **South:** Flat No. 305. **Owner of the Property – Mr. Keyur Pravin Chandwadkar** **Encumbrances: As per available records, Mr. Keyur Pravin Chandwadkar has availed housing Loan of Rs. 64.00 Lakhs from SBI and charge of equitable mortgage of SBI created over the property** **Type of possession: Physical of Bank of Maharashtra**	**Reserve Price –** Rs. 76,50,000/- **EMD :** Rs. 7,65,000/- **Bid increment Amount-** Rs 25,000/-
25	**Branch: Model Colony, Pune** **Borrower:** M/s Springup Industries Pvt. Ltd. **through Directors:** 1. Mr. Shashank Chandrakant Rawool 2. Mr. Prasad Govind Hajare **Guarantor(s):** 1. Mr. Shashank Chandrakant Rawool, 2. Mr. Prasad Govind Hajare Mr. Manik Govind Hajare	**Rs. 2,98,29,330/- (Rupees Two Crore Ninety Eight Lakhs Twenty Nine Thousand Three Hundred Thirty Only)** plus further interest as mentioned in Sec 13(2) Demand Notice dated 05.05.2025 (also published in Financial Express (English) and Loksatta (Marathi) both Pune City Editions on 13.05.2025) with monthly rests w.e.f. 05.05.2025 plus costs, charges and expenses less recovery if any since 05.05.2025	**PROPERTY Lot No. 39 :** Flat No. 102, 1st Floor, admeasuring area 329 sqr ft (carpet area), 444 sqr ft (built-up area) in 'Aqura Paradise Co-op Housing Society Ltd.', Sr. No. 336/1, CTS no. 953, Shivaji Nagar (Bhamburda), Pune 411016 and **Bounded** as under: **East:** Flat no. 103, **West:** Open Space, **North:** Open Space, **South:** Flat No. 101. **Owner of the Property – Mr. Prasad Govind Hajare and Mr. Manik Govind Hajare.** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 37,35,000/- **EMD :** Rs. 3,73,500/- **Bid increment Amount:** Rs. 25,000/-
			PROPERTY Lot No. 40: Flat No. 104, 1st Floor, admeasuring area 319.15 sqr ft (carpet area), 431 sqr ft (built-up area) in 'Aqura Paradise Co-op Housing Society Ltd.', Sr. No. 336/1, CTS no. 953, Shivaji Nagar (Bhamburda), Pune 411016 and **Bounded** as under: **East:** Open Space, **West:** Flat no 102, **North:** Open Space, **South:** Staircase. **Owner of the Property – Mr. Prasad Govind Hajare.** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 36,00,000/- **EMD :** Rs. 3,60,000/- **Bid increment Amount:** Rs. 25,000/-
			PROPERTY Lot No. 41 : Flat No. 203, 2nd Floor, admeasuring area 560 sqr ft (built-up area) in 'Aqura Paradise Co-op Housing Society Ltd.', Sr. No. 336/1, CTS no. 953, Shivaji Nagar (Bhamburda), Pune 411016 and **Bounded** as under: **East:** Passage, **West:** Lift, **North:** Open Space, **South:** Staircase. **Owner of the Property – Mr. Prasad Govind Hajare** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 50,58,000/- **EMD :** Rs. 5,05,800/- **Bid increment Amount:** Rs. 25,000/-
			PROPERTY Lot No. 42 : Plant & Machinery with Inventory at M/s Springup Industries Pvt. Ltd., Gat No. 142/3, Shivare Gaon, Tal Bhor, Dist. Pune (Details of Machinery available as Annexure 1 on https:/banknet.com PSBA eBKray Portal). **Owner of the Property – Mr. Prasad Govind Hajare.** **• Encumbrances: Not Known • Type of possession: Symbolic**	**Reserve Price –** Rs. 37,42,000/- **EMD :** Rs. 3,74,200/- **Bid increment Amount:** Rs. 25,000/-
26	**Branch: SSI Branch, Pune** **Borrower(s):-** 1. M/s Shree Manibhadra Agency through Partners : a) Mr. Mukesh Kumar Shah, b) Mrs. Vimlaben Mukeshkumar Shah **Guarantor(s):** 1. Mr. Mukesh Kumar Shah, 2. Mrs. Vimlaben Mukeshkumar Shah	**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	**PROPERTY LOT NO. 43 :** Flat No. A-301, 3rd 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 **Owner of the Property -** Mr. Mukeshkumar Shah and Mrs. Vimlaben Mukeshkumar Shah. **• Encumbrances: Not Known • Type of possession: Physical**	**Reserve Price -** Rs. 1,64,00,000/- **EMD :** Rs. 16,40,000/- **Bid increment Amount:** Rs. 1,00,000/-

Sr. No.	Particulars		Date & Time
1.	Date and Time of E- Auction	For Lot No. 1 to 43, 15 days' sale notice is given.	15.09.2026 between 11.00 a.m. and 4.00 P M
2.	Last Date of Submission of Bid with EMD		Before commencement of E-auction (as per PSBA BAANKNET rules)
3.	Inspection Date	For Lot No. 1 to 43	01.09.2026 to 10.09.2026
4	Authorised Officer for all above properties : Mr. Shrikant Shekhar, Mob: 7588843809.		

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 PSBA **BAANKNET**. Bidders have to log in on the website__ **https:/ baanknet.com** and register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time.
2. For detailed terms and conditions of the sale, please refer to the link **https://bankofmaharashtra.in/asset-for-sales-search** provided in the Bank's website and also on **https:/baanknet.com** (PSBA eBKray Portal)
3. **For detailed information in respect of above properties , you may contact also- Mr. Shrikant Shekhar (Chief Manager Recovery incharge PCZ) M. No. 7588843809**

Date : 27/08/2026
Place : Pune

Chief Manager & Authorised Officer,
Bank of Maharashtra

FORM NO. URC-2

Advertisement giving notice about registration under Part I of Chapter XXI of The Companies Act, 2013.

[Pursuant to section 374(b) of the Companies Act, 2013 and Rule 4(1) of the Companies (Authorised to Register) Rules, 2014]

1. Notice is hereby given that in pursuance of sub-section (2) of Section 366 of the Companies Act, 2013, an application is proposed to be made after fifteen days hereof but before the expiry of thirty days hereinafter to the Registrar, Central Registration Centre (CRC), that **M/S. PRECISION PRESSING MANUFACTURERS**, a registered Partnership firm may be registered under Part I of Chapter XXI of the Companies Act, 2013, as a company limited by shares.
2. The principal objects of the proposed Company are as follows:
   a. *To carry on the business of researching, designing, developing, engineering, manufacturing, producing, assembling, integrating, testing, validating, installing, commissioning, operating, maintaining, servicing, repairing, reconditioning, buying, selling, importing, exporting and otherwise dealing in electric motors, electric machines, generators, alternators, motor-generator units, axial-flux and radial-flux motors and generators, traction motors, industrial motors, special-purpose motors, drives, drive systems and allied electrical, electronic, electromagnetic, electromechanical and motion-control products, equipment, components, accessories and systems for automotive, mobility, industrial, energy, aerospace, marine and other applications.*
   b. *To carry on the business of manufacturing, producing, processing, stamping, pressing, forming, slitting, punching, notching, blanking, drawing, coining, machining, fabricating, welding, bonding, assembling, treating, finishing, testing, inspecting, repairing and otherwise dealing in electrical stampings and laminations, stator and rotor laminations and cores, motor and generator components and assemblies, slinky and segmented cores, axial-flux and radial-flux machine components, pressed and sheet-metal parts, precision components and other engineering, electrical, electromechanical, mobility, energy and industrial products; and to buy, sell, import, export, supply, distribute and otherwise deal in the same.*
   c. *To research, design, develop, engineer, manufacture, assemble, integrate, procure, install, commission, calibrate, validate, operate, maintain, service, repair, recondition, retrofit, buy, sell, import, export and otherwise deal in engine test beds, dynamometer test systems, electric-motor test benches, generator test systems, transmission and powertrain test rigs, vehicle and component testing systems, endurance and performance testing equipment, automation and control panels, instrumentation, sensors, data-acquisition and analysis systems, testing software, utilities and all related mechanical, electrical, electronic, hydraulic, pneumatic and safety systems; and to provide complete testing laboratories and turnkey testing solutions for internal-combustion engines, electric and hybrid powertrains, motors, generators, transmissions, vehicles, industrial machinery and allied products.*
   d. *To design, develop, manufacture, assemble, procure, install, commission, maintain, service, repair, recondition, retrofit, buy, sell, import, export and otherwise deal in press tools, dies, moulds, jigs, fixtures, gauges, checking fixtures, special-purpose machines, production equipment, machine tools, industrial automation systems, controls, robotics, tooling systems and allied equipment; and to conceptualise, plan, engineer, develop, execute, commission and manage greenfield and brownfield factories, plants, production lines, manufacturing facilities and industrial projects.*
   e. *To undertake job work, contract manufacturing, subcontracting, conversion, processing, stamping, pressing, machining, fabrication, tooling, assembly, bonding, welding, heat treatment, surface treatment, testing, inspection, sorting, rework, repair, maintenance, engineering and other manufacturing or industrial services for any person, firm, company, body corporate, government body or other organisation in India or elsewhere, and to outsource or subcontract any such activities where commercially expedient.*
3. A copy of the draft Memorandum of Association and Articles of Association of the proposed Company may be inspected at the office situated at **W-12, BLOCK F-2, MIDC, PIMPRI, PUNE - 411018, MAHARASHTRA, INDIA.**
4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6,7,8, Sector 5, IMT Manesar District Gurgaon (Haryana) Pin Code 122050 within Twenty-One days from the date of publication of this notice, with a copy to the firm/proposed company at its registered office mentioned above.

Dated this 30th Day of August 2026

Names of Applicants:
1. Mr. Shrivatsa Subhash Sinha
2. Mr. Subhash Samarendra Sinha
3. Mrs. Lata Subhash Sinha"

SBI State Bank of India

Authorized Officer's Details :-
Name : Rajesh Kandharkar
E-mail: team4.04107@sbi.co.in
Mobile No. : 9049757700
Landline No. (O) : 022-22177670

Stressed Assets Management Branch – I
Address of the Branch: The Arcade, 2nd Floor, World Trade Centre, Cuffe Parade, Mumbai - 400 005
E-mail ID of Branch: - sbi.04107@sbi.co.in

E-AUCTION SALE NOTICE **Annexure-A**

SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. AS WELL AS NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES.

The undersigned as Authorized Officer of State Bank of India has taken over possession of the following property u/s 13 (4) of the SARFAESI Act.

Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged property in the below mentioned cases for realisation of Bank's dues will be held on **"AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS BASIS".**

Name of Borrower(s):- Maruti Strips and Ferro Alloys Pvt Ltd
D-544, 5th Floor, 7 Moledine Road, Pune-411001

Name of Guarantor(s):- Mr. Yogesh Saraswate (Guarantor), 24/25 Empress Garden View, Co-op HSG Ltd, Sopan Baugh, Wanawadi, Pune-411040
Mr. Shailesh Saraswate (Guarantor), 24/25 Empress Garden View, Co-op HSG Ltd, Sopan Baugh, Wanawadi, Pune-411040
M/s Vedant Spaces Pvt Ltd (Corporate Guarantor), Office No. 531, Clover Centre, Moledina Road, Pune-411001
M/s Kanak Vastu Rachna Pvt Ltd (Corporate Guarantor)
D-531, 5th Floor, Clover Centre 9, Moledina Road, Pune-411001

Outstanding Dues for Recovery of which Property/ies is/are Being Sold :
(i) Rs. 31,33,53,317.21 (Rupees : Thirty One Crore Thirty Three Lakhs Fifty Three Thousand Three Hundred Seventeen and Paise Twenty One Only) as on 30.04.2016 + further interest & costs less subsequent recoveries if any.
Demand Notice U/s 13 (2) of the SARFAESI Act. 2002 Dated 12.05.2016.
(ii) Rs. 37,19,82,872.56 (Rupees : Thirty Seven Crore Nineteen Lakhs Eighty Two Thousand Eight Hundred Seventy Two and Paise Fifty Six Only) as on 30.05.2016 + further interest & costs less subsequent recoveries if any.
Demand Notice U/s 13 (2) of the SARFAESI Act. 2002 Dated 25.07.2016.
Total Outstanding Dues (i&ii) : Rs. 68,53,36,189.77 (Rupees : Sixty Eight Crore Fifty Three Lakhs Thirty Six Thousand One Hundred Eighty Nine and Paise Seventy Seven Only) + further interest as applicable & costs less subsequent recoveries if any.

Name of owner /Title Deed Holders:- i. M/s Vedant Spaces Pvt Ltd (Corporate Guarantor), Office No.531,Clover Centre, Moledina Road, Pune-411001
ii. M/s Kanak Vastu Rachna Pvt Ltd (Corporate Guarantor), D-531, 5th Floor, Clover Centre 9, Moledina Road, Pune-411001

Description of Property:- Lot No.1 : GAT No. 1041/1 (Old GAT No. 464) adm. 00 H-77 R GAT No. 1041/2 (Old GAT No. 464) adm. 00 H-32 R and GAT No. 1042 (Old GAT No. 463) adm. 00 H-89 R situated at village Pirangut, Taluka Mulshi, Distt. Pune
Property is in name of Vedant Spaces Pvt Ltd (Corporate Guarantor)
Lot No.2 : All that piece and parcel of land/property admeasuring
02 Hector 80 Aar out of total area owned by vendor admeasuring
5 Hector 75 Aar in Gat No. 1040 (Old Gat No, 465) total admeasuring 06 H 47 R at village Pirangut, Taluka Mulshi, Distt. Pune
Property is in name of Kanak Vastu Rachna Pvt Ltd (Corporate Guarantor)

Reserve Price (R.P.):- Lot 1: Rs.11,14,00,000/- , Lot 2: Rs.15,75,00,000/-

Earnest Money Deposit (EMD):- Lot 1: Rs.1,11,40,000/- , Lot 2: Rs.1,57,50,000/-

Bid Increment Amount in multiple of : Bid increase amount Rs.2,00,000/-.

Date & Times of Inspection:- Inspection on 07.09.2026 from 2:00 PM to 4:00 PM

Date & Time of E-auction:- E-auction on 17.09.2026 from 11:00 AM to 3:00 PM

For Submission of Request Letter of Participation / KYC Documents /Proof of EMD Etc. Online submission on E-auction site. https://www.baanknet.com

E-Auction is being held on **"AS IS WHERE IS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS".** and will be conducted "On Line". The auction will be conducted at the PSB Alliance webportal **(https://www.baanknet.com)**
For Property related queries please contact Mr Rajesh Kandharkar, Chief Manager & Authorised Officer, Mobile no 9049757700. Arvind Kaushik 6201316071.
E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms & Conditions of online auction sale are available in websites:- **(https://www.baanknet.com)**
To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, there may be some pending dues/ charges/ taxes which may have to be assessed/ paid by the successful bidder. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid.

- It shall be the sole responsibility of the intending bidders to inspect, verify and satisfy themselves about the secured asset encumbrances, title of property put on auction on and claims/rights/dues affecting the secured assets, including the statutory dues and specifications before submitting the bid.
- The particulars specified in the e-auction notice published in the newspapers have been stated to the best of the information of the undersigned Authorised Officer; however, undersigned shall not be responsible / liable for any error, misstatement or omission.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, society dues, any unpaid dues towards the secured asset etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of the successful bidder only.
- The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the co-operative society/authority in order to get the property conveyed in his/her favour as per the applicable law.

The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims / rights / dues. The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the e-auction are published in the following websites.
1. https://www.baanknet.com 2. https://bank.sbi

Sd/-
Date: 29.08.2026, Place: Mumbai **Authorized Officer, State Bank of India**