बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक	**अंचल कार्यालय** – छ. संभाजीनगर "महाबँक भवन,सी–३,एन–१,टाउन सेंटर,सिड्को, छ. संभाजीनगर **Zonal Office-** Chh. Sambhajinagar Mahabank Bhavan, C-3 N-1 CIDCO, Chh. Sambhajinagar	बेटी बचाओ बेटी पढ़ाओ
☎: **0240-6645602** **प्रधान कार्यालय**: लोकमंगल, 1501, शिवाजीनगर, पुणे-5		ई/मेल-E-mail **: cmmarc_aur@mahabank.co.in** **Head Office:** Lokmangal,1501,Shivajinagar, Pune

Sale Notice No.- Chh. Sambhajinagar/E-bikray/257-278/2025-26/14

Terms and Conditions for sale of assets of through online e-auction on under SARFAESI Act

Date of E- Auction: on 02.03.2026 from 01:00 PM to 05:00 PM with auto extension for 5 minutes in case bid is aced within last 5 minutes
Last date of online registration, online submission of EMD is : 28.02.2026 up to 05.00 P.M.
Date & Time of inspection of property from 14.02.2026 to 28.02.2026 between 12.00 P.M. to 4.00 PM.
***Note: Intended purchase/buyer should be registered with E-bikray portal (https://baanknet.com/eauction-psb) and deposit 10 % EMD in E-Wallet of particular property then assigns said amount to particular Property ID in bid floor with portal before last date of submission of EMD then only, Intended purchase/buyer will be eligible to be participate in auction.**

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 provision 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 (s) and Guarantor (s) that the below described movable assets charged to the Bank of Maharashtra (Secured Creditor), the constructive/symbolic possession/Physical possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on as **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" on 17.02.2026,** for recovery of dues as mentioned below due to the Bank of Maharashtra (Secured Creditor) from below mentioned borrowers and guarantors. The known encumbrances (If any) along with description of immovable properties/movable assets, reserve price and the EMD are as mentioned in the table.

Sr. No.	Name of Borrower/s & Guarantor/s Name & Branch:	Amount due plus penal interest and other charges / expenses	Possession Type	Description of the property	Reserve Price (in Lakh) EMD (Value in Lakh) Bid Increase Amount in actual

I /we have carefully gone through the terms & conditions of E-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

1	**Borrower** Mr. Charansing Babusing Naik **Guarantor:** Mr. Vikas Janardhan Chate, Mr. Kishor Babusing Naik Branch: Fardapur (Mr. Nikhil Tayade - 8856028048, Branch Manager)	Total Dues: Rs. 2136777/-(Rupees Twenty One Lakh Thirty Six Thousand Seven Hundred Seventy Seven Only) + Unapplied future Interest with monthly rest w.e.f. 02.05.2023 + penal interest and other charges / expenses	Symbolic	**LOT No. 1)** All pieces & parcel of land and building situated at plot no. 74, Gat no. 121 at village Jamthi, Taluka Soegaon, Dist. Chhatrapati Sambhajinagar (Adm.232.34 Sq. Mtrs. & Built Area 108.09 Sq. Mtrs.) (Owner – Mr. Charansing Babusing Naik) **Property ID-MAHB160AUR**	17.30 1.73 10000
2	**Borrower**: M/S Neelkantheshwar Infosys, Prop. Mr. Nivrutti Wamanrao Bhadane **Guarators:** Mr. Nivrutti Wamanrao Bhadane Mrs. Rajani Nivrutti Bhadane, Mr. Vishal Vasant Kshatriya, Mr. Balasaheb Raoba Shirole Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Total Dues: Rs. 3,25,20,677.00 (Rupees Three Crore Twenty Five Lakh Twenty Thousand Six Hundred Seventy Seven Only) + Future unapplied interest + penal interest thereon & incidental and other charges w.e.f 05.09.2017 + penal interest and other charges / expenses	Symbolic	**LOT No. 2)** All pieces & parcel of land and building situated at Flat No.06, Stilt 3rd Floor, "Ishwari Pride Apartment" Chaitramadhuri Building & ESR, Opp. Metro Zone, Plot No. 24, Sr. No. 331/2A/1, Village-Pathardi, Indira Nagar, Nasik area 76.67 sq. mtr. (Owner- Mr. Nivrutti Wamanrao Bhadane) **Property ID-MAHB513AUR**	23.00 2.30 20000
			Symbolic	**LOT No. 3)** All pieces & parcel of land and building situated at Row No.06, Sonu Row House, Plot No. 33, Sr. No. 100/1 to 12/2, Village-Wadala, near Pandav Nagari, Indira Nagar, Nasik (Owner- Mr. Nivrutti Wamanrao Bhadane) **Property ID-MAHB514AUR**	39.00 3.90 30000
			Symbolic	**LOT No. 4)** All pieces & parcel of land and building situated at Row No.02, Shree Ganesh, Sr. No. 27/1A/2, area 76.00 Sq. Mtr. Narayan Nagar, Nr. Ashoka School, Nasik-Pune road, Wadala, Nasik (Owner-	41.80 4.18 40000

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				Mr. Vishal Vasant Kshatriya) **Property ID-MAHB515AUR**	
			Symbolic	**LOT No. 5)** All pieces & parcel of land and building situated at Flat No. B/9, 2nd Floor, "Sai Kiran Apartment" Bankar Mala, Plot No.3, Sr. No. 32/4A/B, area 53.44 Sq. Mtr. Tagore Nagar, Nasik-Pune road, Wadala, Nasik (Owner- Mr. Balasaheb Raoba Shirole) **Property ID-MAHB516AUR**	17.00 1.70 10000
3	**Borrower:** Mr. Sandekha Bismillakha Pathan, **Co-Borrowers**: Mrs. Shabnoorbi Sandekha Pathan, Mr. Iqbalkha Sandekha Pathan, Mr. Farooqkha Sandekha Pathan **Guarantor:** - Mr. Ajijkha Ahmadkha Pathan and Rasulkha Bismillakha Pathan Danapur Branch: (Ravindra Laxman Gawai- 9561752712, Branch Manager)	Total Dues Rs. 15,02,700.00 (Rupees Fifteen Lakh Two Thousand and Seven Hundred Rupees Only) + Future Unapplied Interest at 10.75 % p.a. with monthly rest w.e.f. 10.12.2024 + penal interest and other charges / expenses	Symbolic	**LOT No. 6)** Mortgage of all Pieces and Parcels of Land with construction thereon together at CTS/Survey No 154, Village Kathora Bajar in the registration Dist Jalna Sub Dist Bhokardan admeasuring 187.26 Sq. Mtrs. **Bounded as:-** East- Shabnurbi Sandekhan, West- Govt Road, North- Bismillahkhan Rashidkhan, South- Bismillahkhan Rashidkhan (Owner: Mr. Sandekha Bismillakha) **Property ID-MAHB408AUR**	18.32 1.85 10000
4	**Borrower:** M/s. Samarth Agencies Mr. Pandharinath Eknath Dhormare **Guarantor:** - Mr. Ambadas Shenfad Dhormare.	Total Dues Rs. 16,07,591.00 (Rupees Sixteen Lakh Seven Thousand Five Hundred and Ninety One Only) + Future	Physical	**LOT No. 7)** All those pieces and parcels of land & Plot no 96 & 97 known as municipal council property no 2336 & 2337 respectively out of land survey no 73	6.02 0.61 5000

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	Branch: Sillod Branch (Mr. Pawansing Ramsing Kahate- 9011522092, Branch Manager)	Unapplied Interest p.a. with monthly rest w.e.f. 02.12.2024 + penal interest and other charges / expenses		which is Adm 55.76 Sq Mtr situated at under municipal council area Sillod, Tal. Sillod, Dist. Ch. Sambhajinagar (Owner : Mr. Pandharinath Eknath Dhormare) **Property ID- MAHB409AUR**	
5	**Borrower:** Mrs. Ujjawala Pundlik Ghuge, **Co- Borrower –** Mr. Narayan Khandoji Budhwant Guarantor: Branch: Ellora (Mr. Vyankatesh Janardhan Kathar - 7507777703, Branch Manager)	Total Dues Rs. 1560872.00 (Rupees Fifteen Lakh & Sixty Thousand Eight Hundred Seventy Two Rupees Only) + Unapplied @ 8.90 % Interest with monthly rest w.e.f. 11.10.2022 + penal interest and other charges / expenses	Symbolic	**LOT No. 8)** All those pieces and parcels of land & building along with construction situated thereon Flat on Basement, Plot No.16/A, CTS No.4981, Sheet No.73, Apartment Building, Saraswati Bhuwan Colony (west), Chha. Sambhajinagar, Tal. & Dist. Chha. Sambhajinagar. Built Up area 739.42 Sq. Fts. (Owner : Mrs. Ujjawala Pundlik Ghuge,) **Property ID- MAHB307AUR**	19.03 1.91 10000
6	**Borrower:** Mr. Jawedkha Sandekha Pathan, Mrs. Shahinbee Jawedkha Pathan **Guarantor:** - Mr. Ajij kha Ahemad Kha Pathan, Mr. Rasulkha Bismillakha Pathan Branch: Danapur Branch (Mr. Ravindra Laxman Gawai- 9561752712, Branch Manager)	Total Dues. Rs Rs. 1281818.00 (Rupees Twelve Lakh Eighty-One Thousand & Eight Hundred Eighteen Only) + Unapplied @ 9.65 % Interest with monthly rest w.e.f. 13.09.2024 + penal interest and other charges / expenses	Symbolic	**LOT No. 9)** All those pieces and parcels of land & building along with construction situated thereon Located at Gut/ C.T.S. No. 155, Kathora Bajar, Tal. Bhokardan, Dist.- Jalna. Adm. Area 123.51 Sq. Mtrs. (Owner: Mr. Jawedkha Sandekha Pathan, Mrs. Shahinbee Jawedkha Pathan) **Property ID- MAHB308AUR**	17.13 1.72 5000
7	**Borrower:** Mr. Narayana Khandoji Budhwant, Mrs. Ujwala Pundalikrao Ghuge **Guarantor:** -	Total Dues Rs. 1990424.00 (Rupees Nineteen Lakh Ninety Thousand & Four Hundred Twenty Four Only) +	Symbolic	**LOT No. 10)** All those pieces and parcels of land & building along with construction situated thereon at Flat No.7, Third Floor, "Shriram Residency",	21.19 21.20 10000

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	Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Future Unapplied Interest with monthly rest w.e.f. 11.02.2022 + penal interest and other charges / expenses		CTS No. 1755, Lalmandi, Begumpura, Chha. Sambhajinagar. Built Up area 58.15 Sq. Mtrs. (Owner **:** Mr. Narayana Khandoji Budhwant) **Property ID-MAHB607AUR**	
			Symbolic	**LOT No. 11)** All those pieces and parcels of land & building along with construction situated thereon at Flat No.8, Third Floor, "Shriram Residency", CTS No. 1755, Lalmandi, Begumpura, Chha. Sambhajinagar. Built Up area 50.57 Sq. Mtrs. (Owner : Mr. Narayana Khandoji Budhwant) **Property ID-MAHB608AUR**	18.43 1.85 10000
8	**Borrower** M/s. Yuvraj Petroleum, Prop. Mr. Chetan Kacharu Jagtap Branch: Kannad Branch, (Mr. Jeetendra Singh Meena- 9537843666, Branch Manager)	Total dues of Rs. 1,80,21,181.00 (Rupees One Crore Eighty Lakh Twenty One Thousand One Hundred and Eighty One Only) + Future Unapplied Interest at 14.05 % p.a. with monthly rest w.e.f. 02.04.2025 + penal interest and other_charges / expenses etc.	Symbolic	**LOT No. 12)** Mortgage of all Pieces and Parcels of Land with construction thereon together at Flat No. 4 on First Floor of the Building Varad Muthiyan in the Varad Muthiyan, F Building Apartments CTS No 20663/1, 20663/ to 4 At Kotwalpura, Samarth Nagar, Ch. Sambhajinagar. Admeasuring 70 Sq. Mts. **(Owner-** Mr. Chetan Kacharu Jagtap) **Property ID-MAHB195AUR**	40.40 4.04 30000/-

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9	**Borrower-** M/s. Shri Pareshwar Kisan Seva Kendra, Prop. Mr. Chetan Kacharu Jagtap **Gurantors-** Mrs. Shiladevi Kachru Jagtap, Mr. Govind Shivaji Pol Branch: Shivoor Branch, (Mr. Jeetendra A. Doijad - 7558414351, Branch Manager)		Symbolic	**LOT No. 13)** Mortgage of all Pieces and Parcels of Land with construction thereon together at bearing CTS/Survey/Gut No. 310, village Parala Vaijapur, Taluka-Vaijapur, Dist.- Ch. Sambhajinagar. NA Plot Admeasuring 2549 Out of 4004 Sq. Mtr. **(Owner-** Mr. Chetan Kacharu Jagtap) **Property ID-MAHB197AUR**	67.41 6.75 25000/-
10	**Borrower** M/S Surana Agencies, Mr. Vasudeo Haribhau Mahajan **Guarantor:** Mr. Jayesh Vasudeo Mahajan, Mr. Ganesh Shaligram Chavan, Dr. Sharad Namdeo Shinde Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Total Dues Rs. 312,68,555.00 (Rupees Three Crore Twelve Lakh & Sixty Eight Thousand Five Hundred Fifty Five Rupees Only) + Unapplied future Interest with monthly rest w.e.f. 23.09.2022+ penal interest and other charges / expenses etc.	Physical	**LOT No. 14)** All pieces & parcel of land situated residential block constructed Final Plot No.183/A, CTS No. 2678/A/9 TPS II (South Part) Radhakisan wadi, Jalgaon Adm. Total Area 483.30 Sq. Mtrs. South part 202.35 Sq. Mtrs.) (Owner – Mr. Vasudeo Haribhau Mahajan) **Property ID-MAHB113AUR**	486.91 48.70 100000
11	**Borrower:** Vikas Oxygen Refilling Plant Prop. Mr. Sambhaji Dadahari Jogdand. **Guarantor:** Mr. Sanjay Maruti Bhole, Mr. Laxman Jaysing Jogdand, Mr. Akshay Bhagwat Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Total Dues Rs. 83,96,210.00 (Rupees Eighty Three Lakh Ninety Six Thousand & Two Ten Only) + Unapplied Future Interest with monthly rest w.e.f. 01.11. 2022 + penal interest and other charges / expenses etc.	Physical	**LOT No. 15)** Plant and Machinery located at Factory Plot No.920 & 921 situated at Gut No.84, at Ghosapuri, Tal and Dist Beed. As mentioned below a) Perlite Insulated vertical Cryogenic Thermo Siphone Tank b) High Pressure vaporizer, 400 NM3/hr c) Reciprocating Pump (RP 36/32) 15 NB SCH-40, SS-304 seam less pipes d) 1" long stem blobe valve. e) Elbow 32x32 f) Pressure guage,0-280 bar,6' dial	20.18 2.02 10000

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				g)Pressure Guage, connector with block h) SRV fitting block i. 2x20 Point Manifold system for oxygen (Owner: Mr. Sambhaji Dadahari Jogdand) **Property ID-MAHB252**	
12	**Borrower:** Suprag Pharma India Pvt. Ltd. Through its Directors & Gurantors 1.Mr. Ganesh Sudam Kale 2.Mrs. Prapti Ganesh Kale **Guarantors**: 1.Mrs. Anita Sudam Kale 2.Mrs. Kamal Sudam Kale 3. Mr. Manohar Sudam Kale Branch: Asset Recovery Branch (Mr. Somnath B Sasane - 9960602766, Chief Manager)	Total Dues. Rs 3082294.00/- (Rupees Thirty Lakh Eighty Two Thousand Two Hundred Ninety Four only) Plus unapplied interest @11.45 % PA + penal interest thereon & Expenses and other charges w.e.f. 05.02.2024 + penal interest and other charges / expenses etc.	Physical	**LOT No. 16)** All pieces & parcel of land situated at Non Agriculture Land and construction/Structure/Factory thereon, Plot No. 25, Sr. No./ Gut No. 5/1, situated at Village-Burhan Nagar, Tal.- & Dist. Ahilya nagar Adm. Area 150.00 Sq. Mtrs. (Owner: Mr. Ganesh Sudam Kale, Mrs. Prapti Ganesh Kale, Mrs. Anita Sudam Kale, Mrs. Kamal Sudam Kale & Mr. Manohar Sudam Kale) **Property ID-MAHB251CSN**	33.35 3.34 30000
13	**Borrower-** Mr. Mahendra Janardan Ghadamode Co-Borrower Mrs. Babita Mahendra Ghadamode Guarantor- Mr. Prafull Janardan Ghadamade Branch: S. B. Colony, Chha. Sambhajinagar, (Mr. Kunal Ashok Kamble - 9421953210, Branch Manager)	Total Dues. Rs. 13,58,570.00 (Rupees Thirteen Lakh Fifty Eight Thousand Five Hundred and Seventy Only) + Future Unapplied Interest p.a. with monthly rest w.e.f. 11.07.2018 + penal interest and other charges / expenses etc.	Symbolic	**LOT No. 17)** Mortgage of all Pieces and Parcels of Land together at at Flat No. EF-11, Third Floor, EF Building, Phase-I "Sai Nagari", Gut No. 76/part, Shendraban, Tal. & Dist. Chha. Sambhajinagar Adm. area 41.97 Sq. Mtrs. (Owner- Mr. Mahendra Janardan Ghadamode) **Property ID-MAHB234CSN**	15.60 1.56 10000
14	**Borrower** Mr. Ramesh Bhagavan Pawar & Mr. Yogesh Bhagavan Pawar,	Total dues of Rs.32,26,575.00 (Rupees Thirty Two Lakh Twenty Six Thousand Five	Symbolic	**LOT No. 18)** Mortgage of all Pieces and Parcels of Land with construction thereon together at Gram	18.80 1.88 10000

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	Guarantors -Mr. Ganesh Sitaram Pawar (Guarantor) & Mr. Anil Shankar Pawar (Guarantor) Branch: Banoti Branch, (Mr. Sachin Arjun Solunke - 8805725854, Branch Manager)	Hundred and Seventy Five Only) + Unapplied Interest 12.25 % p.a. with monthly rest w.e.f. 02.12.2024 + penal interest and other charges / expenses etc.,		Panchayat House no. 170 & 171, situated, Mukhed, Tal- Soegaon , Dist- Chh Sambhajinagar Adm. area 67.38 Sq. Mtrs. (Owner- Mr. Ramesh Bhagavan Pawar & Mr. Yogesh Bhagavan Pawar) **Property ID- MAHB236CSN**	
15	**Borrower** Mr. Mobin Hasham Kureshi, **Guarantor** Mrs. Hallobi Mobin Kureshi & Mr. Harun Budan Chaudhary Branch: Mid-Corporate, Chh. Sambhajinagar (Mr. Nilesh Ujgare - 9960602766, Chief Manager)	Total Dues Rs. 33,56,503.00 (Rupees Thirty Three Lakh Fifty Six Thousand Five Hundred and Three Only) + Future Unapplied Interest p.a. with monthly rest w.e.f. 10.01.2025 + penal interest and other charges / expenses	Symbolic	**LOT No. 19)** All those pieces and parcels of land & building along with construction situated thereon at House Property Grampanchayat H No. 13738, Gut No 14 Admeasuring 1080 Sq Ft in Gavthan Area of Village-Ranjangaon (SP), Tal. Gangapur, Dist. Ch. Sambhajinagar (Owner : Mr. Mobin Hasham Kureshi) **Property ID- MAHB412AUR**	50.40 5.04 25000/-
16	**Borrower** M/s Seven Hills Hotels & Resorts, Partners- Mr. Tushar Ramdas Pethkar, & Mrs. Sonal Tusar Pethkar **Guarantor** Mr. Prashant Madanlal Kabra, Mr. Ramdas Dayaram Pethkar Branch: Asset Recovery Branch (Mr. Somnath B Sasane - 9960602766, Branch Manager)	Total Dues Rs. 11625195.00 (Rupees One Crore Sixteen Lakh Twenty Five Thousand One Hundred and Ninety Five Only) + Future Unapplied Interest p.a. with monthly rest w.e.f. 18.02.2021 + penal interest and other charges / expenses	Physical	**LOT No. 20)** All those pieces and parcels of land & building along with construction situated at Plot No 5, CTS No.5063, Survey No.427/2A+2B+2C, Ganesh Nagar, Sindhi Colny Meharun Shivar, Jalgaon Plt area 463.10 Sq. Mtrs. (Owner : Mr. Tushar Ramdas Pethkar) **Property ID- MAHB615AUR**	386.58 38.66 400000
			Symbolic	**LOT No. 21)** All those pieces and parcels of land & building along with construction	103.15 10.32 200000

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				situated at Plot No 19/1, Survey No.475/A, CTS No.6815 Laxmi Nagar, Meharun Shivar, Jalgaon Plt area 189.10 Sq. Mtrs. (Owner : Mr. Tushar Ramdas Pethkar) **Property ID-MAHB614AUR**	
17	**Borrower** Mr. Sandu Ankush Pacharne, Mr. Mahesh Sandu Pacharne M/s Sadguru Krushi Kendra Prop. Mr. Sandu Ankush Pacharne Branch: Varud Bk. (Mr. Saju Madhukar Meshram - 9657089968, Chief Manager)	Total Dues Rs. 36,80,614.00 (Rupees Thirty Six Lakhs Eighty Thousand Six Hundred Fourteen Only) + Unapplied future Interest with monthly rest w.e.f. 28.11.2022 + penal interest and other charges / expenses	Symbolic	**LOT No. 22)** All pieces & parcel of House No. W12001505 (Gut No.168), Ward No. 12, Gajanan Nagar, Deulgaon Raja in the registration Dist. Buldhana, Sub-dist. Deulgaon Raja. Admeasuring 101.01 Sq. Mtr. and bearing CTS No. W12001505 (Owner – Mr. Sandu Ankush Pacharne) **Property ID-MAHB255CSN**	35.07 3.51 30000
18	**Borrower** M/S Omsai Earthmovers & Spare Parts, Mr. Balnath Navnath Tupe **Guarantor:** Mr. Jitendra Ramesh Ajmera, Mr. Hemant Gopinath Khandagale Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Total Dues Rs. 21,73,245.00 (Rupees Twenty One Lakh & Seventy Three Thousand Two hundred Fourty Five Rupees Only) + Unapplied future Interest with monthly rest w.e.f. 24.03.2022 + penal interest and other charges / expenses	Physical	**LOT No. 23)** All pieces & parcel of land situated residential Flat constructed Flat No. B 2/7, Stilt First Floor, Sector B, Kasaliwal Tarangan, Gut. No. 148 & 149 Situated at Village-Mitmita, Tal. & Dist. Chh. Sambhajinagar Adm. Total Area 51.04 Sq. Mtrs. (Owner – Mr. Balnath Navnath Tupe) **Property ID-MAHB242CSN**	24.80 2.48 10000
19	**Borrower :** Mr. Balkrishna Gajanan Khedekar, Mrs. Jaya Balkrishna Khedekar Guarantor : NA Branch: Asset Recovery Branch	Total Dues Rs. 31,58,207.00 (Rupees Thirty One Lakh Fifty Eight Thousand Two Hundred Seven only) Plus Future applicable	Symbolic	**LOT No. 24)** All those pieces and parcels of Flat No-13 on 3rd floor building " Sara Sarthak" apartment admeasuring 45.153 Sq. mtrs. at Survey No 54, Village Wadgaon Kolhati Tal. &	20.81 2.09 10000

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	(Mr. Somnath B Sasane - 9960602766, Branch Manager)	unapplied interest and penal interest thereon + Expenses and other charges w.e.f. 01/05/2022		Dist. Chh. Sambhajinagar. (Owner – Mr. Balkrishna Gajanan Khedekar, Mrs. Jaya Balkrishna Khedekar) **Property ID-MAHB539AUR**	
20	**Borrower :** M/s Samarth Mobile Prop : Mr. Balkrishna Gajanan Khedekar **Guarantor** : Mrs. Jaya Balkrishna Khedekar Branch: Asset Recovery Branch (Mr. Somnath B Sasane - 9960602766, Branch Manager)	Total Dues Rs. 7,38,012.60.00 (Rupees Seven Lakh Thirty Eight thousand Twelve & Sixty paise only) Plus Future applicable unapplied interest and penal interest thereon + Expenses and other charges w.e.f. 30/04/2018	Symbolic	**LOT No. 25)** All those pieces and parcels of Flat No-14 on 3rd floor, building " Sara Sarthak" apartment admeasuring 45.153 sq. mtrs at Survey No 54 Village Wadgaon Kolhati Tal. & Dist. Chh. Sambhajinagar (Owner – Mr. Balkrishna Gajanan Khedekar, Mrs. Jaya Balkrishna Khedekar) **Property ID-MAHB540AUR**	20.80 2.08 10000
21	**Borrower** M/s Precise Technologies (Partnership Firm) Partners & Guarantors - Mr. Shreerang Vinayak Bhatkhande & Mr. Yogeshwar Sadashiv Gokhale **Guarantor:** Mr. Sarvesh Ajit Kulkarni, Mr. Deepak Vijay Dandekar Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Total Dues Rs. 4,05,19,396.00 (Rupees Four Crore Five Lakhs Nineteen Thousand Three Hundred Ninety-Six Only) + Unapplied Interest @ 11.80 % with monthly rest w.e.f. 02.07.2021 + penal interest and other charges / expenses etc.	Physical	**LOT No. 26)** All pieces & parcel Land with construction thereon together at CTS/ Plot No. E-26, Supa MIDC, Tal. Parner, Dist. Ahilya Nagar. Adm. 966 Sq. Mtrs. **Machinery Details:** Along with Plant and Machinery and fixtures installed on Plot No E-26 i.e. Plastic Waste Energy Project Machinery Pyrolysis Oil Plant Capacity 4 TPD Instrol Mfg Year 2017. Pyrolysis Oil Plant Sub-assemblies / components and other machinery equipments consist of Z Machine with 20 HP Motor with Control Panel Z Machine with 5 HP Motor with Control Panel	206.11 20.62 50000/-

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				Z Washing Machine and dryer with 20 HP Motor Control Panel Dryer with 20 HP Motor Shredder with 30HP main/5HP Hy. motor Cooling Tower with tank and pump 11KL Conical Tank Electrification consisting of 255HP connected Load, related fittings, MCBs Cables, Starters, wiring, switches etc. **Property ID-MAHB231CSN**	
22	**Borrower** M/s R.M.A Poultry (Partnership Firm) Partners & Guarantors - Mr. Anil Ramchandra Haral & Mr. Mayur Ashokrao Dhase **Guarantor:** Mr. Shailendra Karbhari, Mrs. Taramati Ashokrao Dhase Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Total Dues Rs. 1,55,06,432.00 (Rupees One Crore Fifty-Five Lakhs Six Thousand Four Hundred Thirty-Two Only) + Unapplied future Interest with monthly rest w.e.f. 19.05.2014 + penal interest and other charges / expenses etc.	Symbolic	**LOT No. 27)** All pieces & parcel Land with construction thereon together at Shed Constructed at Gut No. 19, Village Aanchalgaon, Tal. Vaijapur, Dist. Chhatrapati Sambhajinagar. Land 1 Hr. 54 R (Shed Adm. 2968.155 Sq. Mtrs.) Gram panchayat plan 7684 Sq. Mtrs. (Owner – Mr. Anil Ramchandra Haral) **Property ID-MAHB130AUR**	83.90 8.39 50000/-
23	**Borrower**: M/S Choudhary Industrial Prop. Mr. Mahmood Ali Niyaj Ali Ahmed Choudhary Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Total Dues: Rs.12411561.00 (Rupees One Crore Twenty Four Lakh Eleven Thousand Five Hundred Sixty One Only) + unapplied interest @ 11.95% PA + penal interest thereon & incidental and other charges w.e.f 06.01.2015+ penal interest and other charges / expenses	Symbolic	**LOT No. 28)** All pieces & parcel of land and building situated at, Plot No. 178/part, Village-Bhababhlgaon, Tal.-Paithan, Dist.-Chhhatrapati Sambhajinagar (Adm. 1705.09 Sq. Mtr.) (Owner – Mr. Mahmood Ali Niyaj Ali Ahmed Choudhary) **Property ID-MAHB504AUR**	75.47 7.55 50000/-
24	**Borrower** Mr. Ramesh Ramlal Muttha,	Total Dues Rs. 10612873.00 (Rupees One	Physical	**LOT No. 29)** All pieces & parcel of Constructed House & shop on	50.00 5.00

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Name of Bidder	Signature of Bidder	Date

	Prop. M/S Chandan Trading Company **Guarantor:** Mr. Vinod Kantilal Bora, Mr. Ghanshyam Bhagwat Vadnere, Mrs. Anita Ramesh Muttha Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Crore Six Lakhs Twelve Thousand Eight Hundred Seventy Three Only) + Unapplied future Interest with monthly rest w.e.f. 03.06.2022 + penal interest and other charges / expenses		Residential Plot No. 09, C.T.S/Survey No. 120,121,122,123 Malwadgaon, Tal. Shrirampur, Dist. Ahmednagar (Adm.301.30 Sq. Mtrs.) (Owner – Mr. Ramesh Ramlal Muttha) **Property ID-MAHB268AUR**	50000/-
25	**Borrower:** Prop. M/s Dolphin Irrigation Industries Mr. Vasimmiya Burhanoddin Kazi **Guarantor:** - Mr. Burhanoddin Bhaimiya Kazi, Mr. Imran Jahagir Shaikh & Mr. Latif Farukh Shaikh Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Total Dues Rs. 18231168.00 (Rupees One Crore Eighty Two Lakh Thirty One Thousand & One Hundred Sixty Eight Only) + Future Unapplied Interest with monthly rest w.e.f. 11.01.2019 + penal interest and other charges / expenses	Symbolic	**LOT No. 30)** All those pieces and parcels of land & building along with construction situated thereon at Gat No. 176/2 , Village-Khamgaon, Tal.Shevgaon & Dist. Ahmednagar. Adm. area 3381.75 Sq. Mtrs. + Amenity area 447.42 Sq. Mtrs. (Owner : **:** Mr. Burhanoddin Bhaimiya Kazi)	121.93 12.20 100000
			Symbolic	**LOT No. 31)** All those pieces and parcels of land & building along with construction situated thereon at Gat No. 176/1/B, Village-Khamgaon, Tal. Shevgaon & Dist. Ahmednagar. Adm. area 5836.00 Sq. Mtrs. + Amenity area 740.00 Sq. Mtrs. (Owner **:** Mr. Vasimmiya Burhanoddin Kazi)	44.43 4.45 40000
26	**Borrower** M/S Amar Enterprise, (Partnership Firm) Partners & Guarantors - Mr. Sunil Raosaheb Kotkar, Mrs. Alka Vijay Ghode, Mrs. Vaishali Sunil Kotkar **Guarantor:** Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Total Dues Rs.5034138.00 (Rupees Fifty Lakh Thirty Four Thousand One Hundred Thirty-Eight Only) + Future Unapplied Interest with monthly rest w.e.f. 29.01.2018 + penal interest and	Physical	**LOT No. 32)** Plant and Machinery located at Godown situated Plot No. 22, Gut No. 58, Village-Sahajapur, Waluj Industrial Estate MIDC, Waluj, Tal. & Dist. Chhatrapati Sambhaji Nagar. As mentioned below a) Plastic Granulator/Crusher	2.10 0.21 5000

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		other charges / expenses		including Barrel, Extruder, Hopper Mixer, Control Panel, Cooloing tank Electrification (Owner: M/S Amar Enterprise)	

Terms & Conditions: -

We shall publish other terms and conditions on the "https://baanknet.com/eauction-psb" and "http://www.bankofmaharashtra.in/properties_for_sale" provided in the Bank's website – Other Term & Conditions for E Auction Sale Notice No. Chh. Sambhajinagar/E-bikray/257-278/2025-26/14.

1. Nature and Object of Online Sale:

a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.

b. The sale is governed by the Provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.

2. The auction sale for all properties will be Online through website https://baanknet.com/eauction-psb [Contact Numbers-8291220220, Email : support.BAANKNET@psballiance.com] **on 02.03.2026 (from 01:00 PM to 05:00 PM (IST)** with unlimited extensions of 5 minutes duration each. **Last date of submission of bid/tender with EMD is 28.02.2026 up to 05.00 P.M.** The intending purchasers can inspect the property/ies with prior appointment at his / her expenses **from 14.02.2026 to 28.02.2026 between 12.00 P.M. to 4.00 PM**. **For prior appointment, please contact to the Concerned Branch. Bidders shall improve their offers as mentioned above during online bidding for property/ies.**

***Note: Intended purchase/buyer should be registered with E-bikray portal (https://baanknet.com/eauction-psb) and deposit 10 % EMD in E-Wallet of particular property then assigns said amount to particular Property ID in bid floor with portal before last date of submission of EMD then only, Intended purchase/buyer will be eligible to be participate in auction.**

3. Platform website https://baanknet.com/eauction-psb [Contact Numbers 8291220220, Email : support.BAANKNET@psballiance.com] for e-auction will be provided by e auction service provider psballiance having its Registered office as at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (contact Phone & Toll Free Numbers 8291220220). The intending Bidders/Purchasers are required to participate in the e-auction process at e-auction service provider's website https://baanknet.com/eauction-psb This Service Provide will also provide online demonstration/training on e-Auction on the portal.

4. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-Auction from e-Bikray portal **(**https://baanknet.com/eauction-psb**).**

5. The intending Bidders / Purchasers are requested to register on portal (https://baanknet.com/eauction-psb) using their mobile number and email id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2-3 working days), the intending

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Bidders/Purchasers has to transfer the EMD amount using online mode in his Global Wallet. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.

6. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through only one mode i.e. NEFT (After generation of Challan from https://baanknet.com/eauction-psb) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders not depositing the required EMD online, will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

7. Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
8. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.

9. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider **(**https://baanknet.com/eauction-psb**)**. Details of which are available on the e-auction portal.

10. After finalization of e-auction by the Authorised Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider).

11. The secured asset will not be sold below reserve price.

12. The successful bidder shall have to deposit 25% (Twenty five percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the account of The Authorised Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: **"Authorised officer, Asset Recovery Cell, Chhatrapati Sambajinagar"** Current A/c No. **60046865602** with Bank of Maharashtra, Town Center Branch, I. F. S. Code: **MAHB0001327** before submitting the tender online. In case of failure to deposit the amounts as per above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorised Officer shall have the liberty to conduct fresh auction/sale of the property & the defaulting bidder shall not have claim over the forfeited amount and property.

13. Caution to bidders:

a. Property is sold on **"AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS"** basis after taking Physical/ Symbolic possession of the properties.

b. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any claims / rights / dues.

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c. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids.

e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.

f. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).

g. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises.

14. Inspection of Property/Immovable Assets:

a. Property/Assets can be inspected on the date(s) given in the public sale notice, and on any other at the discretion of Authorised Officer**.** For prior appointment please contact **to the Concerned Branch.**

b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc. of the property/Assets.

c. Bidders are bound by the principle of caveat emptor (Buyer Beware).

15. Inspection of Title Deeds:

Bidder/s may inspect and verify the title deeds and other documents relating to the property available with the Bank.

16. Submission of bid forms:

a. Bids shall be submitted online only, within time and on or before the last date and time given in the sale notice.

b. Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.

c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves.

d. Bids form shall be duly filled in with all the relevant details. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e- tender/bid form. The bidders other than individuals should also upload proper mandate for e bidding.

e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.

f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.

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g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.

h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

17. Bid Multiplier:

The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale.

18. Duration of Auction sale:

a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.

b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.

c.If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.

d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.

e. No complaint on time-factor or paucity of time for bidding will be entertained.

19. Online Bidding:

a. Auction/ bidding will be only online bidding through the portal provided by the service provider.

b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.

c.Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.

d. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD amount will be forfeited.

20. Declaration of successful bidder:

a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by service provider/Bank.

b. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.

c.All intimations to bidder/auction purchaser will be primarily through e-mail by the service provider/Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.

21. Deposit of purchase price:

a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.

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Name of Bidder	Signature of Bidder	Date

b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted before 5.00 p.m. of the next working day.

c. The balance amount of purchase money shall be paid on or before the fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.

d. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

22. Default of Payment:

a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 21 above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice and Bank will be entitled to resale the property.

b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Bank.

23. Sale Certificate / Payment of Stamp Duty:

a. On confirmation of the sale by the Bank and compliance of the terms of payment, the Authorized Officer shall issue a certificate of sale of the said property in favour of the successful bidder/purchaser in the form given in Appendix V to Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.

b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.

c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.

d. The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per law. All statutory/non stator dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.

e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited.

f. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account.

g. No request for return of deposit either in part or full/cancellation of sale will be entertained.

24. Return of EMD:

a. EMD of unsuccessful bidder/s will be returned by the Service Provider to the bank account details provided by him/her/them at the time of submission of bid.

b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorised Officer of the Bank.

25. Stay/Cancellation of Sale:

In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.

26. Delivery of Title Deeds:

The title deeds and other documents related to the property and deposited with the Bank for creation of Equitable Mortgage shall be delivered to the Successful bidder/Auction Purchaser, on execution of the Sale Certificate.

27. Delivery of possession:

All expenses and incidental charges there-to shall be borne by the auction purchaser.

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Name of Bidder	Signature of Bidder	Date

28. Other Conditions:

a. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
b. The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.
c. The Authorised Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.
d. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
e. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.
f. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.
g. Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Bank and Bank would not entertain any claim or representation in that regard from the bidders.
h. This publication is also thirty days' notice/15 days' notice required under SARFAESI Act to the above borrower/guarantor.
i. Disputes, if any, shall be within the jurisdiction of Concerned Courts only.

Words and expressions used herein above shall have the same meaning as assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

Special Instructions: Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Bank of Maharashtra nor the Service Provider will be responsible for any lapses/failure (Internet failure, power failure etc.)

Place: Chh. Sambhajinagar
Date: 13.02.2026

Authorized Officer & Chief Manager, Recovery Incharge
Bank of Maharashtra, Chh. Sambhajinagar Zone

Restricted

I /we have carefully gone through the terms & conditions of E-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date