Bank of Maharashtra

Legal Department

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YEAR OF DEPOSITS FY 2026-27

Ref:AX-10/SARFAESI/AUCTION/Patel Agarbatti Works/2026-27 **Date: 17.10.2026**

By Regd.A. D / Speed post / Hand Delivery/ Email
Without Prejudice

Branch: UMERGA

Borrower : M/s Patel Agarbatti Works
Rep. by its Prop. Mr. Mehraj Malang Patel
Addr: Baher peth, Gunjoti , ,
Taluka Umerga , Dist Dharashiv -413606

2. Mr. Mehraj Malang Patel
Addr: Baher peth, Gunjoti ,
Taluka Umerga , Dist Dharashiv -4136006

Guarantor : Malang Mehaboob Patel
Addr: Baher peth, Gunjoti ,
Taluka Umcrga , Dist Dharashiv -4136006

Reg: - Notice for sale through E-auction in respect of mortgaged properties E-auction of properties on 18.11.2026

In terms of the powers vested in the undersigned as the Authorized 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 Physical Possession of the assets mentioned below for taking action Under the SARFAESI Act and to sell the said assets.

Notice is hereby given to you under the provisions of SARFAESI Act, 2002 that the Bank, being Secured Creditor is putting the following mortgaged Immovable property under E-Auction on a Reserve Price and Earnest Money deposit & increment are also given as under:

Sr. No.	Name of Borrower and Guarantor	Amount Due	Short Description	Reserve Price / Earnest Money Deposit / Bid Increment
12	**Branch: Umerga** **Borrower** : M/s Patel Agarbatti Works Rep. by its Prop. Mr. Mehraj Malang Patel Addr: Baher peth, Gunjoti , ,Taluka Umerga , Dist Dharashiv -413606	Rs.7,16,786/- Rupees Seven Lakhs Sixteen Thousand Seven hundred and Eighty Six Only) Only) + unapplied interest + Bank charges - deposit if any w.e.f	Property No.12 Mortgage of Property in the Name of Guarantor Mr. Malang Meheboob Patel: All the piece and parcel of the property bearing Plot no 25, Milkat no 1893, old survey no 2012, new survey no 22, At baher peth, Gunjoti, Tal Omerga Dist. Dharashiv 413606, ad measuring area 1600 Sq feet and	Reserve Price - Rs. 25.12 Lacs (Rs Twenty Five lacs Twelve Thousand Only) EMD Rs.2,51,200/- [Rupees Two Lacs Fifty One

	2. Mr. Mehraj Malang Patel Addr: Baher peth, Gunjoti , ,Taluka Umerga , Dist Dharashiv -413606 Guarantor : Malang Mehaboob Patel Addr: Baher peth, Gunjoti , ,Taluka Umerga , Dist Dharashiv -413606	30.07.2026	together with the Building and structures residential block to be constructed thereon admeasuring 1144.46 sq.ft built up in aggregate consisting of 3 rooms on Ground floor and all the fixtures annexed thereto and bounded as follows:- Boundaries as follow: - East: - Property of Imamsab Shaikh West: - 10 ft wide Govt Road South: - Property of Hamid Mojindar North: - 15 ft wide govt road	Thousand Two hunrded Only) Bid Increment Amount Rs. 25,000.00/- [Rupees Twenty-Five Thousand Only]

It is observed that the amount duo 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.

The copy of the sale notice duly signed by authorized officer is attached herewith.

Sr. No.	Particulars	Date & Time
1.	**Date and time of E- Auction**	18.11.2026 between 11.00 p.m. and 5.00 p.m.
2.	**Last Date of Submission of Bid with EMD**	17.11.2026 up to 04.00pm
3.	**Inspection Date & Time**	26.10.2026 to 30.10.2026 between 10:00 am. and 5:00 pm

E-auction shall be conducted through: Baanknet website: http://baanknet.com/eauctio-psb.

Chief Manager & Authorized Officer
Bank of Maharashtra.
Place: Solapur

बैंक ऑफ महाराष्ट्र अंचल कार्यालय सोलापुर SOLAPUR ZONAL OFFICE BANK OF MAHARASHTRA