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/Balaji Upadhyay/2025-26/

Date 30.01.2026

To,

1. Mrs. Shabnam Bano (Borrower)
Sai Kashish Park ,Wing A,
Flat No 103, S No 73 1D
Rajwade Nagar, Kalewadi
Pune-411017

Also at

Mrs. Shabnam Bano
Flat No. 403, 4th Floor Building No F,
Vision City Phase I,Gat No 308(Part)
309,338,339 Village Jambhul,
Vadgaon Maval, Pune-412106

2. Mr. Ishtyak Ahmed
Flat No. 403, 4th Floor Building No F,
Vision City Phase I,Gat No 308(Part)
309,338,339 Village Jambhul,
Vadgaon Maval, Pune-412106 (Co-Borrower)

Also at

Mr. Ishtyak Ahmed
M/s H A Trading
S No 45/1,Near Vimal Garden ,
Opp Anjana Hotel
Rahatani, Pune-411027

Also at

Flat No C-507, PMGP Colony Transit Camp Dharavi,
Sion, Mumbai-400017

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

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 note 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.53,27,079.00(Rupees Fifty Three Lakh Twenty Seven Thousand Seventy Nine Only) plus interest thereon as applicable rate of interest w.e.f. 18/04/2024 plus costs, charges as per demand notice dated 18.04.2024**, minus recovery if any.

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. 405, 4th Floor Building No F, Vision City Phase I, Gat No 308(Part),309,338,339, Village Jambhul, Vadgaon Maval, Pune-412106 **Owner of the Property** – Mrs. Shabnam Bano and Mr. Ishtiyak Ahmed **Encumbrances**: Not Known **Type of possession**: Physical	**Reserve Price –** Rs.39,36,000/- (Rupees Thirty Nine Lakhs Thirty Six Thousand Only) **EMD :** Rs. 3,93,600 /- (Rupees Three Lakhs Ninety Three Thousand Six Hundred Only) **Bid increment Amount** **Rs 25,000/-** **(Rupees Twenty-Five Thousand Only)**

Date of E-auction: 17.03.2026

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 28.01.2026 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 published in Financial Express and Loksatta dated 30.01.2026.

Yours faithfully,

Diwesh Kumar

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