Bank of Maharashtra

आस्ति वसूली शाखा

यशोमंगल" 1183-ए, दूसरी मंजिल, एफ. सी. रोड, शिवाजीनगर, पुणे 5

BANK OF MAHARASHTRA

Asset Recovery Branch

"Yashomangal" 1183-A, 2nd Floor, F.C. Road, Shivajinagar, Pune 5



**AE59/Legal/EAuction/RC Laser /2026-27** **Date 03.11.2026**

To,

**M/s R C Laser** **(Borrower)**
**Proprietor: Mr. Rupesh Arvind Choudhari**
**Address:**
Sector No. 7, Plot No. 196, MIDC Road
Indrayaninagar, Bhosari MIDC
Pune-411026

Dear Sir / Madam,

**Sub: Notice for sale of immovable properties (Appendix - IV –A) Under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002**

Please take a notice that:

In terms of the powers vested in the undersigned as the Authorized Officer of Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets Act, 2002 (SARFAESI Act) and the Rules, the Authorized Officer of the Bank has taken possession of the assets mentioned below for taking action under the SARFAESI Act and to sell the said assets for recovery of **Rs. 3,27,40,500/- (Rupees Three Crores Twenty-Seven Lakhs Forty Thousand Five Hundred only) plus unapplied interest thereon as mentioned in the demand notice dated 30.05.2023, apart from penal interest, cost and expenses, minus recoveries if any due** to Bank of Maharashtra.

The details of the property, reserve price and earnest money is as under

| Sr. No. | Short description of the immovable property and type of possession | Reserve Price / Earnest Money Deposit /Bid Increment |
|---|---|---|
| 1 | All those Pieces & Parcels of Flat No 102 admeasuring about 65.70 sq. mts. along with adjoining terrace + dry terrace And enclosed balcony on 1st Floor and covered car parking admeasuring 9.29 sq. mts in the D Wing of Project named "PRAYEJA CITY", Bearing S.No.71 & Hissa No. 6A/3, 6B/2, 3/2, 6A/4, 6B/3, 3/3, 6A/2, 6B/1, ¾ ,6A/7, 6A/10, 6A/13, 3/6, 6B/5, 6A/12, 3/5, 71/5, 7B, 9A/1, 6A/8, 6A/8, 6A/9, 6A/11 Situated at Vill. Vadgaon (Bk) within the jurisdiction Sub Distt of Tal Haveli, Distt Pune and within the local limits of Pune Municipal Corporation.<br>**Encumbrance – Not Known**<br><br>**Possession – Physical** | **Reserve Price –**<br>**Rs. 52,60,000/-** (Rupees Fifty-Two Lakhs Sixty Thousand Only)<br><br>**EMD - Rs.5,26,000/-**<br>(Rupees Five Lakhs Twenty Six Thousand Only)<br><br>**Bid increment Amount-**<br>**Rs 25,000/-**<br>(Rupees Twenty-Five Thousand Only) |

Restricted

| Sr. No. | Short description of the immovable property and type of possession | Reserve Price / Earnest Money Deposit /Bid Increment |
|---|---|---|
| 2 | All those Pieces & Parcels of Flat No 103 admeasuring about 64.59sq. mts. along with adjoining terrace + dry terrace And enclosed balcony on 1st Floor and covered car parking admeasuring 9.29 sq. mts in the D Wing of Project named "PRAYEJA CITY", Bearing S.No.71 & Hissa No. 6A/3, 6B/2, 3/2, 6A/4, 6B/3, 3/3, 6A/2, 6B/1, ¾ ,6A/7, 6A/10, 6A/13, 3/6, 6B/5, 6A/12, 3/5, 71/5, 7B, 9A/1, 6A/8, 6A/8, 6A/9, 6A/11 Situated at Vill. Vadgaon (Bk) within the jurisdiction Sub Distt of Tal Haveli, Distt Pune and within the local limits of Pune Municipal Corporation.<br><br>**Encumbrance – Not known**<br><br>**Possession – Physical** | **Reserve Price –**<br>**Rs. 51,71,000/-** (Rupees Fifty-One Lakhs Seventy One Thousand Only)<br><br>**EMD - Rs.5,17,100/-**<br>(Rupees Five Lakhs Seventeen Thousand One Hundred Only)<br><br>**Bid increment Amount-**<br>**Rs 25,000/-**<br>(Rupees Twenty-Five Thousand Only) |
| 3 | All those Pieces & Parcels of Flat No 304 admeasuring about 63.84 sq. mts. along with adjoining terrace + dry terrace And enclosed balcony on 3rd Floor and covered car parking admeasuring 9.29 sq. mts in the D Wing of Project named "PRAYEJA CITY", Bearing S.No.71 & Hissa No. 6A/3, 6B/2, 3/2, 6A/4, 6B/3, 3/3, 6A/2, 6B/1, ¾ ,6A/7, 6A/10, 6A/13, 3/6, 6B/5, 6A/12, 3/5, 71/5, 7B, 9A/1, 6A/8, 6A/8, 6A/9, 6A/11 Situated at Vill. Vadgaon (Bk) within the jurisdiction Sub Distt of Tal Haveli, Distt Pune and within the local limits of Pune Municipal Corporation.<br><br>**Encumbrance – Not known**<br><br>**Possession – Physical** | **Reserve Price –**<br>**Rs. 51,11,000/-** (Rupees Fifty-One Lakhs Eleven Thousand Only)<br><br>**EMD - Rs.5,11,100/-**<br>(Rupees Five Lakhs Eleven Thousand One Hundred Only)<br><br>**Bid increment Amount-**<br>**Rs 25,000/-**<br>(Rupees Twenty-Five Thousand Only) |
| 4 | All those Pieces & Parcels of Flat No 305 admeasuring about 63.84 sq. mts. along with adjoining terrace + dry terrace And enclosed balcony on 3rd Floor and covered car parking admeasuring 9.29 sq. mts in the D Wing of Project named "PRAYEJA CITY", Bearing S.No.71 & Hissa No. 6A/3, 6B/2, 3/2, 6A/4, 6B/3, 3/3, 6A/2, 6B/1, ¾ ,6A/7, 6A/10, 6A/13, 3/6, 6B/5, 6A/12, 3/5, 71/5, 7B, 9A/1, 6A/8, 6A/8, 6A/9, 6A/11 Situated at Vill. Vadgaon (Bk) within the jurisdiction Sub Distt of Tal Haveli, Distt Pune and within the local limits of Pune Municipal Corporation.<br><br>**Encumbrance – Not known**<br><br>**Possession – Physical** | **Reserve Price –**<br>**Rs. 51,11,000/-** (Rupees Fifty One Lakhs Eleven Thousand Only)<br><br>**EMD - Rs.5,11,100/-**<br>(Rupees Five Lakhs Eleven Thousand One Hundred Only)<br><br>**Bid increment Amount-**<br>**Rs 25,000/-**<br>(Rupees Twenty-Five Thousand Only) |

ARB PUNE 1453 BANK OF MAHARASHTRA

**Date of E-auction: 30.11.2026**

It is observed that the amount due to the Bank is not yet paid by you. Please note that the Authorized Officer of the Bank under the powers vested in him under the SARFAESI Act and Rules, shall be selling the said properties or any part of it by any mode prescribed by the Act to any purchaser/s on the terms and conditions as may be determined by the Bank in its sole discretion, after expiry of a period of 15 days from the date of publication of Public Notice for Sale if the entire amount due to the Bank together with up to date interest, costs and charges are not paid by you during this period.

The borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets.

Yours faithfully,

**Authorized Officer,**
**Bank of Maharashtra**