

	 Bank of Maharashtra अंचल कार्यालय - सातारा "जीवनतारा", एल.आई.सी. बिल्डिंग, कलेक्टर कार्यालय के सामने, सातारा- 415001 Satara Zonal Office "Jeevantara", LIC Building, Opp. Collector Office, Satara-415001	
Corporate Office: Montclair, 134/1, Baner- Pashan Link Road, Pashan, Pune 411021		

Sale Notice for Sale of Immovable Properties

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 provision 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 Symbolic / Physical 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", "Whatever there is" and "Without Recourse"** basis in e-auction on **15.09.2026 between 01.00 p.m. and 05.00 p.m.** for recovery of the balance due to the Bank of Maharashtra from the Borrowers And Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, Short Description of the immovable property/ies and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as:

Sr No	Branch	Name of Borrower and Guarantors	Amount Due (Rs.)	Short description of the immovable property/ies with known encumbrance	Possession Type	Reserve Price / Earnest Money Deposit / Bid Increment
1.	KOLKI	Borrower: - Hemant Ramchandra Dixit Guarantor: - NIL	Rs.12,75,941/- (Rupees Twelve Lakh Seventy Five Thousand Nine Hundred Forty One Only) as on 08.06.2017 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 1 All those pieces and parcel of property with construction and fixtures there being and lying at Sai Sankalp, Phase-1, Flat No- 4, at Po. Jakatwadi, Tal. Phaltan, Dist. Satara, Gat Survey No. 1/1/1, Milkat No. 83, Flat admeasuring 633 Sq Ft., Bounded As-North- Flat No. 3 South- Plot No 84 East- Internal Road West- Flat Nol. 5 Encumbrances: Not Known	Physical Possession	Reserve Price – Rs.13,07,000.00 (Rupees Thirteen Lakhs Seven Thousand Only) EMD - Rs.1,30,700/- (In Words – Rupees One Lakh Thirty Thousand Seven Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
2.	SHIRWAL	Borrower: -	Rs. 17,08,461.00 (Amount in	Property Lot No. 2	Symbolic Possession	Reserve Price - Rs. 22,89,000/-

		1. Mr. Ramesh Bhiku Jadhav 2. Mrs. Manda Ramesh Jadhav Guarantor: - NA	words – Rupees Seventeen Lakhs Eight Thousand Four Hundred and Sixty-One only) as on 10.01.2024 plus further interest at applicable rates plus costs, charges and expenses etc.	All the pieces and parcels of land and property of Flat No. D 201, of the building Omkar Residency in the Omkar Residency Apartments, admeasuring 48.32 Sq. mtr constructed on Gat No. 5/3, 2nd Floor, Village Shirwal, Taluka Khandala, District Satara bounded as under: - On or Towards North: Open Space & Garden On or Towards South: Flat No. D 204 On or Towards East: Stairs and Flat No. D 202 On or Towards West: Flat No. C 202* AND All the pieces and parcels of land and property Flat No. C 202, on the second floor of the building Omkar Residency in the Omkar Residency Apartments admeasuring 48.32 Sq. mtrs. Constructed on Gat No. 5/3, 2nd Floor, Village Shirwal, Taluka Khandala, District Satara bounded as under On or Towards North: - Open Space & Garden On or Towards South: Flat No. C 203 On or Towards East: Flat No. D 201	(Rupees Twenty-Two Lakhs Eighty Nine Thousand Only) EMD - Rs.2,28,900/- (In Words – Rupees Two Lakh Twenty Eight Thousand Nine Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
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				On or Towards West: Stairs and Flat No. C 201 Together with all the fixtures and furniture etc.*Encumbrances: Not Known		
3.	Bhuinj	<u>Borrower/s: -</u> 1. M/s Vaishnavi Traders Through Proprietor Mr. Sanjay Shivaji Jadhav <u>Guarantor/s -</u> 2. Mrs. Varsha Sanjay Jadhav W/o Mr. Sanjay Shivaji Jadhav 3. Mr. Shankar Sanjay Jadhav 4. Mr. Sudhir Pratap Bhosale	Rs.20,67,271.00 (Amount in Words – Rupees Twenty Lakhs Sixty Seven Thousand Two Hundred Seventy One only) as on 22.01.2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 3. Registered Mortgage of All those pieces and parcels of land situate being and lying at Village – Bhuinj, Tal – Wai, Dist – Satara in the registration Dist Satara Sub-Dist – Wai admeasuring total 2275 Sq. Ft and being Grampanchayat Milkat No. 2236 and 2237, which is constructed in Gat No 2445/1 out of R.C.C. 40 X 35, W.C. bathroom and 3 rooms on ground floor and First Floor 35 X 25 W. C. Bathroom and 3 rooms and which is bounded by On or Towards North – Property of Rahul Prataprao Jadhav On or Towards South – Property of Gourihar Dnyanabo Walekar On or Towards East – Internal Road On or Towards West - Property of Gourihar Dnyanabo Walekar Together with the buildings, structures,	Symbolic Possession	Reserve Price – Rs.33,06,000/- (Rs Thirty-Three Lakhs Six Thousand Only) EMD – Rs.3,30,600/- (In Words – Rupees Three Lakhs Thirty Thousand Six Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				residential blocks etc. CERSAI ID: - 200036927016 Encumbrances: Not Known		
4	NAGTHANE	Borrower/s: - 1. Mr. Sachin Dilip Taware 2. Mr. Dilip Uddhav Taware Guarantors : NIL	Rs. 20,40,941/- (In Words – Rupees Twenty Lakhs Forty Thousand Nine Hundred and Forty One Only) as on 15.12.2023 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 4 All the piece and parcels of land and property at Residential Property situated at Milkat No 69/ Plot No. 69 and building admeasuring area of 4000 sq. ft and Built up area- 1549.44 sq.ft consisting of 8 rooms and constructed on all those pieces and parcels of land situate being and lying at Village Vijaynagar, Post Jihe in the Registration District Satara Sub- Dist Satara which is bounded as follows: On or Towards East-Property of Mr. Jadhav On or towards South- Road On or towards West-Property of Mr. Shridhar Chandrakant Sulake On or towards North-Property of Mr. Sunil Sudam Sulake together with all the fixtures, furniture etc. CERSAI A ID- 200057865580 Encumbrances: Not Known	Symbolic Possession	Reserve Price – Rs 19,56,000/- (Rupees Nineteen lakhs Fifty Six Thousand only). EMD - Rs.1,95,600/- (In Words - Rupees One Lakh Ninety Five Thousand Six Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

5	PUSEGAON	A) <u>Borrower/s: -</u> 1. Mr. Sahil Harsh Kumar Bhandari 2. Mrs. Shweta Sahil Bhandari 3. Mr. Bharatlal Popatlal Bhandari 4. Mrs. Shaila Bharatlal Bhandari 5. Mr. Sagar Bharatlal Bhandari 6. Mr. Harshakumar Popatlal Bhandari <u>Guarantors:</u> NIL	Rs. 23,16,077.00/ - (Amount In Words – Rupees Twenty-Three Lakhs Sixteen Thousand and Seventy-Seven Only) as on 06/06/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 5 Registered Mortgage of Property in the name of Mr. Bharatlal Popatlal Bhandari & Mrs. Shaila Bharatlal Bhandari. All those pieces and parcel of the property with RCC Construction Building along with fixture there being & lying on Gat No 420 Plot No 1 CTS No 406/10/12 GPM No	Symbolic Possession	Reserve Price – Rs 1,40,87,000 (Rupees One Crore Forty Lakhs Eighty-Seven Thousand Only). EMD - Rs.14,08,700/- (In Words – Rupees Fourteen Lakh Eight Thousand Seven Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
		B) <u>Borrower/s: -</u> 1.M/s Bhandari Bazar <u>Guarantors:</u> 2.Mr. Bharatlal Popatlal Bhandari 3. Mrs. Shaila Bharatlal Bhandari	Rs. 26,73,298.00/ - (In Words Rupees Twenty Six Lakhs Seventy Three Thousand Two Hundred Ninety Eight Only) as on 18/06/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	679,681/1+2+3+4 at Pusegaon Bhandari Chambers Building consisting of Ground Floor, 1 st Floor and 2 nd Floor at Bhavani Nagar Post Pusegaon Taluka Khatav District Satara - 415502 , within local limits of Pusegaon and registered in the name of Mr. Bharatlal Popatlal Bhandari & Mrs. Shaila Bharatlal Bhandari.		

		C) <u>Borrower/s: -</u> 1. Mr. Bharatkumar Popatlal Bhandari <u>Guarantors:</u> 2. Mrs. Shaila Bharatlal Bhandari 3. Mr. Sagar Bharatlal Bhandari 4. Mr. Harshakumar Popatlal Bhandari	Rs. 71,39,375/- (In Words Rupees – Seventy One Lakhs Thirty Nine Thousand Three Hundred Seventy Five Only) as on 19/08/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Total Plot Area – 5382.15 Sq. Ft Total Built-up Area – 7438.73 Sq. Ft. Property Bounded as: On the North: Property of Mr. Balasaheb G Shinde On the South: Pusegaon to Dahiwadi Road On the East: Property of Mr. Ankush P Jadhav On the West: Internal Road(Colony Road)*****		
		D) <u>Borrower/s: -</u> 1. Mrs. JAGRUTI SAGAR BHANDARI 2. Mr. SAGAR BHARATLAL BHANDARI 3. Mr. BHARATLAL POPATLAL BHANDARI 4. Mrs. SHAILA BHARATLAL BHANDARI 5. Mr. HARSHKUMAR POPATLAL BHANDARI <u>Guarantors:</u> NIL	Rs. 19,01,054/- (Amount In Words – Nineteen Lakhs One Thousand and Fifty Four Only) as on 06/09/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	CERSAI ID: 200075750984 *Out of the said property Plot No 1 of S.No. 420 of Mauje Pusegaon i.e. CTS No 406 bearing Grampanchayat Milkat No. 681/1+2+3+4 is mortgaged and taken as security in the account of M/s Bhandari Bazar CERSAI ID: 200037408920 **Out of the said property Gat No. 420/1is mortgaged and taken as security in the account of Mr. Bharatkumar Popatlal Bhandari ***Out of the said property Plot No. 1, S.No. 420 of Mouje Pusegaon, CTS No. 406/10/12, Gram Panchayat Milkat No. 679		

				1is mortgaged and taken as security in the account of Mrs. JAGRUTI SAGAR BHANDARI Encumbrances: Not Known		
6	KHANDALA	Borrower: - 1. Mr. Aaditya Chandrakant Choudhary 2. Mrs. Sunanda Chandrakant Choudhary 3. M/s. Samruddhi Traders Khandala Guarantor: - NA	Rs.15,54,904.00 (Grand Total in Words (Rupees Fifteen Lakhs Fifty Four Thousand Nine Hundred Four only) as on 13.02.2024 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 6 All the pieces and parcels of residential premises bearing Apartment / Flat No 104 of carpet area admeasuring 30.00 Sq. Mtrs. adjoining open balcony admeasuring 2.67 Sq. Mtrs totally admeasuring 32.67 Sq. Mtrs., First floor, D Wing, in the building known as Moraya Apartment constructed over S. No. 431 area admeasuring 00H-29R-0P and S. No. 432 area admeasuring 00H-28R-0P lying being situated at Bawada, At Po Bawada, Tal Khandala, Dist. Satara 412802 and bounded as follows: - On or Towards East: - Apartment No. 101 in D Wing On or Towards South: - Apartment No. 103 in D Wing	Physical Possession	Reserve Price – Rs 9,87,000/- (Rupees Nine Lakhs Eighty-Seven Thousand Only) EMD - Rs. 98,700/- (In Words – Rupees Ninety Eight Thousand Seven Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				On or Towards West: - Internal road On or Towards North: - Apartment No. 103 in C Wing together with all the fixtures, furniture etc. Cersai ID : 200054292820 Encumbrances: Not Known		
7	GONDAVAL E BUDRUK	Borrower: - 1. Mr. Ganesh Vilas Nalawade 2. Mrs. Dipali Ganesh Nalawade Guarantor: - NIL	Rs. 19,40,921/- (Amount in Words – Rupees Nineteen Lakhs Forty Thousand Nine Hundred and Twenty One Only) as on 04/02/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 7 Mortgage of all that pieces and parcel of the land and property consisting of Flat No. ST – 02, First Floor, in the building known as ‘Gurukrupa Apartments’, Plot No.18, Survey No. 69/B/6, Pedgaon Road at post Vaduj, Tal Khatav, Dist. Satara being totally admeasuring 536 Sq. Feet i.e. 49.81 Sq. Mtrs. consisting of 3 rooms with common staircase, passage and common parking space in Vaduj, Tal: Khatav, Dist. Satara 415 506 Bounded as: On or towards North: Open space On or towards South: Plot 3 apartment On or towards East: Property of Plot No.17 On or towards West: Plot No.1 apartment	Symbolic Possession	Reserve Price – Rs. 10,81,000/- (Ten Lakhs Eighty-One Thousand Only) EMD – Rs.1,08,100/- (In Words - Rupees One Lakh Eight Thousand One Hundred Only) Bid increment - Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				Together with all the fixtures, furniture etc CERSAI ID: 200029593881 Encumbrances: Not Known		
8	PHALTAN	Borrower: - 1. Mr. Manoj Ishwarprasad Kumar 2. Mrs. Madhavi Manoj Srivastava Guarantor: - 3. Mr. Iyer Ramkrishna Sheshadri	Rs. 10,83,970.71 (In Words Rupees Ten Lakh Eighty Three Thousand Nine Hundred Seventy and paise Seventy one only) as on 03.01.2024 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 8 All those pieces and parcels of property with construction and fixture thereon situated at flat no. 15, third floor, Shourya Residency, Jadhavwadi, Phaltan together with fixtures and having boundaries as follows: - On or Towards East: - Marginal Open Space On or Towards South: - Marginal Open Space On or Towards West: - Terrace On or Towards North: - Flat No. 14 CERSAI ID: - 200036802750 Encumbrances: Not Known	Physical Possession	Reserve Price – Rs . 17,15,000/- (Rupees Seventeen Lakhs Fifteen Thousand only) EMD – Rs. 1,71,500/- (In Words - Rupees One Lakh Seventy One Thousand Five Hundred Only) Bid increment - Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
9	KARAD	Borrower: - 1. Mr. Pravisht Hanmant Patil 2. Mrs. Meena Hanmant Patil Guarantor: - NA	Rs. 12,19,587/- (Amount in words – Rupees Twelve Lakhs Nineteen Thousand Five Hundred Eighty-Seven only) as on 03.01.2025 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 9 All that pieces and parcel of land and property consisting of Flat No. 202, 1 st Floor, “Saidarshan Residency”, admeasuring super built up area 680 Sq. Ft. i.e. 63.19 Sq., Mtrs. along with terrace, Grampanchayat Milkat No. 1203/4, constructed on Survey No. 705, Plot No. 20, Near Ananad Masale, Jijamata Nagar, on Biroba Panad Road,	Physical possession	Reserve Price – Rs. 11,90,000/- (Eleven Lakhs Ninety Thousand Only) EMD – Rs.1,19,000/- (In Words - Rupees One Lakh Nineteen Thousand Only) Bid increment - Amount Rs. 25,000/- (In Words - Rupees Twenty

				Karad-Chiplun Road, At Post Warunji, Tal Karad, Dist Satara, PIN – 415 124 Plot Bounded by On or Towards North:- By 30 Ft Wide Road On or Towards South- By Property of Plot No 19 On or Towards East- By Remaining Property of Same Plot On or Towards West- By Property of Survey No 708. Flat Bounded by On or Towards North- Common Staircase, passage & residential flat No. 201 On or Towards South- By Remaining space and Property of Plot No 19. On or Towards East- By open space within Plot 7 after that 30 Ft. wide road On or Towards West- By Remaining open space Total Flat super Buildup Area : 63.19 Sq. Mt. CERSAI Asset ID: 200077701548 Encumbrances: Not Known		Five Thousand Only)
10	KOLKI	Borrower: - 1. M/s Nikita Enterprises Through Proprietor	Rs. 38,60,028/- (Amount In Words – Rupees Thirty-Eight Lakhs Sixty	Property Lot No. 10 Equitable Mortgage of the Property	Symbolic Possession	Reserve Price – Rs 45,27,000/- (Rupees Forty-Five

		Mrs. Savita Rajesh Jadhav Guarantor: 1. Mr. Rajesh Nanaso Jadhav Mr. Uday Lalaso Phadtare	Thousand and Twenty Eight Only) as on 19/08/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	situated in multistoried building named "Omkar Heights ", Flat No.03 @First Floor in CTS No 6472A/2 on Plot No 41 & 42, Near DED College Chowk, Laxminagar, Phaltan, Taluka - Phaltan, District - Satara, admeasuring 144.00 Sq. Mtrs (1549.44 Sq. Ft.). Bounded as: - On or Towards East: Flat no 2 On or Towards South: Open Space in said Plot On or Towards West: Open Space in said Plot On or Towards North: Flat No 4 The name of Executants: Mrs. Savita Rajesh Jadhav CERSAI ID: 200011278233 CERSAI ID: 200035752019 Encumbrances: Not Known		lakhs Twenty-Seven Thousand Only) EMD - Rs. 4,52,700/- (In Words – Rupees Four Lakh Fifty Two Thousand Seven Hundred Only) Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
11	KOLKI	Borrower: - 1. M/s Nikita Enterprises Through Proprietor Mrs. Savita Rajesh Jadhav Guarantor: 1. Mr. Rajesh Nanaso Jadhav Mr. Uday Lalaso Phadtare	Rs. 38,60,028/- (Amount In Words – Rupees Thirty-Eight Lakhs Sixty Thousand and Twenty Eight Only) as on 19/08/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 11 Equitable mortgage of property located at Gat no. 67/3B (Pai) 1/3 Middle portion of sanction plot At. Mouje Pharandwadi. Tal. Phaltan. District Satara admeasuring 1187.99 sq mt Bounded as: - On or Towards East: Property of Narayan J Pawar 1/3 plot; On or Towards South: Property of Mrs. Usha A Shinde 1/3 plot; On or Towards	Symbolic Possession	Reserve Price – Rs 74,70,000/- (Seventy-Four Lakhs Seventy Thousand Only) EMD - Rs.7,47,000/- (In Words – Rupees Seven Lakh Forty Seven Thousand Only) Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				West: Service Road Mahad Phandarpur; On or Towards North: S No 67/2 The name of executants: Mrs. Savita Rajesh Jadhav and Mr. Rajesh Nanaso Jadhav CERSAI ID: 200011278233 CERSAI ID: 200035752019 Encumbrances: Not Known		
12	MALHARPET H	<u>Borrower/s: -</u> 1. Mr. Ganesh Narayan Parmar <u>Co-Borrower:</u> 1. Mrs. Dhani Ganesh Parmar <u>Guarantors:</u> NIL	Rs. 17,97,265/- (Amount In Words – Rupees Seventeen Lakhs Ninety-Seven Thousand Two Hundred Sixty-Five Only) as on 25/07/2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 12 Registered Mortgage of all the pieces and parcel of the land located at Mundhe, Taluka Karad, District Satara bearing R.S. No. 74/1/Plot No. 35 admeasuring area 10.1.67 R. Sq. Mtr and R.S. No. 74/1/Plot No 36 admeasuring area 6.26.25 R. Sq. Mtr, over which RCC Building is constructed named and styled as "Sairam Galaxy" out of which Flat No. F-2 on First Floor admeasuring superbuiltup area 60.40 Sq. Mtr. i.e. 650.00 Sq. Fts bearing Grampanchayat Milkat No. 1300/13 situated at Mundhe, within local limits of Taluka Karad and registered in the name of Mr. Ganesh Narayan Parmar & Mrs. Dhani Ganesh Parmar Property Bounded as:	Physical Possession	Reserve Price – Rs.10,71,000.00 (Rupees Ten Lakh Seventy One Thousand Only) EMD – Rs. 1,07,100/- (In Words – Rupees One Lakh Seven Thousand One Hundred Only) Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				On the North: Property of Mr. Nitin More On the South: Flat No. F-3 On the East: Property of Mr. Jitendra Jambhale On the West: Flat No. F-1 CERSAI ID: 200076888015 Encumbrances: Not Known		
13	KARAD	<u>Borrowers: -</u> 1) M/s Vishnu Garments Prop. Mrs. Dipali Samir Mane <u>Guarantors:</u> 1) Mrs. Pramila Vishnu Mane 2) Mr. Samir Vishnu Mane 3) Mrs. Priyanka Abhishek Jadhav (Maiden name - Miss. Priyanka Vishnu Mane)	Rs.14,70,572/- (In words – Rupees Fourteen Lakhs Seventy Thousand Five Hundred Seventy-Two only) as on 31.01.2025plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 13 Registered Mortgage of All that pieces and parcel of land and property at Gat No. / Survey No. 348/8/3, admeasuring H00- 03R (ULPIN: 18414371361), Near Ganapti Mandir, Daulat Colony, Next to Mujawar Colony, Karad, Tal Karad Dist Satara, 415110 having boundaries as On or Towards North– By Road On or Towards South– By Property Belonging to Mr. Mulla On or Towards East– By Property Belonging to Mr. Balasaheb Tanaji Mane On or Towards West- By Property Belonging to Mr. Patil. Total Plot Area: 300.00 Sq. Mtrs. CERSAI Asset ID: 200073308671 & 200273903037	Physical Possession	Reserve Price – Rs. 38,14,000/- (Rs. Thirty- Eight Lakhs Fourteen Thousand Only) EMD – Rs. 3,81,400/- (In Words - Rupees Three Lakh Eighty One Thousand Four Hundred Only) Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				Encumbrances: Not Known		
14	KARVE NAKA	<u>Borrower/s: -</u> 1) Mrs. Sadhana Samiran Mete <u>Co-Borrower: -</u> 1) Mr. Samiran Sudhamay Mete <u>Guarantors:</u> NIL	Rs. 19,93,793.00 (Amount in Words – Rupees Nineteen Lakhs Ninety-Three Thousand Seven Hundred Ninety-Three only) as on 10.10.2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 14 Registered Mortgage of all the pieces and parcels of land and property located at Karad, Taluka – Karad, Dist. Satara and within the jurisdiction of Karad Municipal Council, Karad, bearing C. T. S. No. 139C/1/4, admeasuring area 41.1 Sq. Mtr. And C. T. S. No. 135A admeasuring area 126.0 Sq. Mtr. combined total area 167.1 Sq. Mtr. Over which R.C.C. building named as “Shree Vishnuprasad Complex”, out of which Flat No.: T 1 On Third Floor having Carpet area 467.28 Sq. Ft., Built up area 607.45 Sq. Ft, Terrace balcony 67.54 Sq. Ft. Total Salable area 674.99 Sq. Ft. (CTS No 139C/1/4), Shukrawar Peth Tal-Karad Dist-Satara PIN 415110 bounded as under: - On or Towards East: Property of Mr. Jitendra Oswal On or Towards West: Municipal Council Road On or Towards South: Staircase and Wing A On or Towards North: Property of Mr. Ballal	Physical Possession	Reserve Price – Rs.17,87,000/- - (Rupees Seventeen lakh Eighty-Seven Thousand Only) EMD – Rs. 1,78,700/- (In Words – Rupees One Lakh Seventy Eight Thousand Seven Hundred Only) Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				Cersai Id: 200066122610 Encumbrances: Not Known		
15	KARVE NAKA	Borrower: - Mr. Vaibhav Nivrutti Sabale	Rs. 20,02,569.00 (In Words – Rupees Twenty Lakhs Two Thousand Five Hundred Sixty-Nine only) as on 11.11.2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 15 Registered Mortgage of all pieces and parcels of land and property located at Malkapur, Taluka – Karad, Dist. – Satara bearing Bhumapan No. 173/17/1 admeasuring area 17.69.83 R / Sq. Mtrs. & Bhumapan No. 173/17/3 admeasuring area 180 Sq. Mtr. over which a R.C.C. building is constructed, named and styled as “EMERALD” out of which a residential Flat No. FF - 01 situated on fourth floor admeasuring carpet area 40.05 Sq. Mtr. (430.93 Sq. Mtr) Near Emerson Co. Ltd, Karad-Dhebewadi Road, Agashiv Nagar, Village Malkapur, Tal: Karad, Dist. Satara, PIN – 415 539 bounded as under: - On or Towards East: Open Space of building On or Towards West: Open Space of building On or Towards South: Flat No. TF 12 On or Towards North: Flat No FT 2 Cersai ID: 200225938677 Collateral Security:	Physical Possession	Reserve Price – Rs. 16,66,000/- (Rupees Sixteen lakh Sixty-Six thousand only) EMD – Rs. 1,66,600/- (In Words – Rupees One Lakh Sixty Six Thousand Six Hundred Only) Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				NIL		
				Encumbrances: Not Known		
16	KARVE NAKA	Borrower: - 1. Mr. Rahul Nivas Vaske 2. Late Mrs. Jayshri Rahul Vaske Since Deceased, represented through Legal Heirs Mr. Rahul Nivas Vaske 3. Late Mrs. Jayshri Rahul Vaske Since Deceased, represented through Legal Heirs Master Somraj Rahul Vaske (Builders & Developers) Mr. Dadasaheb Mohite & Sachin Desai	Rs. 18,42,390/- (Amount in Words – Rupees Eighteen Lakhs Forty Two Thousand Three Hundred Ninety only) as on 17.09.2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 16 Primary – Registered Mortgage of all the pieces and parcels of land and property situated at Malkapur, Taluka – Karad, District – Satara bearing Survey / Bhumapan No. 168/8/1 admeasuring area 0 H 11.23 R out of which share of 4.56 R bounded as under: - On or Towards East: - Road On or Towards South: - Property of Mr. Tadak On or Towards West: - Odha On or Towards North: - Property of Mrs. Mangal Moje Over which R. C. C. building is constructed named and styled as "Ji Ambe Residency" out of which residential Flat No. 11 on Second Floor admeasuring built-up 58.10 Sq. Mtrs. and Saleable area 64.59 Sq. Mtrs. bounded as under: - On or Towards East : Open Space and Road On or Towards West : Flat No 12 On or Towards South: Open Space On or Towards North: Flat No 15 Sector No. 03, division No. 04, Muncipal Milkat No. 443, Village	Physical Possession	Reserve Price – Rs 12,46,000/- (Rupees Twelve lakh Forty-Six Thousand Only) EMD – Rs. 1,24,600/- (In Words – Rupees One Lakhs Twenty Four Thousand Six Hundred Only) Bid Increment Amount- Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				Malkapur, Tal. Karad Dist Satara Cersai ID: 200063818664 Encumbrances: Not Known		
17	Koregaon	Borrower/s: - 1) Late Mr. Pradip Shahaji Kumbhar (Since deceased represented through Legal Heirs - 1 (a) Smt. Nutan Pradip Kumbhar (Wife), 1 (b) Smt. Kamini Shahaji Kumbhar (Mother), & 1 (c) Master Vedant Pradip Kumbhar (Son) – (Through Natural Guardian: - Smt. Nutan Pradip Kumbhar) and 2) Smt. Nutan Pradip Kumbhar Guarantors : NIL	Rs 20,48,733/- (In Words Rupees Twenty Lakhs Forty-eight Thousand Seven Hundred Thirty-Three Only) as on 31/07/2023 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 17 All those pieces & parcel of land and property being and lying at Flat No.101 on 1st Floor of the building Gokarna Plaza in the Gokarna Plaza Apartments, admeasuring 45.07 Sq. Mtrs., (Carpet) and 52.97 Sq. Mtrs (Built-up) consisting of 3 rooms and construction on S. No.105/1/6, Professor Colony, Koregaon 415501 and bounded as: - On or Towards North: - Road and Remaining property On or Towards East: - Remaining property On or Towards West: - Road and Remaining property On or Towards South: - Staircase and Flat No. 103 Together with all the fixtures, furniture etc. Encumbrances: Not Known	Physical Possession	Reserve Price – Rs.17,90,000/- (Rupees Seventeen Lakh Ninety Thousand Only) EMD – Rs.1,79,000/- (In Words – Rupees One Lakh Seventy Nine Thousand Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
18	Tarale	Borrower/s: - 1) Shri. Tushar Shamrao Deshmukh 2) Shri. Shamrao Pandurang Deshmukh 3) Shri. Sudhakar Sarjerao Deshmukh	Rs. 5,25,811/- (In Words Rupees Five Lakhs Twenty-Five Thousand Eight Hundred Eleven Only) as on 17/12/2018	Property Lot No. 18 All the pieces and parcels of land and property of Shri. Shamrao Pandurang	Physical Possession	Reserve Price – Rs 7,62,000/- (Rupees Seven Lakhs Sixty Two Thousand Only)

		4) Shri. Dhanaji Jagannath Deshmukh 5) Shri. Sopan Jaysing Deshmukh Guarantors : NIL	plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Deshmukh all those pieces and parcel of residential property with construction & Fixtures there being and lying at Maraloshi Ta. Patan, Dist. Satara situated at Gat No./Survey No. Milkat No. 134 / 134A admeasuring 5300 sq. ft. bounded by North: House of Sarjerao Deshmukh. South: House of Shivaji Deshmukh East: House of Jagannath Deshmukh West: Road Encumbrances: Not Known		EMD - Rs.76,200/- (In Words - Rupees Seventy Six Thousand Two Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
19	Shirwal	Borrower/s: - 1) Mr. Vijay Bachhubhai Solanki 2) Mrs. Vidya Vijay Solanki Guarantors: NIL	Rs.20,21,021/- (In Words Rupees Twenty Lakhs Twenty-One Thousand Twenty-One Only) as on 24/04/2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 19 All the pieces and parcels of land and property at Flat No. 403, Fourth Floor in the Building No. 25, Star City Co-op Housing Society, Shirwal, Tal Khandala, Dist Satara admeasuring 66.83 Sq. mtr. (Carpet) i.e. 86.89 Sq. Mtrs. (Built-up) consisting of 4 rooms and constructed on all the pieces and parcels of land situate and lying at village Shirwal in the registration District – Satara, Sub-Dist Khandala, admeasuring 40000 Sq. Mtrs. and bearing CTS /	Physical Possession	Reserve Price – Rs 16,97,000/- (Rupees Sixteen Lakhs Ninety Seven Thousand Only) EMD - Rs.1,69,700/- (In Words – Rupees One Lakh Sixty Nine Thousand Seven Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				Survey No. 336A and bounded as under: - On or Towards East: Flat No. 404 and 405, On or Towards West: Flat No. 402 On or Towards South: Building No. 24 On or Towards North: Flat No. 406 and 407 Together with all the fixtures and furniture etc. Encumbrances: Not Known		
20	Talmavale	Borrower/s: - 1) Mr. Vitthal Kundlik Sutar 2) Mrs. Suman Vitthal Sutar 3) M/s. Shubham Furniture Works (Prop. Mr. Vitthal Kundlik Sutar) Guarantors : NIL	Rs. 26,01,198/- (In words - Rupees Twenty-Six Lakhs One Thousand One Hundred Ninety-Eight) as on 04/05/2023 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 20 Registered Mortgage of land and property located at Post Sanbur, Taluka – Patan, Dist. Satara mortgaged by the borrowers – Mr. Vitthal Kundalik Sutar and Mrs. Suman Vitthal Sutar at - All the piece and parcels of land and property situated being and lying at Village Sanbur in the registration Dist. Satara, Sub-Dist. Patan admeasuring 51.13 Sq. Meters GP Milkat No.329 bounded as follows: - On or Towards North: - Ashok Tukaram Sutar On or Towards East: - Ravindra Rajaram Mugade On or Towards West: - Santosh	Physical Possession	Reserve Price – Rs 10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only) EMD - Rs.1,02,500 /- (In Words – Rupees One Lakh Two Thousand Five Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				Sadashiv Sutar On or Towards South: - Kisan Ramchandra Sutar Together with building and structure / residential block constructed / to be constructed thereon admeasuring 131.64 Sq. Mtrs consisting of 1BHK on each floor rooms on 1,2, 3 floors and all the fixtures annexed thereto And Hypothecation of Stock at Shubham Furniture, Dhebewadi, Patan, Satara. 415112 Encumbrances: Not Known		
21	Nagthane	Borrowers: - 1) Mrs. Sitabai Ramchandra Thakar Guarantors: NIL	Rs. 17,41,101.00 (Amount in Words – Rupees Seventeen Lakhs Forty-One Thousand One Hundred One only) as on 19/09/2024 plus further interest at applicable rates plus costs, charges and expenses etc.	Property Lot No. 21 All the pieces and parcels of land and property situated at residential Flat/Apartment No. 25 consisting of 3 rooms, admeasuring 662.00 square feet on the 3rd floor, along with terrace and parking in the building OMSAI RESI in the OMSAI RESIDENCY project / society constructed on all the piece and parcel of land bearing S. No. / Gat No./ CTS No. 223/3, Plot No. 9 & 10 at Karad city, Tal. Karad, Dist. Satara and within the jurisdiction of	Physical Possession	Reserve Price – Rs 13,36,000/- (Rupees Thirteen Lakh Thirty Six Thousand Only) EMD - Rs. 1,33,600/- (Rupees (In Words – Rupees One Lakh Thirty Three Thousand Six Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				the Sub Registrar Karad and bounded as under: On or Towards East- Compound and open space On or towards South- Flat No 20 On or towards West- Flat No. 24 On or towards North- Open space and Road Encumbrances: Not Known		
22	Vaduj	Borrowers: - Mr. Tatyasaheb Namdev Jadhav Guarantors: NIL	Rs. 860628.60/- * *(In words – Rupees Eight Lakhs sixty thousand six hundred and twenty -eight and paise sixty only) as on 13.01.2026 plus further interest at applicable rates plus costs, charges and expenses etc.	Registered Mortgage of land and property at Flat No B-1 , consisting of 3 rooms , admeasuring 516 .00 sq ft (Carpet) and 645.36 sq ft (Built Up) on the 1st Floor in the building Swamini Apartment , constructed on land admeasuring 347.78 sq. mtrs. and bearing R.S No 37/1A/1/2B/1 & 37 /1A/1/1B/2, Wakeshwar road , At post Vaduj , Tal Khatav Dist Satara 415506 Bounded as On or towards east – By MOS and residence of Mr. Godse On or towards North – By MOS and residence of Mr. Jagtap On or towards West – By Staircase On or towards South – By flat no b-2 Cersai ID : 20006758908	Symbolic	Reserve Price – Rs.16,19,000/- (Rupees Sixteen Lakhs Nineteen Thousand Only) EMD - Rs. 1,61,900/- (Rupees (In Words – Rupees One Lakh Sixty One Thousand Nine Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

1. Date and time of E- Auction: 15.09.2026 between 01.00 p.m. and 05.00 p.m.
2. Last date of EMD : as per Baanknet terms and conditions
3. Inspection Dates & Time: - 03.09.2026 to 14.09.2026 between 10:00 a.m. and 4:00 p.m.
(With prior appointment only)

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

The Borrower's and Guarantor's above named are hereby notified to pay the sum as mentioned along with up to dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Bidders have to log in on the following website – "<https://baanknet.com/eauction-psb>"

Registration of Bidders is essential with <https://baanknet.com/eauction-psb> and Bidders to upload requisite KYC documents. Please note that verification of KYC documents takes minimum four days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush.

For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/properties_for_sale.asp" provided in the Bank's website and on –

"<https://baanknet.com/eauction-psb>".

Once again please note that, interested bidders may deposit Pre-Bid EMD with ebrary before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in ebkay's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem."

The Bank reserves its right to postpone/defer/withdraw/cancel this e-auction without assigning any reasons and without any prior notice.

Date: - 25.08.2026

Place: Satara

Chief Manager and Authorised Officer
Satara Zone