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/ARB/E-auction/Gaurav Shinde/2026-27 **Date:23.11.2026**

To,

1. **Gaurav Yuvraj Shinde** **(Borrower)**
   Address:
   Village- Roti, Tal- Daund,
   Near Patas, Pune 412219

   Also at:
   Flat No. 43 & 44, Royal Palm,
   Daund & Kedgaon, Pune,
   413801

2. **Mr. Uvaraj Narayan Shinde** **(Guarantor)**
   Address:
   Village- Roti, Tal- Daund,
   Near Patas, Pune 412219

   Also at:
   Flat No. 43 & 44, Royal Palm,
   Daund & Kedgaon, Pune,
   413801

Dear Sir / Madam,

Sub: Notice for sale of immovable properties (Appendix - IV –A) Under the Securitisation & 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 Authorised 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.34,35,000.00/- (Rupees Thirty Four Lakhs Thirty Five Thousand Only) plus unapplied interest at contractual rate with monthly rest w.e.f 05.08.2025 apart from penal interest, cost and expenses thereon minus recovery if any to** Bank of Maharashtra.

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

बैंक ऑफ महाराष्ट्र ARB PUNE 1453 BANK OF MAHARASHTRA

Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
All the Pieces & Parcels of Flat No 43 & 44 on 4th floor in the building named "Royal Palm", jointly admeasuring as 31.46 sq. mts + enclosed Balcony admeasuring 8.78 sq. mts + Normal Balcony admeasuring 4.41 sq. mts constructed on land admeasuring 577.17 sq mts area on Plot No 9,10,11,12,13 out of New Survey No 171/2/2 (old Survey No. 191 also bearing CTS No. 3069), situated at village Daund within the local limit of Sub Register Daund & Kedgaon and within the limit of Daund Municipal Council Dist- Pune - 413801.. **Encumbrance – Not known** **Possession - Physical**	**Reserve Price –** **Rs. 19,68,000.00/-** (Rupees Nineteen Lakhs Sixty Eight Thousand Only) **EMD – Rs. 1,96,800.00/-** (Rupees One Lakh Ninety Six Thousand Eight Hundred Only) **Bid increment Amount-** **Rs 25,000/-** (Rupees Twenty-Five Thousand Only)

Date of E-auction: 15.12.2026

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,

(Sudhir Kulkarni)
Assistant General Manager & Authorised Officer
Asset Recovery Branch, Pune