बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
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_pcr@mahabank.co.in

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

Date 26.08.2025

To

1. **Mr. Keyur Pravin Chandwadkar** ..... **(Borrower)**
   C-2, 203, Shivranjan Towers, Opp. Pawna Bank,
   Someshwar Wadi, Baner, Pashan, Pune-411008

   Also At:
   Mr. Keyur Pravin Chandwadkar
   Flat No. 304, 3rd Floor, Building B, Wing B1,
   Evolet Tiara, CTS No. 423,
   Plot No. 28, TPS II, Mangalwar Peth,
   Jawaharlal Nehru Road, Pune-411011

   Also At:
   Mr. Keyur Pravin Chandwadkar
   Flat No. 7/1, Vinod Apartment,
   Sanghvi Nagar,
   Aundh Pune City,
   Ganeshkhind, Pune-411007

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. 67,63,057/- (rupees Sixty Seven Lakhs Sixty Three Thousand Fifty Seven Only) plus interest @ 11.15% p.a. with monthly rest w.e.f. 18.05.2024, apart from further interest, cost and expenses as per demand notice dated 18.05.2024, minus recovery if any** due to Bank of Maharashtra.

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

Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
Flat No. 304, 3rd Floor, Building B, Wing B1, Evolet Tiara, CTS No. 423, Plot No. 28, TPS II, Mangalwar Peth, Jawaharlal	**Reserve Price – Rs. 76,50,000/-**

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

Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
Nehru Road, Pune-411011, admeasuriung area 764.24 sqr. Ft. bounded as under: **East**: Open Space **West**: Flat No. 307 **North**: Open Space **South**: Flat No. 305 **Owner of the Property** – Mr. Keyur Pravin Chandwadkar **Type of possession: Physical of Bank of Maharashtra**	(Rupees Seventy six Lakhs Fifty Thousand Only) **EMD : Rs. 7,65,000/-** (Rupees Seven Lakhs Sixty Five Thousand Only) **Bid increment Amount** **Rs 25,000/-** (Rupees Twenty-Five Thousand Only)

As per available records, Mr. Keyur Pravin Chandwadkar has availed housing Loan of Rs. 64.00 Lakhs from SBI and charge of equitable mortgage of SBI created over the property.

Date of E-auction: 03.10.2025

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 the enclosed 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 Financial Express and Loksatta on 26.08.2025.

Yours faithfully,

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