



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

Stressed Asset Management Branch :

Ayurved Rasashla Building Near Garware Metro Station, Karve Road Pune 411004 Tel. No.: 7030924140

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Head Office : 1501, 'Lokmangal', Shivajinagar, Pune - 411 005

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT**E-Auction Sale Notice for Sale of Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(1), 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.**

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 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 Borrowers / Guarantors	Amount Due (Rs.)	Short description of the property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
1	Borrower : Mr. Ashish Padmakar Patodekar, Mrs. Asha Padmakar Patodekar, R/o : - Flat No. 404, 4 th Floor, C Building, S. No. 55/67, Karan Rhea Sainath Nagar, Wadgaon Sheri, Pune - 411014. Also At : 204, 1 South Kasba Near Shani Mandir Solapur Dist. Solapur- 413001. Also At : 801, 8 th floor, Wing No. B, Sr. No. 36/2, Supreme Headquarters, Near Global Port Building Baner, Pune Bengaluru Highway, Pune 411045. Also At : Plot No.74, Old Survey No. 303/1A, New Survey No. 156/1/A, at Chandan Nagar, Mouje Majrewadi, Tal North Solapur, Dist. Solapur - 413004	Rs. 3,24,43,587/- (Rupees Three Crore Twenty Four Lakh Forty three thousand Five Hundred Eighty Seven only) plus interest as mentioned in demand notice dtd 29.05.2024	Lot No 1 : All the piece & Parcel of Land bearing Plot No.74, Old Survey No. 303/1A, New Survey No. 156/1/A, admeasuring about 464.5 Sq mtrs. And building having two floors admeasuring about 2200 sq ft. situated at Chandan Nagar, Mouje Majrewadi, Tal North Solapur, Dist. Solapur- 413004, within local limits of Solapur Municipal Corporation & within sub Registration District Solapur, Registration Solapur. On Towards East : - Plot No. 99 & 100. On Towards West : - Road. On Towards North : - Plot No. 73. On Towards South : - Plot No. 75. Encumbrances: Not Known Possession type: Physical	Reserve Price : Rs 1,68,00,000/- (Rupees One Crore Sixty Eight lakh only) EMD: Rs. 16,80,000/- (Rupees Sixteen Lakh Eighty Thousand Only) Bid increment Amount : Rs. 1,00,000/- (Rupees One Lakh Only)
2	Borrower: - 1. Mr. Ashok Popatlal Shah, R/at Flat No. 7, Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki, Pune. Also R/at : B 401, Maple Garden Society, 47 Dr. APJ Abdul Kalam Road, Saibaba Nagar, Kondhwa, Pune 411048. 2) Mr. Darshit Ashok Shah, R/at Siddhanath Apartment 36A 20, E Ward, Tarabai Park, Opp. Arvind Villa Kolhapur. 3) Mr. Rajendra Popatlal Shah, R/at Flat No. 6, Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki, Pune Also R/ At Flat No. 104, In Building A, on 1st Floor, Mantri Enternity, Kundan Nagar, Agrasen Nagar Society, Kasarwadi, Pune, Pimpri Chinchwad 411012 4) Mr. Mukesh Popatlal Shah, R/at Flat No. 5, Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki, Pune. Also R/ At Flat No. 101, In Building A, on 1st Floor, Mantri Enternity Kundan Nagar, Agrasen Nagar Society, Kasarwadi, Pune, Pimpri Chinchwad 411012 5) Mrs. Jayashri Ashok Shah, R/at Flat No. 7, Sheetal Apartment, Sr. No. 57/578-A, New Bazar House No. 13, Khadaki, Pune. Also R/at B 401, Maple Garden Society, 47 Dr APJ Abdul Kalam Road, Saibaba Nagar, Kondhwa Pune 411048	Rs. 2,92,24,112.00 (Rupees Two Crore Ninety Two Lakh Twenty Four Thousand One Hundred Twelve Only) plus unapplied interest w.e.f. 18.01.2024, apart from further interest, cost, charges and expenses as mentioned in the demand notice dtd 18.01.2024, minus recoveries if any	Lot No 2 : Flat No 301 on Third & Fourth Floor, in Wing No G, in Project Named "Marvel Ganga Sangria" constructed on S No 21/1, 21/1/1, 21/1/2, 21/1/3, 21/1/4, 21/2, 22/1, 22/1/1, 22/1/2, 22/1/3, 22/1/4, 22/2(part) & on Plot No A (as per sanctioned plan) situated in Village : Mohammadwadi, Taluka : Haveli, District : Pune- 411048 Carpet Area admeasuring 387.57 Sq Mtrs & Open Eye Level Terrace admeasuring 81.69 Sq Mtrs & Two Car Parking Space. Boundaries of the Property : East : By Flat No. 302, Passage & Lift., West: Open Space. North: Open. South: Open Space. Encumbrances: Not Known Type of possession : Physical	Reserve Price - Rs. 3,39,00,000/- (Rupees Three Crores Thirty Nine Lakh Only) EMD - Rs. 33,90,000/- (Rupees Thirty Three Lakh Ninety Thousand Only) Bid increment Amount : Rs. 1,00,000/- (Rupees One Lakh Only).
3	Borrower : M/s Shree Manibhadra Agency, S. No. 657/6, Shelke Vasti, Gangadham Katraj Road, Near Sukhsagar Nagar, Bibwewadi, Pune - 411037 Through Partners : 1. Mr. Mukeshkumar Shah (Partner & Guarantor), A-301, 3rd Floor, A Wing, Rajgruhi Residency, Near Swamivivekanand Garden, Kondhwa Budruk, Pune - 411046 2. Mrs. Vimlaben Mukeshkumar Shah, A-301, 3rd Floor, A Wing, Rajgruhi Residency, Near Swamivivekanand Garden, Kondhwa Budruk, Pune - 411046	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	Lot No 3 : A Residential Flat No 301 Consisting of 3 room admeasuring 90.20sq.mts (carpet) i.e .106.86 Sq.mts(build up) on the 3rd floor along with Terrace adm 16.66 sq.mts and parking of the building A in the RAJGRUHI RESIDENCY Project/Society constructed on all the piece and parcel of land bearing .S.No-63 at Khondhawa Budruk Tal-Haveli Dist-Pune and within the jurisdiction of the Sub Registrar SRO Haveli No 13 and bounded as under : East : Lift West : Open Space North : Open Space South : Flat No 305 Encumbrances: Not Known Type of possession : Physical	Reserve Price - Rs. 1,48,00,000/- (Rupees One Crore Forty Eight Lakh Only) EMD - Rs. 14,80,000/- (Rupees Fourteen Lakh Eighty Thousand Only) Bid increment Amount - Rs. 1,00,000/- (Rupees One Lakh Only).
4	M/s Surefire Die-Casting Technologies Private Limited (Borrower) 505, Govind Gaurav Apartments, Swanand society, Sahakarnagar No. 2, Pune - 411009. Also at Factory Address: Gat No. 185, Harishchandri, Post Kapurohal, Pune-Satara Highway, Tal Bhore Dist. Pune 412205 2. Ashish Raghunath Deshpande (Director & Guarantor), R/at Flat No. 703, Damodar Residency, Near City Pride Kothrud, Pune 411038. 3. Akshay Raghunath Deshpande (Director & Guarantor), R/at 505, Govind Gaurav Apartments, Swanand Society, Sahakarnagar No.2, Pune - 411009 4. Prima Gear Cutting Tools Pvt. Ltd. (Corporate Guarantor), Gat No. 185, Harishchandri, Post Kapurhole, Pune-Satara Highway, Tal Bhore Dist. Pune 412205 5. Nagdeo Spices through (Consenting party) Leena Bhupandra Nagdeo R/at Flat No. 42/B, Narveer Tanaji Housing Society, Shivajinagar Pune 411005 6. Dimensions Engineering Technologies pvt. Ltd, (Consenting party) at 10, Bhagwat Niwas, 1st Floor, Naik Wadi, off Aarey Colony, Goregaon (E), Mumbai 400063 7. P.D.M. Engineering Pvt. Ltd. (Consenting party) at Gat No. 185, Harishchandri, Post Kapurohal, Pune-Satara Highway, Tal Bhore Dist. Pune 412205 Also at P.D.M. Engineering Pvt. Ltd. 474, Sadashiv Peth, Tilak Road, Amit Complex, Office No. 3, Pune 411030	Rs. 21,56,61,899 (Rupees Twenty One Crore Fifty Six Lakh Sixty One Thousand Eight Hundred Ninety Nine Only) plus unapplied interest w.e.f. 06/09/2017 as mentioned in demand notice apart from 06/09/2017 further interest, cost, charges and expenses as mentioned in the demand notice dtd 06/09/2017 minus recoveries if any.	Lot No 4 : All that piece and parcel of N.A. land and machinery admeasuring total about 129 R i.e. 12900 sq. meters situated at Gat No. 185, Mouje Harishchandri, Tal Bhore within the jurisdiction of sub Registrar Bhore, Dist. Pune. Together with building Constructed/to be constructed thereafter and together with permissible FSI and TDR that may permitted to load on the said plots along with all easementary rights, Appurtenances, ingress, Egress and incidental and ancillary rights thereto bounded as under - Gat No 185 : East : by Property out of Gat No 183 South : by Property out of Gat No. 186 West : By Gat No 209 & 215 North : By remaining property out of Gat No 185 Together with easement, Egress as common right and other incidental and ancillary rights. And All that piece and parcel of land admeasuring area 318 sq. meters i.e. south -North 26.5 meters' x East - west area 12 meters situated at Gat No 184, out of total area of 0 H 39 R + Potkharaba 0H 14 R, total area 0 H 53 R at Mouje Harishchandri, Taluka Bhore, Dist. Pune. Gat No 184 - East : by Remaining area out of Gat No. 183 South : by Remaining area out of Gat No. 185 West : By Remaining area out of Gat No. 184 North : By National Highway No. 4 Together with easement, Egress as common right and other incidental and ancillary rights. Note: Valuation Including Plant & machinery Encumbrances : Not Known Type of possession : Physical	Reserve Price : Rs. 12,39,00,000/- (Rupees Twelve Crore Thirty Nine Lakh only) EMD: Rs. 1,23,90,000/- (Rupees One Crore Twenty Three Lakh Ninety Thousand Only) Bid increment Amount : Rs. 1,00,000/- (Rupees One Lakh Only)

Contact Details : Pooja Kureel, Senior Manager - Mob.7030732432, Soumitra Kenjale Senior Manager - Mob. 9552585619 & Kanchanlata Pandey, Assistant General Manager & Branch Head - Mob. 9766340338

No.	Particulars	Date & Time
1.	Date and time of E-Auction	For Lot No. 1 to 4 29.10.2026 between 11.00 a.m. and 4.00 p.m
2.	Last Date of Submission of KYC with EMD	29.10.2026 till 11:00 A.M (as per PSB Alliance rules)
3.	Inspection Date & Time	For Lot No. 1 to 4 12.10.2026 to 17.10.2026 between 10:00 am to 5:00 pm

- 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).
- 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 : 07.10.2026
Place : Pune

This notice is also being published in vernacular.
The English version shall be final if any question of interpretation arises.

Assistant General Manager & Authorised Officer,
Bank of Maharashtra