बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
एक परिवार एक बैंक

अंचल कार्यालय पुणे शहर
Zonal Office PUNE CITY
टेलीफोन/TELE: 020-2557 3409
ई-मेल/e-mail: legal_pcr@mahabank.co.in
"यशोमंगल" 1183-ए, एफ. सी. रोड, शिवाजीनगर, पुणे 5
"Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5

प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5
Head Office: LOKMANGAL, 1501.SHIVAJINAGAR, PUNE-5

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 proviso 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 and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the **Symbolic and/or Physical** possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
1	**Borrower(s): -** **1. M/S AKANSHA ENTERPRISE** S No 1754 FLAT NO 101 VISHNUSADASHIV APPARTMENT NEAR SADASHIV POLICE CHOWKI SADASHIV PETH PUNE **2. MR AJIT VYANKATRAO MANE (Proprietor)** FLAT NO 404 4TH FLOOR VALENCIA CO OP HSG SOC	**Rs 1,27,09,059.52 (Rupees One Crores Twenty Seven Lacs Nine thousand Fifty Nine Rupees and Fifty Two Paise) plus applicable interest thereon @ the rate more specifically mentioned above table w.e.f. 06.01.2024 as mentioned in the demand notice dated 06.01.2024 minus recoveries if any incurred since 06.01.2024.**	**PROPERTY LOT NO. 1:** Flat No 404 4th Floor, B wing, "Valencia Co-Op Hsg Society" S. No-4, Hissa no- 3, Narhe, Near Astonia Royale Project, Off Mubai-Bangalore Highway, Taluka Haveli Dist Pune Area- 595.00 Sqft i.e. 55.27 Sqmt.(Built-up) **Owner of the Property –** ***Mr. Ajit Vyankatrao Mane.*** **Encumbrances: Not Known** **Type of possession: Physical** **Note: Both Flat No. 404 and Flat No. 405 are amalgamated on site by the mortgagor**	**PROPERTY LOT NO. 1:** **Reserve Price –** Rs. 29,20,000/- (Rupees Twenty Nine Lakhs Twenty Thousand Only) **EMD -** Rs.2,92,000/- (Rupees Two Lakh Ninety Two Thousand Only) **Bid increment Amount-** Rs 25,000/- (Rupees Twenty-five Thousand Only)

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Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
	BUILDING B S NO 4 HISSA NO 3 BHUMKAR NAGAR NEAR SHRIDHAR FABRICATION CO NARHE PUNE **Guarantor (s) :-** **3. MRS PRIYANKA AJIT MANE** FLAT NO 404 4TH FLOOR VALENCIA CO OP HSG SOC BUILDING B S NO 4 HISSA NO 3 BHUMKAR NAGAR NEAR SHRIDHAR FABRICATION CO NARHE PUNE **4. VIJAY VYANKATRAO MANE** B-402 BHAGYASHREE HOUSING SOCIETY PARVATI PAYTHA PUNE 411030 **5. MR SAGAR ASHOK** SR NO 28/11 PLOT NO 9/10 SHANKAR PARVATI NIVAS NEAR CHINTAMANI DYANPITH PUNE 411046 A/c is of Bhawani Peth		**PROPERTY LOT NO. 2:** Flat No 405 4th Floor, B wing, "Valencia Co-Op Hsg Society" S. No-4, Hissa no- 3, Narhe, Near Astonia Royale Project, Off Mubai-Bangalore Highway, Taluka Haveli Dist Pune Area- 595.00 Sqft i.e. 55.27 Sqmt.(Built-up) **Owner of the Property –** ***Mr. Ajit Vyankatrao Mane.*** **Encumbrances: Not Known** **Type of possession: Physical** **Note: Both Flat No. 404 and Flat No. 405 are amalgamated on site by the mortgagor**	**PROPERTY LOT NO. 2:** **Reserve Price –** Rs. 29,20,000/- (Rupees Twenty Nine Lakhs Twenty Thousand Only) **EMD -** Rs.2,92,000/- (Rupees Two Lakh Ninety Two Thousand Only) **Bid increment Amount-** Rs 25,000/- (Rupees Twenty-five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
	Branch Branch Manager: Anuja Choubey Contact No.: 8588842092			
2	**Borrower(s): -** **M/s R C LASER (Prop.: Mr. Rupesh Arvind Choudhari)** Address- Sector no 7, Plot no 196 MIDC Road, IndraYaninagar Bhosari MIDC Pune. Pin 4l1026. A/C is of Camp Branch, Pune Branch Manager Illyas Ansari Contact No.: 8233166049	**Rs. 3,27,40,500/- (Rupees Three Crores Twenty Seven Lakhs Forty Thousand Five Hundred only) plus interest @ applicable rate of interest more specifically mentioned in Demand Notice u/sec 13(2) dated 30.05.2023 plus costs and expenses minus recoveries if any incurred since 30.05.2023.**	**PROPERTY LOT NO. 3** 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** **PROPERTY LOT NO. 4** 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	**PROPERTY LOT NO. 3:** **Reserve Price –** Rs. 57,90,000/- (Rupees Fifty Seven Lakhs Ninety Thousand Only) **EMD -** Rs.5,79,000/- (Rupees Five Lakhs Seventy Nine thousand Only) **Bid increment Amount-** Rs 25,000/- (Rupees Twenty-Five Thousand Only) **PROPERTY LOT NO. 4:** **Reserve Price –** Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only) **EMD -** Rs.5,70,000/- (Rupees Five Lakhs Seventy Thousand Only) **Bid increment Amount-**

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			Owner of the Property – ***Mr. Rupesh Arvind Choudhari*** **Encumbrances: Not Known** **Type of possession: Symbolic** **PROPERTY LOT NO. 5** 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** **PROPERTY LOT NO. 6** 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	Rs 25,000/- (Rupees Twenty-Five Thousand Only) **PROPERTY LOT NO. 5:** **Reserve Price –** Rs. 56,30,000/- (Rupees Fifty Six Lakhs Thirty Thousand Only) **EMD -** Rs.5,63,000/- (Rupees Five Lakhs Sixty Three Thousand Only) **Bid increment Amount-** Rs 25,000/- (Rupees Twenty-Five Thousand Only) **PROPERTY LOT NO. 6:** **Reserve Price –** Rs. 56,30,000/- (Rupees Fifty Six Lakhs Thirty Thousand Only) **EMD -** Rs.5,63,000/- (Rupees Five Lakhs Sixty Three Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			On or towards the South: Flat No. 306. **Owner of the Property –** ***Mr. Rupesh Arvind Choudhari*** **Encumbrances: Not Known** **Type of possession: Symbolic**	**Bid increment Amount-** Rs 25,000/- (Rupees Twenty-Five Thousand Only)
3	**Borrower:** **M/s - Joshi Electronics and Electricals Pvt Ltd** Plot No 244, Sector 7, PCNTDA Industrial Area, Bhosari, Pune 411024 **Guarantors** **1.** Mr Markand Hari Joshi 2. Mrs Manisha Makrand Joshi **3.** Mr Pradyuman Joshi Flat no- 606, 6th floor, Building no-D, Raagdari Apartments, Sr No-156/1B/1, CTS no- 1182 to 1184, at village- Aundh, Pune – 411007 Branch: SSI Branch Pune, Contact details: Branch Manager: Mr. Piyush Umale Contact No.: 9028067820	Rs. 2,65,63,655.00 (Rupees Two Crore sixty five lakh sixty three thousand six hundred fifty five only) plus un applied interest @ 12.30% p.a. with monthly rest w.e.f. 27/02/2024, apart from penal interest, cost and expenses as per demand notice dated 27.02.2024, minus recovery if any	**PROPERTY LOT NO. 7** Flat no- 16, Stilt 4th floor, Plot no-J, Sr no- 137/1 and Sr No-138, Hissa No- 1A/2/2/1A, Kanchanjunga Co-op Hsg society, Aundh, Pune – 411007 built up area 680 Sqft + terrace 108 Sq Ft bounded as under East – Open Space West – Entrance South – Open space North – Adj Flat **Owner of the Property –** Mr Markand Hari Joshi **Encumbrances: Not Known** **Type of possession: Physical**	**PROPERTY LOT NO. 7** **Reserve Price –** **Rs. 68,00,000/-** (Rupees Sixty Eight Lakhs Only) **EMD : Rs. 6,80,000/-** (Rupees Six Lakhs Eighty Thousand Only) **Bid increment Amount** **Rs 25,000/-** (Rupees Twenty-Five Thousand Only)

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Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
4	**Borrower:** **M/s Shree Balaji Creativities (A Partnership Firm) through partners:** **1. Mr. Parandhaman Balasubramanium** **2. Mrs. Thilagavathy Balasubramanium** **3. Mr. Parandhaman Balasubramanium** A-3, Sai Ganesh Apartments, Vishrantwadi, Pune-411015 **Guarantors:** **1. Mr. Parandhaman Balasubramanium** **2. Mrs. Thilagavathy Balasubramanium** **3. Mr. Parandhaman Balasubramanium** **All above R/o** Clst No. 2, Plot No. 9, Kumar City, Kalayani Nagar, Vadgaon Sheri, Pune-411016 Branch: Vishrantwadi Branch Pune, Contact details: Branch Manager: Mr. Rahul Verma Contact No.: 9584037171	Rs. 87,98,125/- (Rupees Eighty Seven Lakhs Ninety Eight thousand One Hundred and Twenty Five only) plus un-applied interest thereon @ 12.10% w.e.f. 05.06.2024 apart from penal interest, cost and expenses as per demand notice dated 05.06.2024, minus recovery if any	**PROPERTY LOT NO. 8** Office Bearing No. 5 & 7 adm. 603 sqr ft and Office Bearing no. 6 adm. 295 sqrft all located on 2nd Floor in A Wing, in the building known as "Shanti Plaza Condominium", Final Plot No. 607 bearing CTS No. 1227 off FC Road, Shivajinagar, Bhamburda, Taluka Haveli, District Pune **Owner of the Property –** M/s Shree Balaji Creativities through Partner Mr. Parandhaman Balasubramanium **Encumbrances: Not Known** **Type of possession: Physical**	**PROPERTY LOT NO. 8** **Reserve Price –** **Rs. 1,30,00,000/-** (Rupees One Crore Thirty Lakhs Only) **EMD : Rs. 13,00,000/-** (Rupees Thirteen Lakhs Only) **Bid incrément Amount** **Rs 25,000/-** (Rupees Twenty-Five Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
5	**Borrower:** **Mr. Keyur Pravin Chandwadkar** **At:** **1. C-2, 203, Shivranjan Towers, Opp. Pawna Bank, Someshwar Wadi, Baner, Pashan, Pune-411008** **2. 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** **3. Flat No. 7/1, Vinod Apartment, Sanghvi Nagar, Aundh Pune City, Ganeshkhind, Pune-411007** Branch: Overseas Branch Pune, Contact details: Branch Manager: Mr. Rushikesh Ghorpade Contact No.: 9403404305	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	**PROPERTY LOT NO. 9** 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, 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 **Encumbrances: 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** **Type of possession: Physical of Bank of Maharashtra**	**PROPERTY LOT NO. 9** **Reserve Price –** **Rs. 76,50,000/-** (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)

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Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
6	**Borrower:** **M/s Hi-Speed Tooling** **Partner: Deepak Balkrishna Mane** **Partner: Jyoti Deepak Mane** **Office Address** **Plot No 205 Sector 10 Bhosari MIDC Pune 411026** **Residence Address** **Flat No 306 C Wing Sai Kunj Housing Society Jadhav wadi Chikhali Pune 411062** Branch: Bajirao Road Branch Pune, Contact details: Branch Manager: Mr. Sanjaya Balaram Dash Contact No.: 9922783459	Rs.12602987.35(Rupees One Crore Twenty Six Lakhs two Thousand Nine Hundred Eighty Seven and Thirty Five Paise Only) plus further interest as mentioned above with monthly rest 12.80% p.a w.e.f. 09.05.2025 plus cost, charges and expenses, minus recovery if any	**PROPERTY LOT NO. 10** Plant and Machinery at Gat no 1599, off Dehu-Alandi Road, Patil Nagar, near Abhang Vishwa Society, Chikhali, Pune 411 026 Details of Inventory: 1. CNC Vertical Machining Centre Model 1580CV Machine No M77-009 Supplier- Ace Manufacturing Service Ltd 2. Power Press Machine NX 250 Machine Model NX 250Ton Machine no 73 Supplier – Narendra PressTech Pvt Ltd 3. Diamond Compressor Model DCS 20 Type Base Mounted Lubricated Type Rotary Srew Supplier- Nxsera 4. Servo Controlled Voltage Stabilizer Make Vertex Capacity 35 KVA Supplier- Nxsera **Owner of the Property** – M/s Hi-Speed Tooling **Encumbrances: Not Known** **Type of possession: Symbolic Possession**	**PROPERTY LOT NO. 10** **Reserve Price –** **Rs. 66,35,000/-** (Rupees Sixty Six Lakhs Thirty Five Thousand Only) **EMD : Rs. 6,63,500/-** (Rupees Six Lakhs Sixty three Thousand Five Hundred Only) **Bid increment Amount** **Rs 25,000/-** (Rupees Twenty-Five Thousand Only)

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Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
7	**Borrower: -** **M/s Cartel India Logistics Private Limited** **Directors:** **1. Mr. Nitin Shivaji Bhosale** **2. Mrs. Karuna Nitin Bhosale** **Guarantor:** **1.Mr. Nitin Shivaji Bhosale** **2. Mrs. Karuna Nitin Bhosale** **3. Smt. Subhadra Shivaji Bhosale** **Branch: Asset Recovery Branch, Pune.** **Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head.** **Mob. No. 7030924078.**	Rs,1,97,40,855.87 (Rupees One rore Ninety Seven Lakh FortyThousand Eight Hundred Fifty Five and Eighty Seven Paise)plus interest thereon@ contractual rate with monthly rest w.e.f. 12.09.2018 apart from penal interest ,cost and expenses minus recovery if any.	**PROPERTY LOT NO. 11:** Open NA Plot at Plot No.1, P. H. No. 46, KH No. 127/3,Mauze – Isasani, Tal- Hingna, Dist- Nagpur. Area admeasuring 533.46 Sq Mtrs i.e 5742.16 Sq Ft bounded by: **North**:9.00 Mtr Wide Road **East**: Plot no 02 **West**: Other Khasara **South**: Plot no 11 & 12 **Owner of Property: Mr. Nitin Shivaji Bhosale** **Encumbrances:** Not Known **Type of Possession:** Physical **PROPERTY LOT NO. 12:** Property Lot no.2: All the Pieces & Parcels of Commercial Shop No. L-20 situated at lower ground floor in the building name "Ashoka Mall" premises constructed on S. No. 49/A & CTS No. 471/A i.e 21/2 at Bund Garden Road, Ghorpadi, Pune admeasuring13.47 Sq Mtrs(Built Up) i.e 145 Sq ft **Owner of Property**: Smt. Subhadra Shivaji Bhosale **Encumbrances:** Not Known **Type of Possession:** Physical **PROPERTY LOT NO. 13:** Shop No. 35, Ground Floor, S No. 92/93, Sector 15, "Maruti Paradise Co-operative Housing Society Ltd.,	**PROPERTY LOT NO. 11:** Reserve Price: Rs.45,92,000.00/- (Rupees Fourty five lakhs ninety two thousand Only) EMD: Rs.4,52,000.00/- (Rupees Four Lakhs Fifty two Thousand Only) Bid Increment amount: Rs.25,000.00/- (Rupees Twenty Five Thousand Only) **PROPERTY LOT NO. 12:** Reserve Price: Rs. 22,57,000 (Rs. Twenty two lakhs fifty seven thousand only) Bid increment amount:Rs. 25,000 (Rupees Twenty Five Thousand Only) **PROPERTY LOT NO. 13:** Reserve Price: Rs. 1,03,50,000 (Rs. One Crore three lakhs fifty thousand only)

Sr. No.	Name of Borrower and Guarantors	Amount Due	Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit /Bid Increment
			Plot nos. 92/93, CBD Belapur, Navi Mumbai admeasuring Carpet 397 Sq Ft **Owner of Property: Mr. Nitin Shivaji Bhosale** **Encumbrances:** Not Known **Type of Possession:** Symbolic	Bid Increment amount: Rs.25,000.00/- (Rupees Twenty Five Thousand Only)

Sr. No.	Particulars		Date & Time of Auction
1.	**Date and time of E- Auction**	For Lot No.1 to 7, 15 days' sale notice is given.	**17.09.2025 between 11.00 a.m. and 4.00 P M**
		For Lot No. 8 to 13 30 days' sale notice is given.	**03.10.2025 between 11.00 a.m. and 4.00 P M**
2.	**Last Date of Submission of Bid with EMD**		Before commencement of E-auction (as per PSBA e-bikray rules)
3.	**Inspection Date & Time**	For Lot No.1 to 7	12.09.2025 between 11:00 am.to 5:00 pm
		For Lot no. 8, to 13	26.09.2025 between 11:00 am.to 5:00 pm

Note: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

1. E-auction shall be conducted through the PSBA E-Bikray. Bidders have to log in on the website_ https:/ banknet.com and register themselves. **In this regard, please note that verification of KYC documents takes 2-3 days' time.**
2. For detailed terms and conditions of the sale, please refer to the link https://bankofmaharashtra.in/asset-for-sales-search provided in the Bank's website and also on https:/banknet.com (PSBA eBKray Portal)
3. **For detailed information in respect of above properties, you may contact also- Mr. Diwesh Kumar(Chief Manager Recovery incharge PCZ) M.no. 9835072911**

Date: -22.08.2025
Place: Pune

Diwesh Kumar

Chief Manager & Authorized Officer
Bank of Maharashtra

