



MAHARASHTRA GRAMIN BANK

Head Office : Plot No. 42, Gut No. 33 (Part), Golwadi Village, Growth Center, Waluj Mahanagar IV, CIDCO, Aurangabad 431136

Regional Office: Nashik

PUBLIC NOTICE FOR SALE

SALE NOTICE THROUGH E-AUCTION (ONLINE AUCTION) UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWERS/GUARANTORS SALE NOTICE UNDER SARFAESI ACT, 2002 (HEREAFTER REFERRED TO AS ACT) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (Hereafter referred to as Rules)

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrowers(s)/ mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/representatives, as the case may be are hereby informed that offers are invited by the Bank for purchase of the properties listed below.

Whereas the Authorized Officer of the bank has decided to sell the properties described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" under rules 8 & 9 of said Act, through online public auction. Maharashtra Gramin Bank is a secured creditor and any pending litigation from any other creditors of the borrower firm/partners shall not adversely affect the purchaser's right and title to the property purchased through e-auction. Moreover, there is no stay on sell of property from any Court.

Lot No.	Name of Borrower / Address / Branch Name / Loan A/c No.	Description Of Property	Total Dues Rupees	Reserve Price Rs. EMD Bid Increase Amt. Rs.	Date of Actual Possession
01	Borrower:- 1. Mr. Kishor Madhukar Gadekar Address:- Flat No.16, 4th Floor, Shrujan Srushti Apartment, Plot No.14, Survey No.99/1+99/2/1+2, Near Samrat Sweets, Survey No.99/1+99/2/1+2, Near Samrat Sweets, Indira Nagar, Wadala-Pathard Road, Wadala, Nashik, Tal & Dist: Nashik, Pin:422009 Guarantor:- 1. Mrs. Shobha Madhukar Gadekar Address:- Flat No.16, 4th Floor, Shrujan Srushti Apartment, Plot No.14, Survey No.99/1+99/2/1+2, Near Samrat Sweets, Indira Nagar, Wadala-Pathard Road, Wadala, Nashik, Tal & Dist: Nashik, Pin:422009 Branch Name:- Sinnar Loan A/c No: 80074549038	Simple Registered Mortgage of Flat No.16, 4th Floor, Shrujan Srushti Apartment, Plot No.14, Survey No.99/1+99/2/1+2, Near Samrat Sweets, Indira Nagar, Wadala-Pathard Road, Wadala, Nashik, Tal & Dist: Nashik, Pin:422009 Standing in the name of Mr. Kishor Madhukar Gadekar, Total area adms. 70.98 Sq.Mtrs. (Built-Up) Boundaries:- East: Survey No.100 West: Flat No.13 North: Flat No.15 South: 18 Meter DP Road	Rs. 23,28,935.82/- plus, charges, expenses & interest w.e.f.01/01/2024	Rs. 29,39,000/- Rs. 2,93,900/- Rs. 10,000/-	27/03/2025
02	Borrowers: 1) Mr. Mr. Rahul Prabhakar Jore 2) Mrs. Shina Tanaji Jadhav Address:- At: Flat No.20, 3rd Floor, Sankalp Residency Appt., Madhu Vihar Society, Vadjai Mata Nagar, Society, Vadjai Mata Nagar, Sakhalabad Road, Nashik, Dist:Nashik Branch Name:- Nashik City Loan A/c No: 80063168908	Equitable Mortgage of Flat No. 20, 3rd Floor, Sankalp Residency Appt. on Plot No.01, S.No. 64/5, Madhu Vihar Society, Vadjai Mata Nagar, Sakhalabad Road, Nashik, Tal & Dist : Nashik-422006, Total area adms.51.20 Sq.Mtrs. (Built-up) Boundaries:- East: Passage, West: Marginal Space North: Duct & Flat No.21, South: Flat No.19	Rs.13,56,014/- plus, charges, expenses & interest w.e.f.01/09/2022	Rs. 16,06,000/- Rs. 1,60,600/- Rs. 10,000/-	31/01/2025

Last Date of submission of KYC and EMD: 18/07/2025 upto 05:00 pm

Inspection date and time 15/07/2025 upto 05:00 pm with prior appointment

Date & Time Of E-Auction (With Auto Extensions of 5 Minutes In Case Bid Is Placed Within Last 5 Minutes): 19/07/2025; 11:00 AM to 1:30 PM

TERMS & CONDITIONS:

- The auction sale will be online E-Auction/Bidding through website <https://baanknet.com> E-Auction date as mention with auto extensions of 5 minutes duration each in case bid placed within last 5 minutes.
- Bidders have to log in on the website <https://baanknet.com> and get themselves registered. Deposit Pre Bid EMD amount before the close of E auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment and Updation of the same in the 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, that is at least 24 hours before the eauction date to avoid last minute rush.
- For detailed terms and conditions of sale, please refer to the link provided in website of Maharashtra Gramin Bank i.e. [and https://baanknet.com](https://baanknet.com), **Prospective bidders can contact the authorized officer Mr. Shri. G P Kulkarni Authorized Officer/ Regional Manager, Maharashtra Gramin Bank, Regional Office, Nashik. Land line Nos. 0253-2502058, 2502059 Mobile No. 9623012280, email: rmanashik@mahagramin.co.in OR 1) Mr. Nilesh Bhagat Branch Manager, Maharashtra Gramin Bank, Branch-Sinnar, Region-Nashik, Mob.: 9021711723 2) Mr. Karan Singh Branch Manager, Maharashtra Gramin Bank, Branch-Nashik City, Region-Nashik, Mob.: 8308225515 3) Mr. Uday Jadhav, Mob.: 9820878255 email: uday.jadhav@psballiance.com, 4) Helpline no. 829122020 and email: support.baanknet@psballiance.com** 4) The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings on the same day of the sale. The balance of the bid amount shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them.
- The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiple of Rs. 10000/- (Rs. Ten Thousand only).
- The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings by PSB Alliance.
- The sale is subject to confirmation by the Bank. If the borrower/guarantor pays the amount due to the bank in full before date of sale, no sale will be conducted.
- The property is sold on subject strictly on "As is where is basis" and "As is what is basis" and the intending bidders should make discreet inquiries as regards to any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.
- The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and condition of the sale without any prior notice and assigning any reason.
- The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
- The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties, please contact the contact persons mention in (3) above.
- The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.

Date : 19/06/2025
Place : Nashik

Authorized Officer / Regional Manager
Maharashtra Gramin Bank, Regional Office, Nashik