



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

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

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 proviso to Rule 8(6) and 9(1) 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 properties 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 immovable property and Type of Possession	Reserve Price
				EMD Amt. Bid Increment Amt.
1	Borrower : Mr. Pravin Dhirubhai Sondigala Co-Borrower : - Mrs. Ranjan Pravin Sondigala Guarantor : - NA	Rs. 53,03,522.00/- (Rupees Fifty-Three Lakhs Three Thousand Five Hundred and Twenty Two Only) plus unapplied interest @ contractual rate with effect from 03.06.2017 apart from penal interest, other cost and expenses thereon minus recovery if any	Property Lot No.1:- All that piece and parcel of Flat No.103 on the 1st Floor in the Building J in the "ASTONIA ROYAL" Co-Op Housing Society Ltd. admeasuring 965 sq.ft. (Carpet) i.e. 1254 sq.ft. (Build up) consisting of 4 rooms and constructed on land bearing Survey No. 62,63,56 situated at Ambegaon budruk Tal Haveli Dist. Pune 411046 within the limits of Pune Municipal Corporation. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price – Rs. 74,25,000/- EMD – Rs. 7,42,500/- Bid increment Amount- Rs 25,000/-
2	Borrower : - M/s Sancom Enterprises (Prop. Mr. Prakash Malharao Patil) Guarantor : 1. Deepak Malharao Patil, 2. Manish Malharao Patil, 3. Sujeet Vishwanath Dagde, 4. Vishwanath Jagannath Dagade	Rs. 6,81,41,067.00/- (Rupees Six Crore Eighty-One Lakhs Forty-One Thousand and Sixty Seven Only) plus unapplied interest @ contractual rate with effect from 21.06.2023 apart from penal interest, other cost and expenses thereon minus recovery if any	Property Lot No.2 :- All the Pieces & Parcels of Office No. 2 admeasuring 117.71 sq. mts build up on upper basement floor and the four-wheeler parking space admeasuring 12.5 sq. mts in the building known as "mantri Lavendula", situated at S. No. 52/4/B/2 of village Bavdhan Khurd, Tal Mulsi, Dist. Pune within the Pune municipal corporation limits together with all undivided rights, fittings, fixtures and amenities thereto. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price – Rs. 64,91,000/- EMD – Rs. 6,49,100/- Bid increment Amount- Rs. 25,000/-
3	Borrower: - M/s. Arya Construction (Proprietor: Mrs. Sarika Sunil Patil) Guarantors : Nil	Rs. 4,43,06,179.00/- (Rs. Four Crore forty three lacs six thousand one hundred seventy nine only) plus unapplied interest @12.75% p.a. with monthly rests. w.e.f. 04.01.2026, Cost and expenses minus recovery if any.	Property Lot No. 3 : All that piece and parcel and Parcels of Non-Agricultural Land Admeasuring area 30R and Industrial shed/ factory building thereon situated at Gat no. 334, Village Tilekarwadi, Khamgaon, Uruli Kanchan, Taluka Haveli, District Pune. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price – Rs. 2,30,85,000/- EMD – Rs. 23,08,500/- Bid increment Amount- Rs. 1,00,000/-
4	Borrower: - Mr. Ravindra Manikrao Gaikwad Guarantor: - Nil	Rs. 33,70,091.00/- (Rupees Thirty Three Lakhs Seventy Thousand Ninety One Only) plus interest thereon @ 7.40 % with monthly rest w.e.f. 27.3.2021 with monthly rest plus cost, charges and expenses till date of payment of the entire dues, minus recovery if any	Property Lot No. 4 :- All that piece and parcel of the land situated at C.T.S. No. 612, 612/1, 612/2, 612/3, 612/4 (Admeasuring about 339 Sq. Mts. on that now developed building called SAI ANGAN, 4th floor, Flat No. 402, admeasuring about 700 Sq. Ft. built up situated at Village Pimpri in the locality called Pimpri Waghire, Pune 411017, jurisdiction of Sub Registrar Haveli-V, XVII within the limit of Pimpri Chinchwad municipal corporation and within the registration sub district of Tal-Haveli, Dist. Pune. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price – Rs. 26,42,000/- EMD – Rs. 2,64,200/- Bid increment Amount- Rs. 25,000/-

Contact Details: Asset Recovery Branch Pune : Mr. Sudhir Kulkarni (Branch Head) (Mob: 7030924078) and Manager Sudheer Pandey - 8376960405

Sr. No.	Particulars	Date & Time
1.	Date and time of E- Auction	For Lot No. 1 to 4 18.11.2026 between 11.00 a.m. and 3.00 p.m.
2.	Last Date of Submission of Bid with EMD	18.11.2026 up to 2 p.m.
3.	Inspection Date & Time	For Lot No. 1 to 4 12.11.2026 between 11:00 am. and 5:00 pm

Important information: 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.

Note:

1. Bank has Possession with No known encumbrance. However, there can be some dues by respective societies, Government/local authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies/builder. Dues/Charges/ encumbrances, if any due on the respective property, shall be borne by the bidder.
2. E-auction shall be conducted through the PSB Alliance. Bidders have to log in on the website – "<https://baanknet.com/>" 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 number is 8291220220 and E mail id is "support.baanknet@psballiance.com".

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.

Date: 19.10.2026

Place: Pune

This notice is also being published in vernacular.

The English version shall be final if any question of interpretation arises.

Authorised Officer,
Bank of Maharashtra