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

Stressed Asset Management Branch : Mezanine Floor Ayurved Rasashla Building, Near Garware Metro Station, Karve Road Pune 411004 **Tel. No.:** 7030924140
E-mail: bom1446@bankofmaharashtra.bank.in, brmgr1446@bankofmaharashtra.bank.in
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 8(6) 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: - M/S. Archies Packaging (india) Pvt Ltd Registered office at** Gat No. 544, Behind Cadburry India Ltd, Kanhewadi Road, Induri, Pune 410507 **1) Mr. Navnath Sudam Karle (Director), 2) Mr. Balasaheb Sudam Karle (Director), Registered office at** Gat No. 544, Behind Cadburry India Ltd, Kanhewadi Road, Induri, Pune 410507 **Guarantor : 1) Mr. Navnath Sudam Karle, 2) Mr. Balasaheb Sudam Karle, 3) Mrs Suvarna Navnath Karle, 4) Mr. Sudam Vitthoba Karle, 5) Mrs. Vimal Sudam Karle, All R/at-** Plot No. 5, At and Post Induri, Pansarewadi, Pune 410507.	**Rs.6,65,60,514.11 (Rupees Six Crore Sixty Five Lakh Sixty Thousand Five Hundred Fourteen & Eleven Paise Only)** plus unapplied interest w. e. f. 23.07.2020, apart from further interest ,cost ,charges and expenses as mentioned in the demand notice dtd 23.07.2020, minus recoveries if any	**Lot No 1 :** All that piece and parcel of bungalow bearing Milkat No. 772 admeasuring area admeasuring 573 sq. mtrs.) constructed on the land bearing Gat No. 465, admeasuring plot area 191 sq. mtr. Lying and situated at the entrance Induri Village, Tal. Maval, Dist. Pune and land is **Bounded as under: On or towards East :** Gat No. 465, **On or toward West :** Gat No. 525, **On or towards North:** Gat No. 465, **On or towards South:** Gat No. 466. • **Encumbrances: Not Known** • **Type of possession: Physical**	**Reserve Price – Rs. 1,17,00,000/-** (Rupees One Crore Seventeen Lakhs Only) **EMD: Rs. 11,70,000/-** (Rupees Eleven Lakh Seventy Thousand Only) **Bid increment Amount: Rs. 1,00,000/-** (Rupees One Lakh Only)
2	**M/s. Hindustan Business Forms (Borrower),** Gat No 86/2/A, At Post Saidapur Tal Satara, Dist Satara - 415124. **Mrs. Noorbegum Sallauddin Bagwan (Proprietor),** S. K. Towers 528,Shaniwar Peth Satara - 415002 **Mr. Sallauddin Haji Abdul Karim Bagwan (Guarantor), Mr. Irfan Sallauddin Bagwan (Guarantor), Both at :** S. K. Towers 528,Shaniwar Peth Satara - 415002.	Rs. 1,17,54,343.26/- (Rupees One crore Seventeen Lakhs Fifty-Four Thousand Three Hundred Forty-Three Ps. Twenty-Six only) applicable interest thereon w.e.f. 02.12.2019 plus cost and expenses.	**Lot No 2 :** All the Piece & Parcel land & Building at old Gat No. 86/2/A, Milkat No. 786 at post Saidapur, Tal. Satara, Dist. Satara having Plot Area 1250 Sq Mtr. having Built up area 501.85 Sq Mtr **Bounded as below : East:** Remaining Land R. S. No. 87, **West:** Malwadi Road, **South:** R. S. No. 86/2B Part, **North:** Remaining 12 R Land out of said No. 86/2 A • **Encumbrances: Not Known** • **Type of possession: Symbolic**	**Reserve Price – Rs. 1,58,00,000/-** (Rupees One Crore Fifty Eight Lakhs Only) **EMD: Rs. 15,80,000/-** (Rupees Fifteen Lakhs Eighty Thousand Only) **Bid increment Amount : Rs. 1,00,000/-** (Rupees One Lakh Only)
3	**Borrower: - M/s Dhayafule Agro Industries, Proprietor: Shri. Ramkrishna Nagappa Dhayafule at Office:** 95, Dhayaphule Niwas Telangi Paccha Peth, Solapur 413005. **Guarantor: - 1) Shri. Santosh Ramkrishna Dhayafule, 2) Shri. Arun Ambaji Dhayafule. 3) Shri. Jagadish Ramkrishna Dhayafule. 4) Shri. Anil Ramkrishna Dhayafule, All R/at** 95, Dhayaphule Niwas Telangi Paccha Peth, Solapur-413005 **5) Shri. Manohar Nagappa Dhayafule, Since deceased through his legal heirs , 5 (i) Minakshi Manohar Dhayafule, 5 (ii) Sanjay Manohar Dhayafule, 5 (iii) Mithun Manohar Dhayafule, R/at :** 34/5B, New Pachha Peth, Near 70ft. Road, Solapur-413005 **5(iv) Sau. Vaishali Laxminarayan Temkar,** 9/141, A, BBMP Ward Office Road, Yelahanka Old Town, Bengaluru **5(v) Sau. Manjula Anand Renuke,** A-151, Kalpataru Sparkle, Gandhi Nagar, M.I.G. Colony, Bandra East, Mumbai. **6) Sushant Sudarshan Dhayafule, Since deceased through his legal heirs, 6 (i)Smt. Surekha Sushant Dhayafule, 6 (ii) Vyankatesh Sushant Dhayafule, Both R/at:** 150/A, Mohite Nagar, Hotgi Road, Solapur-413003. **6 (iii) Mrs. Harshada Kiran Gadale C/O- Kiran Gadalay, R/at** 3-5-1094/4/E, Venkateshwara Colony, Narayanguda, Himayatnagar, Hyderabad (Telangana) - 500029.	Rs. 8,82,27,405.40 (Rupees Eight Crore Eighty Two Lakh Twenty Seven Thousand Four Hundred Five & Forty Paise) plus unapplied interest w. e. f. 02.04.2016 as mentioned in demand notice apart from 02.04.2016 further interest, cost , charges & expenses as mentioned in the demand notice dt 02.04.2016 minus recoveries if any.	**Lot No 3 :** "All those pieces and parcels of land situated being and lying at village Kumbhari in the registration Dist. Solapur, sub Dist. Solapur Gat No. 515/2/1/B-2 (Eastern side) total admeasuring 2 H 52 R + Pot Kharab 4R. and Machineries installed in industrial unit along with shed thereon at Kumbhari Solapur. **Bounded as follows : East :** Gat No. 515/2/2, **South :** Gat No. 512, 513, **West:** Gat No. 515/2/1B (P), **North :** Gat No.515/1. • **Encumbrances: Not Known - Pralambhit Ferfar** • **Type of possession: Physical**	**Reserve Price – Rs. 7,38,00,000/-** (Rupees Seven Crore Thirty Eight Lakh only) **EMD - Rs.73,80,000/-** (Rupees Seventy three Lakh Eighty Thousand only) **Bid increment Amount : Rs. 1,00,000/-** (Rupees One Lakh Only)
4	**M/s Maheshwar Multitrade (Pvt) Ltd., Through its Directors & Guarantors: 1. Mr. Shrikant Dattatray Banchode, 2. Mr. Shivanand Shrikant Banchode, 3. Mr. Sudhakar Dattatray Banchode, 4. Mr.Ganesh Shashikant Banchode, 5. Mr. Shashikant Banchode (Mortgagor & Guarantor)**	20,49,87,443/- plus interest @ applicable rate and other charges w.e.f. 01.07.2024.	**Lot No 4:** Land and Factory Shed located at R.S. No. 25/12/A/1 and R.S. No. 26/1 Situated at 'E' Ward. **Part I :** All those pieces and parcels of land situate being and lying at village E ward, Unchagaon in the registration Dist. Kolhapur Sub- Dist Karveer Admeasuring 0H 24.54 R out of bearing R.S. No. 25/12/A/1 **Part II** : All those pieces and parcels of land situate being lying at village E ward, Unchagaon in the registration Dist Kolhapur Sub. Dist. Karveer Admeasuring 0 H 10.98 R Out of bearing R.S. No. 26/1 **Boundaries of Part I and Part II jointly** as follows -On or Towards the **East :** The Property of Mr. Sangaonkar, On or Towards the **West** : Road, On or Towards the **South :** 18.29 meter Wide Road, On or Towards the **North** : The Property of R.S. No. 26/2. **Encumbrances: Not Known Type of possession :Symbolic**	**Reserve Price – Rs. 13,73,00,000/- (Rupees Thirteen Crore Seventy Three Lakh only) EMD - Rs. 1,37,30,000/- (Rupees One Crore Thirty Seven Lakh Thirty Thousand only) Bid increment Amount : Rs. 1,00,000/- (Rupees One Lakh Only)**
			Lot No 5 : Located at Plot No. 30, 31 and 32 out of R. S. No. 410/2A/2B/409/15/16 . **Part I :** All those pieces and parcels of land situate being and lying at village Kagal in the Registration Dist. Kolhapur Sub Dist. and Tal. Kagal, Plot No. 30 admeasuring 272.00 Sq. Mts out of Bearing R.S. No. 410/2A/2B/409/15/16, On or Towards the **East :** Boundary of Mouje Sangaon, On or Towards the **west** : Road, On or Towards the **South** : Property of R.S. 411, On or Towards the **North** : Property of Plot No. 31 and 33 **Part II :** All those pieces and parcels of land situate being and lying at village Kagal in the Registration Dist. Kolhapur Sub Dist. and Tal. Kagal, Plot No. 31 admeasuring 150.00 Sq. Mts out of Bearing R.S. No. 410/2A/2B/409/15/16, On or Towards the **East** : Property of Plot No. 33, On or Towards the **West** : road, On or Towards the **South :** Property of Plot No. 30, On or Towards the **North :** Property of Plot No.32 **Part III :** All those pieces and parcels of land situate being and lying at village Kagal in the Registration Dist. Kolhapur, Sub Dist. and Tal. Kagal, Plot No. 32 admeasuring 150.00 Sq. Mts. out of Bearing R.S. No. 410/2A/2B/409/15/16, On or Towards the **East** : Property of Plot No. 33, On or Towards the **West** : road, On or Towards the **South :** Property of Plot No. 31, On or Towards the **North** : Road, **Encumbrances: Not Known – Not Known Type of possession :Physical**	**Reserve Price : Rs. 62,00,000/- (Rupees Sixty Two Lakh Only) EMD : Rs. 6,20,000/- (Rupees Six Lakh Twenty 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 5	18.11.2026 between 11.00 a.m. and 4.00 p.m
2.	Last Date of Submission of KYC with EMD		18.11.2026 till 11:00 A.M (as per PSB Alliance rules)
3.	Inspection Date & Time	For Lot No. 1 to 5	02.11.2026 to 10.11.2026 between 10:00 am to 5:00 pm

1. 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**).
2. 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 : 14.10.2026
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