	 Bank of Maharashtra Office Address: Shop No. 101,102,201, Inara Business Leeway Powerhouse Link Road, Aarogya Mandir, Ratnagiri - 415639 Email: legal_rat@bankofmaharashtra.bank.in	
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E- Auction Sale notice for Sale of Immovable Properties (Appendix - IV A)

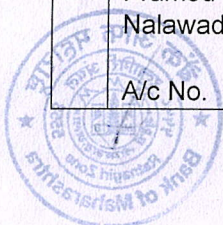
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property/ies mortgaged/charged to the Bank of Maharashtra, the physical/Symbolic possession of which has been taken by the Authorised Officer of Bank of Maharashtra, Ratnagiri Zone, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 16.09.2026, (11:00 AM to 05:00 PM) for recovery of dues to the Bank of Maharashtra from the Borrower (s) and Guarantor (s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under-

Sr .N o.	Name of the Borrower(s) Guarantor(s) and the concerned Branch	Dues for recovery (LB+UAI+PI) (plus further Interest, cost, exp. etc.) (Rs. In Lakhs.)	Short Description of the property with known encumbrances	Possessi on Type	Reser ve Price Amt. (in Lakhs)	Earne st Mone y Depo sit Amt. (in Lakhs)
1.	Borrowers: Mr. Adityaraj Ashok Sawant Mrs. Mugdha Adityaraj Sawant A/c No. 60302614161 60266566486 Bank of Maharashtra Nachane Branch	LB: 40.23 UAI: 2.44 PI: 0.01 Total: 42.68 LB: 2.10 UAI: 0.12 PI: 0.00 Total: 2.22 Grand Total: 44.90 As on 12.08.2026	Lot 1: Plot no 7, Survey no. 258 Hissa No.2B/20, Area 0-02-45 H.R located at Golap Sada Tal and Dist Ratnagiri Maharashtra -415616 Together with building and structures constructed to/to be constructed and all the fixtures/ furniture annexed thereto. Encumbrances known to the Bank : Nil	Symbolic	34.90	3.49
2.	Borrowers: Kishor Ambaji Agare	LB: 39.61 UAI: 2.10 PI: 0.00 Total: 41.71	Lot 2: Survey No. 190 Sub div. No. 1/A/3, admeasuring 2-50-00 R. Sq. Mtrs., Assessment 0.02, and Residential House No. 4094A/ 1, 4094A/2, 4094A/3, and 4094A/4, each admeasuring 392 Sq. Fts.	Symbolic	53.40	5.34



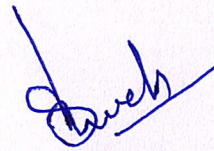
	Pratibha Kishor Agare A/c No. 60485846293 Bank of Maharashtra R.P.Gogate College Branch	As on 12.08.2026	(36.43 Sq. Mtrs.)-Total area of Ground Floor admeasuring 1568 Sq. Fts (145.72 Sq. Mtrs.) + Residential House No. 4094B/ 1, 4094B/2, 4094B/3, and 4094B/4, each admeasuring 392 Sq. Fts. (36.43 Sq. Mtrs.) Total area of First Floor admeasuring 1568 Sq. Pts (145.72 Sq. Mtrs.) Total area of entire House admeasuring 3136 Sq. Fts (291.44 Sq. Mtrs.), Village-Zadgaon, Tal. and District Ratnagiri, Maharashtra 415612. Together with building and structures constructed to/to be constructed thereon and all the fixtures/ furniture annexed thereto. Encumbrances known to the Bank: Nil			
3.	Borrowers: Mrs. Shweta Roshan Phalke Mr. Roshan Chandrakant Phalke Guarantor: Mrs. Sharada Jitendra Jain A/c No. 60100104055 Bank of Maharashtra R.P.Gogate College Branch	LB: 9.65 UAL: 22.00 PI: 1.26 Total: 32.91 As on 12.08.2026	Lot 3: Flat No. B -301, Third Floor, Building No. B-17 & Building No. B-7, Siddhivinayak Nagar, S. NO. 344 Hissa No. 1/C. 2/A/1, 3C, 6 & 7, CTS No. 568A & 598 A-1, Mauje Nachane, District Ratnagiri, admeasuring area 430 sq. ft. + 210 sq. ft. terrace. Together with the fixtures/furniture annexed thereto. Encumbrances known to the Bank: Nil	Physical	24.70	2.47
4.	Borrowers: Mr. Pramod Ganpat Nalawade Mrs. Preeti Pramod Nalawade Mr. Niranjana Pramod Nalawade A/c No.	LB: 19.10 UAL: 2.77 PI: 0.01 Total: 21.88 As on 12.08.2026	Lot 4: Flat No. 101, Ground Floor, Omkar Plaza, Saubhagya Nagar, bearing S. No. - 415, H. No.- 1/4/8/2, Nachane, Tal. & Dist.- Ratnagiri. Together with the fixtures/furniture annexed thereto. Encumbrances known to the Bank: Nil	Symbolic	35.10	3.51



	60486006353					
	Bank of Maharashtra Ratnagiri City Branch					
5.	Borrowers: Late Mr. Shashikant Appa Teli (Through Legal Heir Mrs. Pooja Shashikant Teli) Mr. Chandrakant Appa Teli A/c No. 60488592298 60488601894 Bank of Maharashtra Ratnagiri Shivajinagar Branch	LB: 16.16 UAI: 0.81 PI: 0.00 Total: 16.97 LB: 31.94 UAI: 1.88 PI: 0.01 Total: 33.83 Grand Total: 50.80 As on 12.08.2026	Lot 5: Plot No. 8 Survey No. 447 and sub div no. 3/4, admeasuring 3.18.00 R. Sq. Mtrs., assessment 31.80 and village panchayat property no.1804A, 1804B, 1804/A1, 1804/B1 admeasuring ground floor 124.98 Sq.Mtrs (built up) and first floor admeasuring 129.8 Sq. Mtrs. (built up) constructed therein at Village Nachane (within the limits of Village panchayat Nachane) Taluka and district Ratnagiri 415639 Together with structures constructed/ to be constructed thereon and fixture/furniture annexed thereto. Encumbrances known to the Bank: Nil	Symbolic	68.30	6.83

Last date & Time for submission of Bid/Deposit of EMD and proof: 15.09.2026 upto 04.00 pm. Bidder will have to login onto the website <https://ebkgray.in> or "<https://baanknet.com/>". Registration of the Bidders is essential with this website. Bidders to upload requisite KYC documents. Please note that verification of KYC documents takes minimum four days. Hence Bidders are advised to register in advance to avoid last minute hassle. For detailed terms and conditions of the sale, please refer to the link "<https://baanknet.com/eauction-psb/x>" provided in the Bank's website and also on <https://baanknet.com/eauction-psb/x>. (The Bank reserves the right to postpone/defer/cancel this e-auction).

Date: 12.08.2026
Place: Ratnagiri



 (Umesh B. Shinde)
 Authorised Officer
 Bank of Maharashtra

