E/C

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक परिवार एक बैंक

BANK OF MAHARASHTRA
Branch Laxmipuri
1408-C, Khatik Samaj Building, Laxmipuri.
Ford Corner, Kolhapur 416001
Telephone- 0231-2640449
Email-bom18@mahabank.co.in

प्रधान कार्यालय
लोकमंगल, 1501, शिवाजीनगर, पुणे – 411005
Head Office: LOKMANGAL,1501,
Shivaji Nagar, Pune – 411005

स्वच्छ भारत
एक कदम स्वच्छता की ओर
'स्वच्छता अभियान'
की सफलता हेतु हम प्रतिबद्ध हैं

AO02/Laxmipuri/SARFAESI_13(2)/Pawar_Construction/2025-26 07 – Nov – 2025

By Regd. Post with Acknowledgement Due

1. M/s Pawar Constructions, (Borrower)
   SEED Farm Ajara Kolhapur – 416505

2. Dnyanoba Tukaram Pawar. (Partner and Guarantor)
   SEED Farm Ajara Kolhapur – 416505 (9225816814)

3. Amol Dnyanoba Pawar. (Partner and Guarantor)
   SEED Farm Ajara Kolhapur – 416505 (7776936600)

4. Surekha Ganesh Mohite (Guarantor)
   SEED Farm Ajara Kolhapur – 416505 (9923000130)

Dear Sir / Madam,

Notice under Sec. 13 (2) of Securitization & Reconstruction of Financial Assets and Enforcement of Security (SARFAESI) Act 2002.

1. That at your request, the following credit facilities have been sanctioned by Bank of Maharashtra, Laxmipuri - Kolhapur Branch, to you No.1 Borrower and No. 2, 3 as partner and guarantor and 4 as Guarantor, of the dues under or in respect of the credit facilities granted to you No.1, 2, 3 and 4.

2. That the details of the credit facility, the securities charged in favour of the Bank and the present outstanding dues are as under:

Nature & Amt of credit facility	CBS A/C No.	Securities	Present outstanding as on 07/11/2025
Term Loan Rs. 3,00,00,000/-	60470560832	Registered Mortgage of residential plot	Rs. 30517565.00/- plus interest @ 12.25 % per annum on monthly rests + unapplied interest + penalty

All the above credit facilities are further secured by below primary security-

Description of Immovable Property: -

Registered Mortgage of immovable property: A residential Plot No: 09 Gat No 57/2/9, admeasuring 180 sq. mtr at village AJARA and within the jurisdiction of the Sub Registrar Sub-Registrar AJARA and bounded as under:
On or towards the North: Internal Road
On or towards the East: Internal Road
On or towards the West: PANAND Road
On or towards the South: The property of Plot No 10

CERSAI ASSET ID – 200077286583

बैंक ऑफ महाराष्ट्र कोल्हापूर 416 002 0018 लक्ष्मीपुरी

3. That in consideration of the said credit facility availed; you No.1 Borrower and No. 2, 3 as partner and guarantor and 4 as Guarantor, have executed the necessary documents in favour of the bank, as per the requirement of Bank and created charge on the securities in favour of the Bank as above mentioned.

4. That you have failed to adhere to the terms and conditions of sanction and made defaults and accordingly your account has been classified by the Bank as NPA on 05/11/2025 in accordance with the prescribed norms issued by Reserve Bank of India. In spite of our repeated demands, you have not paid the outstanding amount in your account.

5. You have still not repaid the dues of the Bank and hence in exercise of powers conferred on the Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SRAFAESI) Act 2002 and without prejudice to the rights of the Bank and to the pending proceedings mentioned above, the Bank hereby calls upon you to repay in full the amount mentioned above within 60 days from the date of receipt of this notice; failing which, in addition to and without prejudice to the other rights available to the bank, the bank shall be entitled to exercise any or all of the powers under Sub-Sec.(4) of Sec. 13 of the aforesaid Act in respect of the above security/property enforceable under the Act, in which case you shall also be liable to further pay all costs, charges and expenses or other incidental charges, which please note.

6. The powers available under the Act inter alia include –
   a) To take possession of the secured assets wherein the security interest has been created as above mentioned together with the right to transfer by way of lease, assignment, or sale, for realizing the secured asset.
   b) To take over the management of the business of the borrower including right to transfer by way of lease assignment or sale and realizing the security.
   c) To appoint any person as Manager to manage the secured assets, the possession of which will be taken over by us and the Manager shall manage the secured assets and any transfer of secured assets shall vest in the transferee all rights in or in relation to, the secured assets, as if the transfer had been made by you.
   d) To write to or issue notice in wiring to any person, who has acquired any of the secured assets against which security interest has been created from whom any money is due or may become due to you to pay us the money.

7. Please take a note that as per Section 13 (13) of the Act, after receipt of this notice, you are restrained from disposing off or dealing with the securities without our prior written consent.

8. 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 the borrower to redeem the secured assets.

FOR BANK OF MAHARASHTRA

Assistant General Manager
Laxmipuri Branch (0018) Kolhapur

बैंक ऑफ महाराष्ट्र
कोल्हापूर
416 002
0018 लक्ष्मीपुरी

Bank of Maharashtra

Department Of Posts

Bulk Booking Receipt

Booking Ref. ID.	: 2466017810112587581	**Base Tariff (incl. VAS)**	: 376.00
Booking Office	: Shahupuri S.O	**Discount**	: 0.00
Booking Date/Time	: 10-11-2025, 13:57:52	**Base After Discount (incl. VAS)**	: 376.00
User	: 10335610	**CGST**	: 34.00
Product Type	: SP_INLAND_DOC	**SGST**	: 34.00
Mode of Payment	: Cash	**Prepaid Amount**	: 0.00
Booking Office GSTIN	: 27AAAGP0086Q1ZS	**Duties**	: 0.00
Customer ID	:	**Net Amount**	: 444.00
Contract ID	:		

Track on www.indiapost.gov.in or Dial 18002666868

Sl.No	Article No	Sl.No	Article No	Sl.No	Article No	Sl.No	Article No	Sl.No	Article No
1	EM585050454IN	2	EM585050468IN	3	EM585050471IN	4	EM585050485IN	5	EM585050499IN
6	EM585050508IN	7	EM585050511IN	8	EM585050525IN				

article_number	sender_name	sender_add	receiver_name	receiver_addrline1	created_da	total_amo
EM585050454IN	BANK OF MAHARASHTRA	KOLHAPUR	SHWETA V PAWAR	PASHAN SUS ROAD SU	2025-11-10	55.5
EM585050471IN	BANK OF MAHARASHTRA	KOLHAPUR	RAVINDRA P PAWAR	604 CHURCHGATE	2025-11-10	55.5
EM585050485IN	BANK OF MAHARASHTRA	KOLHAPUR	PANDURANG V PAWAR	SUS ROAD PASHAN	2025-11-10	55.5
EM585050499IN	BANK OF MAHARASHTRA	KOLHAPUR	DNYANOBA T PAWAR	SEED FARM AJARA	2025-11-10	55.5
EM585050508IN	BANK OF MAHARASHTRA	KOLHAPUR	PAWAR CONSTRUCTION	SEED FARM AJARA	2025-11-10	55.5
EM585050511IN	BANK OF MAHARASHTRA	KOLHAPUR	AMOL D PAWAR	SEED FARM AJARA	2025-11-10	55.5
EM585050525IN	BANK OF MAHARASHTRA	KOLHAPUR	SUREKHA G MOHITE	SEED FARM AJARA	2025-11-10	55.5
EM585050468IN	BANK OF MAHARASHTRA	KOLHAPUR	SHWETA V PAWAR	DEHU ALANDI ROAD T	2025-11-10	55.5