बैंक ऑफ महाराष्ट्र Bank of Maharashtra एक परिवार एक बैंक	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**	बेटी बचाओ बेटी पढ़ाओ
टेली. :**02162-299493** Email Id: cmmarc_sat@mahabank.co.in; recovery_sat@mahabank.co.in		
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे - 411 005 **Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE - 411005**		

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 **19.06.2025 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.	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	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. 1.** 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	Physical Possession	Reserve Price – Rs. 20,75,100/- (Rupees Twenty Lakhs Seventy-Five Thousand One Hundred Only). EMD – Rs.2,07,510/- (In Words - Rupees Two Lakhs Seven Thousand Five Hundred Ten Only) Bid increment Amount

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		Kumbhar (Son) – (Through Natural Guardian: - Smt. Nutan Pradip Kumbhar) and 2) Smt. Nutan Pradip Kumbhar Guarantors : NIL		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**		Rs. 10,000/- (In Words - Rupees Ten Thousand Only)
2.	Krishnanagar	Borrower/s: - 1) M/s. Noorani Steels (Prop. Mr. Rizwan Salim Memon) Guarantors : 2) Mr. Salim Abdulrazzak Memon 3) Mr. Vinod Chhganlal Jain	Rs 43,81,768/- (In Words Rupees Forty Three Lakhs Eighty-One Thousand Seven Hundred Sixty Eight Only) as on 30/04/2023 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	**Property Lot No. 2** All the pieces and parcels of land and property at City Survey No. 168 & 168/1, behind Police Station, Sadar Bazar, Satara admeasuring 40 Sq. Mtrs & 19.20 Sq. Mtrs. and bounded as under: - On or Towards North: - By lane On or Towards East: - CTS No. 169 On or Towards West: - Flat No. F-3 On or Towards South: - By lane **Encumbrances: Not Known**	Physical Possession	Reserve Price – Rs. 12,74,400/- (Rupees Twelve Lakhs Seventy Four Thousand Four Hundred Only). EMD – Rs.1,27,440/- (In Words - Rupees One Lakh Twenty Seven Thousand Four Hundred Forty Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)

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3.	Tarale	Borrower/s: - 1) Shri. Tushar Shamrao Deshmukh 2) Shri. Shamrao Pandurang Deshmukh 3) Shri. Sudhakar Sarjerao Deshmukh 4) Shri. Dhanaji Jagannath Deshmukh 5) Shri. Sopan Jaysing Deshmukh Guarantors : NIL	Rs.5,25,811/- (In Words Rupees Five Lakhs Twenty-Five Thousand Eight Hundred Eleven Only) as on 17/12/2018 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	**Property Lot No. 3** All the pieces and parcels of land and property of Shri. Shamrao Pandurang 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**	Physical Possession	Reserve Price – Rs. 8,44,000/- (Rupees Eight Lakhs Forty Four Thousand Only). EMD - Rs.84,400 (In Words - Rupees Eighty Four Thousand Four Hundred Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)

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4.	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. 4** 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 / 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**	Physical Possession	Reserve Price – Rs. 18,79,000/- (Rupees Eighteen Lakhs Seventy Nine Thousand Only). EMD - Rs.1,87,900/- (In Words – Rupees One Lakh Eighty Seven Thousand Nine Hundred Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)
5.	Wathar Station	Borrower/s: - 1) Mr. Prithviraje Murlidhar Nimbalkar 2) Mrs. Arti Prithviraje Nimbalkar Guarantors : 3) Mr. Murlidhar Bhauso Nimbalkar	Rs.15,21,701/- (In Words Rupees Fifteen Lakhs Twenty One Thousand Seven Hundred One only) as on 16/01/2019 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	**Property Lot No. 5** All those pieces & parcel of Property with construction & fixture there being & lying at Wathar Station Tal Koregaon Dist Satara. Milkat No. / Flat No. F-3, On First Floor, Area Known as Saheb Park Admeasuring 630 Sq ft. Which is Bounded as: - On or Towards North: - Open Space On or Towards South: - Flat No. F- 1 On or Towards East: - Open Space On or Towards West: - Flat No. F- 4	Physical Possession	Reserve Price – Rs. 11,84,400/- (Rupees Eleven Lakhs Eighty Four Thousand Four Hundred Only). EMD - Rs.1,18,440/- (In Words – Rupees One Lakh Eighteen Thousand Four Hundred Forty Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)

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				Encumbrances: Not Known		
6.	Karve Naka	Borrower/s: - 1) M/s. Desai Agro Services (Prop. Mrs. Varsha Satish Desai) Guarantors : 2) Mr. Satish Dnyandev Desai	Rs.10,29,942/- (In Words Rupees Ten Lakhs Twenty Nine Thousand Nine Hundred Forty Two only) as on 06/07/2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	**Property Lot No. 6** Registered mortgage of all the piece and parcels land situate being and lying at village Kale in the registration District – Satara and Sub Dist – Karad admeasuring 500 Sq. Meters and bearing CTS No. / G P P No. 2176 in CTS property No. 1123 of Kale village owned by Satish Dnyandev Desai Bounded as follows: - On or Towards North: Property of Krishna Hari Yadav On or Towards South: Mand River On or Towards East: Road On or Towards West: Property of Bhanudas Ramchandra Velhal **Encumbrances: Not Known**	Physical Possession	Reserve Price – Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only) EMD - Rs.2,40,000/- (In Words – Rupees Two Lakhs Forty Thousand Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)
7.	Malkapur	Borrower/s: - 1) Mr. Ananda Tanaji Jamdar 2) Mrs. Lalita Ananda Jamdar Guarantors : NIL	Rs.20,61,590/- (In Words Rupees Twenty Lakhs Sixty One Thousand Five Hundred Ninety only) as on 28/03/2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	**Property Lot No. 7** All the pieces and parcels of the land and property situated at Malkapur, Taluka – Karad, Dist. – Satara, Name of the owners: - Bhimrao Dnyanu Tadak & Others area admeasuring H00-4.56R, Survey No. 168/8/1, Malkapur with bounded as follows: - On or Towards East: - Road On or Towards West: - Stream On or Towards South: - Property of Shri. Tadak On or Towards North: - Property of Sou. Mangal Moje in such N. A. property there is R. C. C. building named & styled as Jay Ambe Residency in which Flat No. 8, admeasuring	Physical Possession	Reserve Price – Rs. 12,25,000/- (Rupees Twelve Lakhs Twenty Five Thousand Only). EMD - Rs.1,22,500/- (In Words – Rupees One Lakh Twenty Two Thousand Five Hundred Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)

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				super built-up constructed area 58.08 Sq. Mtrs (625 Sq. Ft) with bounded as follows: - On or Towards East: - Property of Flat No. 7 & common passage On or Towards West: - Open space in Plot & compound On or Towards South: - Open space in Plot & compound On or Towards North: - Property of Flat No. 9 together with all the fixtures, furniture etc. **Encumbrances: Not Known**		
8.	Talmavle	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. 8** Register 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 situate 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 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	Physical Possession	Reserve Price – Rs. 11,35,000/- (Rupees Eleven Lakhs Thirty Five Thousand Only). EMD - Rs.1,13,500/- (In Words – Rupees One Lakh Thirteen Thousand Five Hundred Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)

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				annexed thereto And Hypothecation of Stock at Shubham Furniture, Dhebewadi, Patan, Satara. 415112 **Encumbrances: Not Known**		
9.	Karanje	Borrowers: - Mr. Sudam Shamrao Chavan	Rs.19,35,366/- (In Words Rupees Nineteen Lakhs Thirty-Five Thousand Three Hundred Sixty Six only) as on 07/11/2023 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	**Property Lot No. 9** All the pieces and parcels of land and property at Residential Flat / apartment No. S1, consisting of 3 rooms, admeasuring 457.88 Sq. Ft. (carpet) i.e. 595.24 Sq. Ft. (Built-up) on the Second floor along with terrace and parking in the building Siddhi Heights in the Siddhi Heights Apartments project / society constructed on S. No. / Gat No. / CTS No. 176/4/1, Plot No. 11/12, Bhurke Colony, Karanje tarf, Taluka- District Satara- 415002 bounded as follows: - On or Towards North: - Flat No. F-3 On or Towards East: - Open Space & Road On or Towards West: - Flat No. F-2 On or Towards South: - Open Space **Encumbrances: Not Known**	Physical Possession	Reserve Price – Rs. 19,64,000/- (Rupees Nineteen Lakhs Sixty Four Thousand Only). EMD - Rs.1,96,400/- (In Words – Rupees One Lakh Ninety Six Thousand Four Hundred Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)
10.	Nagthane	Borrowers: - 1) Mrs. Sitabai Ramchandra Thakr 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. 10** All the pieces and parcels of land and property situated at residential Flat/Apartment 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	Physical Possession	Reserve Price – Rs. 13,56,000/- (Rupees Thirteen Lakhs Fifty Six Thousand Only). EMD - Rs.1,35,600/- (In Words – Rupees One Lakh Thirty Five Thousand Six Hundred Only) Bid increment

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				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 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**		Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)

1. **Date and time of E- Auction:** 19/06/2025 between 01.00 p.m. and 05.00 p.m
2. **Inspection Dates & Time: -** 09/06/2025 to 13/06/2025 between 10:00 a.m. and 4:00 p.m. (With prior appointment only)

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.

Once again please note that, interested bidders may deposit Pre-Bid EMD with ebkray before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in ebkray'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: - 09/05/2025
Place: Satara

बैंक ऑफ महाराष्ट्र अंचल कार्यालय सातारा SATARA Zonal Office Bank of Maharashtra

(Annasaheb V Shirsat)
Chief Manager and Authorised Officer
Satara Zone

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