

ANAND RATHI
Anand Rathi Global Finance Limited, Express Zone,
B Wing, 5th Floor, Western Express Highway,
Goregaon (E), Mumbai - 400 063 India
Phone: +91 8451942710 | Website: www.rathi.com

E-AUCTION SALE NOTICE

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower/s/Guarantor that the below described **Schedule** immovable property inter alia secured to Anand Rathi Global Finance Limited ("ARGL") (**Secured Creditor**) having Loan Account No. APP100001098 (the Physical Possession of which, will be sold by an Online E-Auction through website <https://sarfaesi.auctiontender.net> on the date specifically mentioned in **Schedule**, on an "As is where is" & "As is what is" and "Whatever there is" basis towards recovery of total sum specifically mentioned in **Schedule** and the contractual interest thereon and other cost and charges till the date of realization from Borrower/Co-Borrower/s/Guarantor as mentioned below:

Name of the Borrower: 1. M/s Shree Sal Kar Coating LLP (Borrower) Gat No. 286, Khedi Chakan, Kharabadi, Pune-410501.

Name of the Co-borrower/s: 2. Mr. Ajay Shankarrao Saykar (Co-Borrower) Sai Sadan, Flat No. 17 & 18, Plot No. 140, Sec. No. 20, Krishna Nagar, Chinchwad, Pune-411019.

3. Mrs. Meenakshi Ajay Saykar (Co-Borrower), Sai Sadan, Flat No. 17 & 18, Plot No. 140, Sec. No. 20, Krishna Nagar, Chinchwad, Pune-411019.

4. Mr. Ganesh Shankarrao Saykar (Co-Borrower) Sai Sadan, Flat No. 17 & 18, Plot No. 140, Sec. No. 20, Krishna Nagar, Chinchwad, Pune-411019.

Property Address: Flat No. 17, Still Second Floor, AAPACHI – II Co-op Hsg Soc Ltd, Sai Sadan, Plot No. 37A, Sector No. 20, Kudalwadi Industrial Area, Chikhali, Pimpri Chinchwad, Pune – 411019.

Outstanding Amount (as per demand notice along with future interest and cost) **Rs. 70,04,846/-** (Rupees Seventy Lakhs Four Thousand Eight Hundred Forty Six Only)

Date of Auction 7th September, 2026

Reserve Price **Rs. 37,83,600/-** (Rupees Thirty Seven Lakhs Eighty Three Thousand Six Hundred Only)

Earnest Money Deposit 10% of the Reserve Price

Minimum Bid Increment Amount Rs.10,000/- (Rupees Ten Thousand Only)

Date and time of inspection of property for intending purchasers 1st September 2026 From 10 am to 4 pm

Date and Time for submission of tender form alongwith KYC documents/Proof of EMD etc. 4th September 2026 Up to 4:00 PM with KYC documents

Date & time of opening of online offers 7th September, 2026 between 10:00 am and 1:00 PM

Note: The intending bidder/purchaser may visit Anand Rathi Group website www.rathi.com for detail terms and conditions regarding auction proceedings.

This Publication is also 30 days' notice stipulated under rule 8(6) & 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/Co-Borrower/s/Guarantor.

Date: 30th July 2026 **Anand Rathi Global Finance Limited**

Place: Pune **Authorized Signatory**

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एन एमएल एन डी
Email : bom3@bankofmaharashtra.bank.in / bmrgr3@bankofmaharashtra.bank.in

Deccan Gymkhana Branch : Pawar Bldg, 1257, J M Road, Deccan Gymkhana, Pune - 411004.
Tel.: 020-25531290 / Mob.: 7030924092

POSSESSION NOTICE
[Appendix IV under the Act – rule- 8(1)]

WHEREAS, the undersigned being the Authorized Officer of the **Bank of Maharashtra** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (54 of 2002) and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated 11/03/2025 calling upon the **Borrowers** 1) **Mr. Uvaraj Narayan Shinde** and 2) **Mr. Gaurav Yuvraj Shinde** to repay the amount mentioned in the Notice being **Rs. 1,04,42,762.00** (Rupees One crore four lakh forty-two thousand seven hundred sixty two only) minus recovery if any, plus applicable interest with monthly rate w.e.f. 11/03/2025, apart from penal interest, cost and expenses within 60 days from the date of receipt of the said Notice.

The Borrower 1) **Mr. Uvaraj Narayan Shinde** and 2) **Mr. Gaurav Yuvraj Shinde** having failed to repay the amount, notice is hereby given to the owners of property and the Public in general that the undersigned has taken **Physical Possession** of the property described herein below, pursuant to the **Order No. Cri. M.A. No. 6711/2025 passed by Honorable Chief Judicial Magistrate, Pune** in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules on this **28th Day of July of the year, 2026**.

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **Bank of Maharashtra, Deccan Gymkhana Branch** for an amount **Rs. 1,04,42,762.00** and subsequent interest, costs and other expenses till date of payment of the entire dues.

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

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

DESCRIPTION OF IMMOVABLE PROPERTY :

All that is piece and parcel of property bearing Flat No. 39, 4th floor, Survey No. 171/2/2, Old Survey No. 191, and corresponding CTS No. 3069, Building "Royal Palm", at Village Daund City, Tal – Daund, Pune – 413801. (CERAI ID – 200073391996)

Date: 28/07/2025 **Authorized Officer**
Place: Pune **Bank of Maharashtra**

APAC FINANCIAL SERVICES PRIVATE LIMITED
Corporate Off: Office no 501, 65th Floor, South Annex Tower 2, One World Centre, Senapati Bapat Marg, Lower Panel, Mumbai - 400 013. Email: contactus@apacfin.com

PUBLIC NOTICE - SALE OF SECURED ASSETS

Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Whereas, The Undersigned, Being The Authorized Officer Of Apac Financial Services Private Limited ("Lender") Under The Securitisation & Reconstruction Of Financial Assets & Enforcement Of Security Interest Act 2002 ("act") And In Exercise Of The Powers, Conferred Under Section 13(12) Read With Rule 9 Of The Security Interest (enforcement) Rules 2002 ("rules"), Issued A Statutory Demand Notice On 25th November 2022 Under Section 13(1) Of The Said Act, Argh Shri Vankarwade Shikshan Prasarak Mandal Ankalkhop ("mortgagor"), Mr. Abhijit Patil ("co - borrower"), Mrs. Pratibha Patil ("co - borrower") And Subsequently Took Constructive Possession Of Below-mentioned Properties ("secured Assets") Owned By The Mortgagor On 26th March, 2025. A Public Notice For Tender Cum Auction For Sale Of Secured Assets Was Published In Newspaper On 15th November 2022. In View Thereof, The Lender Has Decided To Sell The Property To The Proposed Purchaser By Exercising Necessary Documents By Way Of Private Treaty. **Standards Terms & Conditions For Sale Of Property Under Private Treaty Are Under:**

1. Sale Through Private Treaty Will Be On "As Is Where Is Basis" And "As Is What Is Basis", "whatever There Is Basis" And "without Recourse Basis". 2. The Purchaser Will Be Required To Deposit 25% Of The Sale Consideration On The Next Working Day Of Receipt Of Lenders Acceptance Of Offer For Purchase Of Property And The Remaining Amount Within 15 Days Thereafter. 3. The Purchaser Has To Deposit 10% Of The Offered Amount Along With Application Till 31st August 2026 Which Will Be Adjusted Towards 25% Of The Deposit To Be Made As Per Clause (2) Above. 4. Failure To Remit The Amount As Required Under Clause (2) Above, Will Cause Forfeiture Of Amount Already Paid Including 10% Of The Amount Paid Along With Application. 5. In Case Of Non-acceptance Of Offer Of Purchase By The Lender, The Amount Of 10% Paid Along With The Application Will Be Refunded Without Any Interest. 6. The Property Is Being Sold With All The Existing And Future Encumbrances Whether Known Or Unknown To The Lender. The Authorized Officer / Secured Creditor Shall Not Be Responsible In Any Way For Any Third Party Claims / Rights / Dues. 7. The Purchaser Should Conduct Due Diligence On All Aspects Related To The Property Under Sale Through Private Treaty) To His/her Satisfaction. The Purchaser Shall Not Be Entitled To Make Any Claim Against The Authorized Officer / Secured Creditor In This Regard At A Later Date. 8. The Lender Reserves The Right To Reject Any Offer Of Purchase Without Assigning Any Reason. 9. In case of more than one offer, the Lender will accept the highest offer. 10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application. 11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property. 12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

SCHEDULE

Description Of The Immovable Properties: Part - 1 - All the piece and parcel of land Gat No 663 of an area of 40 Acres i.e. 1 Acre situated at Ankalkhop, Taluka Palus, District Sangali within the local limits Sangali Municipal Corporation and within the registration limits of sub-registrar Sangali which is bounded as under: East: By property of Mr. Abhijit Vilasrao Patil, South: By property of Government and Garikhat Subbarao West: By Road North: By property of Lakshabhai Appasaheb Patil. Together with all the equipment's, fittings, furniture's and/or to be constructed/erected thereon attached to the earth or permanently fastened to anything attached to the earth or kept or lying thereon including with all usufruct, waterways with all easement rights appurtenant thereon.

Reserve Price (in Rs.): Rs. 80,00,000/- (Rupees Eighty Lakhs Only)

Deposit Payment: The Deposit 10% of Reserve Price shall be payable through NEFT/RTGS in the following Account: Name of the account: **APAC Financial Services Private Limited** | Bank Name: **Kotak Bank Account Number: 1612040002** | Account branch: **Lower Panel, Mumbai** | IFSC Code: **KBK0000548**.

Please Note that Demand Draft from a Nationalized/Scheduled Bank in favour of "APAC Financial Services Private Limited" payable in Mumbai shall also be acceptable.

TERMS & CONDITIONS: (1) AND WHEREAS, the Authorized Officer of the Lender, has decided to dispose off the said Secured Assets, this notice of sale is published today that the Secured Assets, as detailed in the Schedule above will be sold through private treaty. (2) Interested parties may conduct due diligence of documents on any working day from 01st August 2026 to 15th August 2026 between 11:00 AM to 5:00 PM at Mumbai with prior one day notice to Authorized Officer of APAC Financial Services Private Limited. (4) The Mortgagor/Guarantors/Borrower in particular and the public, in general, are hereby cautioned and restrained not to deal with the Secured Assets, as detailed above, in any manner in terms of Section 13(13) of the said Act and any dealing with the Secured Assets will be subject to the charge of APAC Financial Services Private Limited for the amounts and further interests thereon. (5) The Mortgagor/Guarantors/Borrower are given last chance to pay the total dues aggregating to Rs. 2,03,14,937.57 (Rupees Two crore Three Lakh Fourteen Thousand Nine Hundred Thirty-Seven Rupees And Fifty-Seven Paise Only) as on 24th June 2026 together with interest, default/penal/additional interest and other charges thereon until payment/realization. Legal Counsel's Fee (at actuals), incidental expenses, cost, charges etc. The said dues to be paid by the Mortgagor/Guarantors/Borrower on or before 16th August 2026 before 5:00 PM, failing which, these Secured Asset will be sold as per schedule, as mentioned above. (6) The 10% of the offered amount shall be payable through NEFT/RTGS as per the details mentioned above. Please note that Demand Draft from a Nationalized/Scheduled Bank in favour of "APAC Financial Services Private Limited" payable in Mumbai shall also be acceptable. (7) The proposed purchaser shall be required to pay 25% of the offer amount less amount paid as advance deposit within 24 hours on receipt of confirmation of sale from the Authorized Officer of the Lender and the rest 75% balance and final amount(s) within 15 (fifteen) days from the date of confirmation of the sale by the Lender/Authorized Officer or such other date as agreed by the Lender. In case of any default on the part of the successful bidder, all amounts deposited till then shall be forfeited. As per income Tax rules, TDS @ 1% of sale price is additionally payable by the proposed purchaser as the purchase price is more than Rs. 50 lakhs. (8) The particulars in respect of the Secured Assets specified in the Schedule hereinafter above, have been stated to the best of the information and knowledge of the undersigned, who shall however not be responsible for any error, misstatement, or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the said Secured Assets will be sold with the Encumbrances and dues payable to Statutory Authority (if any) and are also requested, to satisfy interest, to satisfy himself / themselves / itself with regard to the above and other relevant details pertaining to the above mentioned Secured Assets before submitting the c. (9) For any further clarifications with regard to inspection, terms and conditions of the auction, kindly contact Mr. Yogesh Babar, authorised representative of the Lender on Mob No. 7208244190 or write at yogesh.babar@apacfin.com to Mr. Yogesh Babar, Authorized Officer of the Lender. (10) The Authorized Officer reserves the right to reject any or all the bids or cancel the auction without furnishing any further notice or reasons thereon.

Stationary 15 days Sale notice under Rule 9(1) of the SARFAESI Act, 2002: The Borrower/ Guarantors/Mortgagor are hereby notified to pay the sum, as mentioned above, along with upto date interest and ancillary expenses on or before **03rd August 2026**. Failing with which the said Secured Assets will be auctioned/sold and balance dues, if any will be recovered with interest and cost.

Date: 01/08/2026 **Sd/-, Authorised Officer**
Place: Sangli, Maharashtra **APAC FINANCIAL SERVICES PRIVATE LIMITED**

Public Notice

Notice is hereby given to the public at large that M/s. Shree Kurmdas Industries Private Limited is the Lessee of the said property mentioned in the schedule herein below. M/s. Maya Engineering Works assigned leasehold rights for valuable consideration to M/s. Shree Kurmdas Industries Private Limited. However, the Original Agreement to Lease dated 04/08/2008 executed between MIDC Pune and M/s. Maya Engineering Works which is duly registered in the office of in Sub-Registrar Haveli No. 5 at Sr. No. 6425/2008 on 08/08/2008 along with Index II and Registration Receipt is misplaced & not traceable. The above said Lessee has offered the schedule property to my client Bank as security for the proposed mortgage with the consent of MIDC.

If anyone has received the said original document/s or have knowledge about the same or have objection to mortgage the schedule property are hereby called upon to intimate the same in writing to undersigned with concrete proof within period of 7 days of Publication of this notice, failing which, bank will be constructed that there is no objection & will proceed to sanction the loan by Registered Mortgage of the schedule property.

Schedule of The Property:- All that piece and parcel of industrial plot bearing Plot No. W-130/1, 'S' Block, admeasuring 2719.00 Sq. Mtrs. or thereabouts, along with the industrial building constructed thereon having a total built-up area of 2299.07 Sq. Mtrs. (as per Occupancy Certificate dated 27/05/2024), situated in Pimpri Industrial Area, within the village limits of Bhosani, Taluka Haveli, District Pune, falling within the jurisdiction of Pimpri Chinchwad Municipal Corporation and Maharashtra Industrial Development Corporation (MIDC) limits, and Bounded as follows: On or towards the North: By Plot No. W-170 & W-143 & Transformer. On or towards the South: By Plot No. W-169 & W-144. On or towards the East: By MIDC Road 20.0 M RW (NTS), On or towards the West: By AM-4 & STALL No. 16A to 4.

Bemblekar Law Firm Adv.
Bhagyashree N. Kulkarni,
Office No. 505, Conclave, Final Plot No. 100, CTS No. 1703 B,
Shivajinagar, Pune - 411005 M. 9763399309, 020 69012390

Dated: 01/08/2026
Adv. Narayan Suresh Kulkarni (Bemblekar)
Office No. 505, Conclave, Final Plot No. 100, CTS No. 1703 B,
Shivajinagar, Pune - 411005 M. 9763399309, 020 69012390



Pune East Zone : Janamangal Building, 2nd Floor, S. No 7 A/2, Opp. Kirtloskar Pneumatics Co. Ltd., Hadapsar Industrial Estate, Hadapsar, Pune 411 013.
Ph. : 020-24514018, **Email :** legal_per@bankofmaharashtra.bank.in

E-Auction Sale Notice for Sale of Immovable 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/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Bank of Maharashtra, the Possession of which have 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" basis on 31/08/2026 between 11.00 am to 03.00 pm for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower/s and Guarantor/s amount due, Short Description of the immovable properties and encumbrances known thereon, possession type, reserve price, earnest money deposit and Bid increment amount are also given as under :

Sr. No.	Branch Name / Name and address of Borrowers / Guarantors	Total dues	RP	
			EMD Amt.	Bid Increase Amt.
1	Branch : Katraj Borrower : Nitin Sakhyahari Chandekar Address: Flat No. D-8, Swami Samarth Nagar, Laxmi Nagar, Chinchwad, Pune - 411 033	Rs. 4,88,751.30/- + interest at applicable rates p.a. w.e.f.26/03/2021	Rs. 58,61,000 Rs. 5,86,100 Rs. 25,000/-	
	Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Flat No. 08, 2nd Floor, D- Wing, Sr. No. 268, Hissa No. 1+2+3+4 CTS No. 1222 Shri Swami Samarth Nagar Phase 1, Laxmi Nagar, Chinchwad Taluka Haveli, Dist. Pune. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			
2	Branch : Malegaon (Pune) Borrower : 1. M/s Bansode Medical & General Store Prop: Balaso Maruti Bansode Malegaon Bk, Tal. Baramati, Dist. Pune. 2. Bansode Nandkumar Maruti, 3. Bansode Surekha Sampat, Malegaon Bk, Tal. Baramati, Dist. Pune.	Rs. 3,35,400/- further interest @ applicable rates p.a. w.e.f 09/01/2026 and further cost and expenses thereon	Rs. 29,10,100 Rs. 2,91,010 Rs. 25,000/-	
	Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : All that piece and parcel of the property N.A. Plot No. 67 total area admeasuring 400 sq. mtrs out of Gat No. 700 + 701 +703 +704 +705 (Old Gat No. 1087/R+S+T+L+Y) situated at Village Malegaon Bk. Tal. Baramati Dist. Pune, within the jurisdiction of Division Pune, Sub – Division and Taluka Baramati and within the limits of to be extended area of Baramati, out of it area admeasuring 200 sq. mtrs. of said N.A. Plot No. 67 are jointly belonging to present Mortgagor Shri Nandkumar Maruti Bansode and Sou. Surekha Sampat Bansode. • Possession Type - Physical Possession • Encumbrances Known to Bank = Nil			
3	Branch : Supa Borrower : 1. D S Chandgude Construction, Proprietor Mr. Dashrath Sarjerao Chandgude, At Post Dandwadiss, Tal. Baramati, Dist.-Pune 412204, Guarantor 2. Mr. Ganesh Nirvutti Chandgude, 3. Mr. Kiran Vitthal Kadam, At Khopwadi Post Supa, Tal. Baramati, Dist.-Pune 412204.	Rs. 13,43,682/- plus applicable interest thereon w.e.f. 20/09/2023	Rs. 23,91,000 Rs. 2,39,100 Rs. 25,000/-	
	Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Mortgage of residential house constructed on plot of land bearing Grampanchayat Milkat 358, area 27*37 sq. ft. i.e. 999 sq. ft. situated at Dandwadi, Tal. Baramati, Dist. Pune, owned by Mr.Dashrath Sarjerao Chandgude. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			
4	Branch : Supa Borrower : 1. Mr. Pradip Rajendra Girigosavi 2. Mrs. Priyanka Pradip Girigosavi, At Post Naroli, Tal. Baramati, Dist. Pune - 412204. 3. Mr. Krushnaram Piraji Sen, At Post Supa, Tal -Baramati, dist.-Pune-412204.	Rs. 11,78,463.28 plus further interest w.e.f.20/09/2023	Rs. 18,73,000 Rs. 1,87,300 Rs. 25,000/-	
	Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Equitable mortgage of Flat no. 203, area 760 sq. ft., constructed on land bearing Survey no. 256/5, situated at "Apala Ghar Township", B Wing, Stilled First Floor, situated at Baramati, Tal. Baramati, Dist. Pune, owned by Mr. Pradip Rajendra Girigosavi. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			
5	Branch : Velhe-Mahal Borrower : 1. Mr. Vijay Chintaman Dixit 2. Mrs. Vaishali Vijay Dixit 3. Mr. Karilas Dhondu Shinde 4. Mr. Tanaji Janu Dhurnal, All residing At Post Kelad, Tal. Velhe, Dist. Pune.	Rs. 5,69,450.54/- plus unapplied interest as per the rates applicable w.e.f 02/12/2024 plus further interest and cost and expenses thereon	Rs. 8,82,000 Rs. 88,200 Rs. 25,000/-	
	Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Registered Mortgage Residential Property at Post Kelad Tal Velhe Milkat No-2 Adm. 725 sq.ft. bearing mortgage Registered No-1073/2017 dated 28/09/2017 at Sub Registered office Velhe Tal Velhe Dist Pune. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			
6	Branch : Bhor Borrower : 1. Mr. Sandip Bhonjiba Golhar 2. Mrs. Anuradha Gangadhar Sangale 3. Mr. Rajendra Popatrao Chavan, All at Near Gujar Ganapati, Bhor/Ali, Tal. Bhor, Dist. Pune.	Rs. 7,67,783.00 as per applicable rate p.a. w.e.f. 15.11.2022 plus other cost and expenses thereon	Rs. 4,07,000 Rs. 40,700 Rs. 25,000/-	
	Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Flat no 10 Second floor in the Building Swaraj Toran admeasuring 684 Sq ft, constructed on CTS no 1084, admeasuring 592.80Sq mt situated at Bhor, Tal Bhor, Dist. Pune. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			
7	Branch : Pune NIBM Kondhwa 1. M/s Car Clinic, Proprietor: Mr. Riyaz Ilyas Mujawar, Khadi Machine Chowk, Kondhwa Pune – 411048. Also at: Flat No. 14, 3rd floor, C wing, Manish Park, 3rd Phase, CTS No. 755 S No. 13/1B, Near Hillmist Garden, Kondhwa Khurd, Pune 411048. 2. Mrs. Akhtarjahan Riyaz Mujawar, Flat No. 14, 3rd floor, C wing, Manish Park, 3rd Phase, CTS No. 755 S No. 13/1B, Near Hillmist Garden, Kondhwa Khurd, Pune 411048.	Rs. 14,97,304/- Plus Unapplied Interest plus further interest as per the rates applicable w.e.f 04/01/2026 and cost and expenses thereon	Rs. 77,23,000 Rs. 7,72,300 Rs. 25,000/-	
	Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : All that pieces and parcels of land admeasuring total area 00H.02 R I E 200 sq mtr and construction thereon 78.93 sq metre of S No. 11 Hissa No.. 3/1B/1/1 at Kondhwa Budruk Taluka haveli Dist Pune 411048. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			
8	Branch : Jalgaon Kade Pathar Mr. Yogesh Shamrao Patil Address 1: Kumbhar Galli, Daund Taluka Daund, Dist Pune – 413801. Address 2: Flat No. 33, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune – 413801. Address 3: Flat No. 32, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune – 413801. Address 4: Flat No. 25, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune – 413801. Address 5: Flat No. 24, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune - 413801.	Rs. 68,08,909/- plus further unapplied interest as per the rates applicable w.e.f 19/11/2025 plus further interest and cost and expenses thereon	Rs. 12,00,000 Rs. 1,20,000 Rs. 25,000/-	
	Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : All that pieces and parcels of land admeasuring total area 00H.02 R I E 200 sq mtr and construction thereon 78.93 sq metre of S No. 11 Hissa No.. 3/1B/1/1 at Kondhwa Budruk Taluka haveli Dist Pune 411048. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			
9	Branch : Jalgaon Kade Pathar Mrs. Poorva Shirish Patil A/P- Survey No. 210, Gawlinagar, Lala G. Gawli Chawl, Pune City, Bhosarigaon, Pune City, Dist. Pune-411039. Also at: Flat No. 21, 2nd Floor, Royal Palm, Village Daund, Taluka Daund, Dist. Pune. 2. Mr. Yogesh Shamrao Patil, Kumbhar Galli, Daund, Daund, Dist. Pune - 413801. Also at: Flat No. 22, 2nd Floor, Royal Palm, Village Daund, Taluka Daund, Dist. Pune.	Rs. 36,22,481/- + Unapplied Intt. @ applicable rates p.a. with monthly rests. w.e.f. 03/12/2025 + other charges and expenses	Rs. 12,00,000 Rs. 1,20,000 Rs. 25,000/-	
	Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : RAIL that piece and parcel of Residential Flat No. 21 having carpet area 15.81 Sqr. Mtr + enclosed balcony area 4.83 Sqr. Mtr. + normal balcony area 1.91 Sqr. Mtr. on the Second Floor in the building named as "Royal Palm" situated on admeasuring area 577.17 Sqr. Mtr. on Plot No. 9 to 13 out of New S. no. 171/2/2 its old S. No. 191, City Survey No. 3069 village Daund, Taluka Daund, Dist. Pune. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil			

Sr. No.	Branch Name / Name and address of Borrowers / Guarantors	Total dues	RP	
			EMD Amt.	Bid Increase Amt.
10	Branch : Jalgaon Kade Pathar Mr. Yogesh Shamrao Patil Address 1: Kumbhar Galli, Daund Taluka Daund, Dist Pune – 413801. Address 2: Flat No. 33, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune – 413801. Address 3: Flat No. 32, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune – 413801. Address 4: Flat No. 25, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune – 413801. Address 5: Flat No. 24, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune - 413801.	Rs. 68,08,909/- plus further unapplied interest as per the rates applicable w.e.f 19/11/2025 plus further interest and cost and expenses thereon	Rs. 12,00,000 Rs. 1,20,000 Rs. 25,000/-	
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : All that piece and parcel of Residential Flat No. 32 having carpet area 15.18 Sqr. Mtr + enclosed balcony area 4.83 Sqr. Mtr. + normal balcony area 1.91 Sqr. Mtr. on the Third Floor in the building named as "Royal Palm" situated on admeasuring area 577.17 Sqr. Mtr. on Plot No. 9 to 13 out of New S. no. 171/2/2 its old S. No. 191, City Survey No. 3069 village Daund, Taluka Daund, Dist. Pune. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil				
11	Branch : Jalgaon Kade Pathar Mrs. Poorva Shirish Patil A/P- Survey No. 210, Gawlinagar, Lala G. Gawli Chawl, Pune City, Bhosarigaon, Pune City, Dist. Pune-411039. Also at: Flat No. 21, 2nd Floor, Royal Palm, Village Daund, Taluka Daund, Dist. Pune. 2. Mr. Yogesh Shamrao Patil, Kumbhar Galli, Daund, Daund, Dist. Pune - 413801. Also at: Flat No. 22, 2nd Floor, Royal Palm, Village Daund, Taluka Daund, Dist. Pune.	Rs. 36,22,481/- + Unapplied Intt. @ applicable rates p.a. with monthly rests. w.e.f. 03/12/2025 + other charges and expenses	Rs. 12,00,000 Rs. 1,20,000 Rs. 25,000/-	
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : All that piece and parcel of Residential Flat No. 22 having carpet area 16.28 Sqr. Mtr + enclosed balcony area 3.95 Sqr. Mtr. + normal balcony area 2.50 Sqr. Mtr. on the Second Floor in the building named as "Royal Palm" situated on admeasuring area 577.17 Sqr. Mtr. on Plot No. 9 to 13 out of New S. no. 171/2/2 its old S. No. 191, City Survey No. 3069 village Daund, Taluka Daund, Dist. Pune. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil				
12	Branch : Jalgaon Kade Pathar Mr. Yogesh Shamrao Patil Address 1: Kumbhar Galli, Daund Taluka Daund, Dist Pune – 413801. Address 2: Flat No. 33, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune – 413801. Address 3: Flat No. 32, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune – 413801. Address 4: Flat No. 25, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune – 413801. Address 5: Flat No. 24, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune - 413801.	Rs. 68,08,909/- plus further unapplied interest as per the rates applicable w.e.f 19/11/2025 plus further interest and cost and expenses thereon	Rs. 12,00,000 Rs. 1,20,000 Rs. 25,000/-	
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : All that piece and parcel of Residential Flat No. 25 having carpet area 6.45 Sqr. Mtr + enclosed balcony area 9.73 Sqr. Mtr. on the Third Floor in the building named as "Royal Palm" situated on admeasuring area 577.17 Sqr. Mtr. on Plot No. 9 to 13 out of New S. no. 171/2/2 its old S. No. 191, City Survey No. 3069 village Daund, Taluka Daund, Dist. Pune. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil				
13	Branch : Jalgaon Kade Pathar Mr. Yogesh Shamrao Patil Address 1: Kumbhar Galli, Daund Taluka Daund, Dist Pune – 413801. Address 2: Flat No. 33, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune – 413801. Address 3: Flat No. 32, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune – 413801. Address 4: Flat No. 25, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune – 413801. Address 5: Flat No. 24, 3rd Floor, Royal Palm, Sarpanch Dhami Wasti, Near Mane Hospital, Daund, Taluka Daund, Dist. Pune - 413801.	Rs. 68,08,909/- plus further unapplied interest as per the rates applicable w.e.f 19/11/2025 plus further interest and cost and expenses thereon	Rs. 12,00,000 Rs. 1,20,000 Rs. 25,000/-	
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : All that piece and parcel of Residential Flat No. 24 having carpet area 10.83 Sqr. Mtr + enclosed balcony area 6.27 Sqr. Mtr. + normal balcony area 2.50 Sqr. Mtr. on the Third Floor in the building named as "Royal Palm" situated on admeasuring area 577.17 Sqr. Mtr. on Plot No. 9 to 13 out of New S. no. 171/2/2 its old S. No. 191, City Survey No. 3069 village Daund, Taluka Daund, Dist. Pune. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil				
14	Branch : Katraj Rajendra Sonba Chavan At Flat No. 8, 2nd Floor, Kohinoor Villa, Gat No. 992, Post Urali Kanchan Taluka Haveli, Dist. Pune – 412202 2. Rajanmi Kant Baban Yadav (Guarantor) At Flat No. 16, Akshay Complex Talwadi, Post Urali Kanchan Taluka Haveli District Pune – 412202.	Rs. 7,37,567/- + unapplied interest 9.70% p.a. w.e.f 15/11/2022	Rs. 20,77,000 Rs. 2,07,700 Rs. 25,000/-	
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Flat No. 08 area 563 sq. ft. on 2nd Floor in building known as Kohinoor Villa Gat No. 992 Post Urali Kanchan Taluka Haveli District Pune - 412202. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil				
15	Branch : Katraj Vasant Ramchandra Shingate, 2. Shaila Vasant Shingate, 3. Sourabh Vasant Shingate, Sr. No. 120, Santosh Nagar, Katraj, Pune - 411046 4. Mahesh Samoot Rao Mahangare, S.N. 56/1/2/B, Santosh Nagar, Katraj, Pune - 411046.	Rs. 21,66,360.02/- as per the rates applicable w.e.f. 27/09/2024 plus further interest and cost and expenses thereon	Rs. 50,99,000 Rs. 5,09,900 Rs. 25,000/-	
Details of the Secured Assets Put for Auction / Sale & Type of possession with the Bank & Encumbrances : Flat No. 301, Building No -B, Third, Pristine Pacific, Sr. No. 36, Ambegaon (Bk), Pune - 411046. • Possession Type - Symbolic Possession • Encumbrances Known to Bank = Nil				
• Date and Time of E-Auction : 31/08/2026 between 11:00 a.m. to 03:00 p.m., • Last Date for Submission of bid and EMD : 31/08/2026 upto 10.30 a.m. • Inspection Date & Time : From 11/08/2026 till 12/08/2026, 11.00 a.m. - 05.00 p.m with prior appointment				
Note : There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder. 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 : 01/08/2026 Place: Pune		Authorized Officer, Bank of Maharashtra, Pune East Zone		