बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक परिवार एक बैंक
प्रधान 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.zor@mahabank.co.in

AX6/Legal/EAuction/AMW/2025-26/ Date 09.07.2025

To,

M/s R C Laser
Proprietor: Mr. Rupesh Arvind Choudhari
Sector No. 7, Plot No. 196
MIDC Road, Indrayaninagar
Bhosari MIDC
Pune-411026

Dear Sir / Madam,

Sub: 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. 3,27,40,500/- (Rupees Three Crores Twenty Seven Lakhs Forty Thousand Five Hundred only) plus unapplied interest thereon as mentioned in the demand notice dated 30.05.2023, apart from penal interest, cost 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	Flat No 102, First Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune **On or towards the North:** Flat no 103 **On or towards the East:** By Passage Duct & Flat no 104 **On or towards the West:**By open Space **On or towards the South:** By duct & Flat No. 101. **Owner of the Property –** ***Mr. Rupesh Arvind Choudhari*** **Encumbrances: Not Known** **Type of possession: Symbolic**	**Reserve Price –** Rs. 64,33,000/- (Rupees Sixty Four Lakhs Thirty three Thousand Only) **EMD -** Rs.6,40,000/- (Rupees Six Lakhs Forty Thousand Only) **Bid increment Amount-** Rs 25,000/- (Rupees Twenty-Five Thousand Only)
2	Flat No 103, First Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune **On or towards the North:** Flat no 104 **On or towards the East:** By open space **On or towards the West:**By duct **On or towards the South:** Flat No. 102 **Owner of the Property –** ***Mr. Rupesh Arvind Choudhari*** **Encumbrances: Not Known** **Type of possession: Symbolic**	**Reserve Price –** Rs. 63,25,000/- (Rupees Sixty Three Lakhs Twenty Five Thousand Only) **EMD -** Rs.6,30,000/- (Rupees Six Lakhs Thirty Thousand Only) **Bid increment Amount-** Rs 25,000/- (Rupees Twenty-Five Thousand Only)

बैंक ऑफ महाराष्ट्र पुणे शहर अंचल Pune City Zone पुणे/Pune-5 BANK OF MAHARASHTRA

Sr. No.	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
3	Flat No 304, Third Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune **On or towards the North:** By open space **On or towards the East:**By duct **On or towards the West:**By staircase **On or towards the South:** Flat No. 303. **Owner of the Property –** ***Mr. Rupesh Arvind Choudhari*** **Encumbrances: Not Known** **Type of possession: Symbolic**	**Reserve Price –** Rs. 62,52,000/- (Rupees Sixty Two Lakhs Fifty Two Thousand Only) **EMD** - Rs.6,30,000/- (Rupees Six Lakhs Thirty Thousand Only) **Bid increment Amount-** Rs 25,000/- (Rupees Twenty-Five Thousand Only)
4	Flat No 305, Third Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune **On or towards the North:** By open space **On or towards the East:** By staircase **On or towards the West:**By duct **On or towards the South:** Flat No. 306. **Owner of the Property –** ***Mr. Rupesh Arvind Choudhari*** **Encumbrances: Not Known** **Type of possession: Symbolic**	**Reserve Price –** Rs. 62,52,000/- (Rupees Sixty Two Lakhs Fifty Two Thousand Only) **EMD** - Rs.6,30,000/- (Rupees Six Lakhs Thirty Thousand Only) **Bid increment Amount-** Rs 25,000/- (Rupees Twenty-Five Thousand Only)

Date of E-auction: 18.08.2025

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 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 published in Business Standard and Prabhat on dated 09.07.2025.

Yours faithfully,

(Diwesh Kumar Sahay)
Chief Manager & Authorized Officer
Bank of Maharashtra
Pune City Zone

बैंक ऑफ महाराष्ट्र पुणे शहर अंचल Pune City Zone पुणे/Pune-5 BANK OF MAHARASHTRA