बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक परिवार एक बैंक
मुख्य कार्यालय : 'लोकमंगल', 1501, शिवाजीनगर, पुणे - 411005.
H. O. 'Lokmangal', 1501, Shivajinagar, Pune - 411005.

अंचल कार्यालय: "यशोमंगल" 1183-ए, एफ. सी. रोड, शिवाजीनगर, पुणे 5
Zonal office: "Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5
टेलीफोन/TELE: 020-2557 3347
ई-मेल/e-mail : legal.pcr@mahabank.co.in

AX6/Legal/EAuction/ Pankaj Pharma/2025-26/ Date 19.06.2025

To

1. **Mr. Nilesh Prabhakar Kamthay** **(Borrower)**
   S. No. 24/1B/3, Flat No. 401,
   Fourth Floor, "Vajrakkya"
   Near D Mart, Kondhawa Budruk, Pune
   Dist. Pune-411048
   Maharashtra

2. **Mrs. Sheetal Nilesh Kamthay** **(Co-Borrower)**
   S. No. 24/1B/3, Flat No. 401,
   Fourth Floor, "Vajrakkya"
   Near D Mart, Kondhawa Budruk, Pune
   Dist. Pune-411048
   Maharashtra

Dear Sir / Madam,

Sub: Sale notice for sale of immovable properties (Appendix - IV –A) Under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002

Please take a notice that:

In terms of the powers vested in the undersigned as the Authorised Officer of Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets Act, 2002 (SARFAESI Act) and the Rules, the Authorized Officer of the Bank has taken possession of the assets mentioned below for taking action under the SARFAESI Act and to sell the said assets for recovery of **Rs.5,75,85,727/- (Rupees Five Crore Seventy Five Lakhs Eighty Five Thousand Seven Hundred and Twenty Seven Only) @ applicable rate of interests with monthly rests w.e.f. 16.05.2023 plus cost, charges and expenses** minus recoveries if any due to Bank of Maharashtra.

The details of the property, reserve price and earnest money is as under:

Sr. No.	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
1	Residential Flat located at Survey No.24 Hissa No. 1B/3, Plot no. 1& 2, Flat No 101, First Floor, " Vajrakkaya" Near D Mart, Kondhawa Budruk, Pune Dist. Pune. Pin 411048 **Towards the North:** open space **On or Towards the East:** open space **On or Towards the West:** By entrance / Lift Staircase **On or Towards the South:** open space	**Reserve Price –** Rs. 1,84,00,000/- (Rupees One Crore Eighty Four lakhs Only) **EMD** - Rs.18,40,000/- (Rupees Eighteen lakhs Fourty thousands Only) **Bid increment Amount-** Rs 25,000/- (Rupees Twenty five Thousand Only)
2	Residential Flat located at Survey No.24 Hissa No. 1B/3, Plot no. 1& 2, Flat No 201, Second Floor, " Vajrakkaya" Near D Mart, Kondhawa Budruk, Pune Dist. Pune. Pin 411048- **Towards the North:** open space **On or Towards the East:** open space **On or Towards the West:** By entrance / Lift Staircase **On or Towards the South:** open space	**Reserve Price –** Rs. 1,84,00,000/- (Rupees One Crore Eighty Four lakhs Only) **EMD** - Rs.18,40,000/- (Rupees Eighteen lakhs Fourty thousands Only) **Bid increment Amount-** Rs 25,000/- (Rupees Twenty five Thousand Only)

Sr. No.	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
3	Residential Flat located at Survey No.24 Hissa No. 1B/3, Plot no. 1& 2, Flat No 401, Fourth Floor, " Vajrakkaya" Near D Mart, Kondhawa Budruk, Pune Dist. Pune. Pin 411048 **Towards the North:** open space **On or Towards the East:** open space **On or Towards the West:** By entrance / Lift Staircase **On or Towards the South:** open space	**Reserve Price –** Rs. 3,36,00,000/- (Rupees Three Crore Thirty six lakhs Only) **EMD –** Rs. 33,60,000/- (Rupees Thirty three lakhs Sixty thousand Only) **Bid increment Amount-** Rs 25,000/- (Rupees Twenty five Thousand Only)

Date of E-auction: 25.07.2025

It is observed that the amount due to the Bank is not yet paid by you. Please note that the Authorized Officer of the Bank under the powers vested in him under the SARFAESI Act and Rules, shall be selling the said properties or any part of it by any mode prescribed by the Act to any purchaser/s on the terms and conditions as may be determined by the Bank in its sole discretion, after expiry of a period of 30 days from the date of publication of Public Notice for Sale if the entire amount due to the Bank together with up to date interest, costs and charges are not paid by you during this period.

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

Please refer to Public Notice for Sale through E-auction dated **18.06.2025** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 published in Financial Express and Loksatta dated **18.06.2025.**

Yours faithfully,

(Manoj Bhongale)
Chief Manager & Authorized Officer
Bank of Maharashtra
Pune City Zone