



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

Asset Recovery Branch, Agarkar High School Bldg.,
2nd Floor, Somwar Peth Pune - 411011
Tel.No.: 7030924078 E-mail : brmgr1453@mahabank.co.in
Head Office : 1501, 'Lokmangal', Shivajinagar, Pune - 411 005



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 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 and Guarantor that the below described immovable property mortgaged/charged to the Secured Creditor i.e. Bank of Maharashtra the Physical possession of which have 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" basis on 23/03/2022 between 11:00 am and 2:00 pm for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers 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:

Lot No	Name of Borrowers and Guarantors	Amount Due and details of encumbrances	Reserve Price / Earnest Money Deposit / Bid Increase Amount & Possession Type
1	Borrower:- Mahendra Ghisulal Kumavat (A/c No.: 60146342237) Guarantor:- Mr. Shailesh Jaichand Parmar Concerned Branch: Asset Recovery Branch, Pune. Contact details : Mr. Anand Suman, Chief Manager & Branch Head. Mob. No. 8424025815, Br. Mob. No. 7030924078	LB: Rs. 11,44,267.00 UAI: Rs. 12,72,574.00 Total: Rs. 24,16,841.00 (As on 01/03/2022 plus further applicable interest thereon w.e.f. 02/03/2022 and costs, charges and expenses.	RP- Rs. 17,69,000/- EMD- Rs. 1,76,900/- Bid increment Amount- Rs. 25,000/- Possession Type : (Physical Possession)

Short description of the immovable property : Flat No. 106 on First floor of "I" Wing, admeasuring about 512.58 sq. ft. carpet area in the building "JADE RESIDENCES" constructed on: All the pieces and parcels of freehold and non-agricultural land or ground with the structures, messuages and tenements standing thereon bearing the following New Gat Nos. as per the recent 7/12 extract and admeasuring in aggregate 49,727 sq. mtrs.:

Sr. No.	Gat No.	Area (Sq. Mtrs)
1	1405- A (Old Gat No. 2391A)	18800
2	1405-B (Old Gat No. 2391B)	30927

Situate at Village Wagholi, Taluka Haveli, District Pune and **Bounded** as follows:- On or towards the **North:** By property owned by Mr. Bhadale, On or towards the **South:** By S. No./ Gat No. 2392, On or towards the **East:** By Gat No. 2406, On or towards the **West:** By Property owned by Mr. Jadhavrao & others.

Alongwith the said Flat, the Promoter (Creatoz Builders Pvt. Ltd.) has also agreed to allot for the exclusive use of the Purchaser (Mahendra Ghisulal Kumavat), additional affiliated area admeasuring 152.74 sq. ft. (carpet area) as shown in red colour boundary line on the plan annexed hereto as "Annexure E" of the Agreement for Sale dated 10/06/2013. Encumbrances: As mentioned below.

NOTE : 1) Encumbrances (as known to the Bank) : As per Builder's Demand Notice dated 06/06/2018, a total sum of Rs. 7,35,484.00 plus applicable interest is due. **2)** Bidders are advised to verify the Title, Property papers, Encumbrances, Society & other Charges etc. at their end. **3)** Last Date of Submission of Bid with EMD : 22/03/2022 till 04:30 PM, **4)** Inspection Date & Time: 11/03/2022 & 16/03/2022 between 4:00 PM and 5:00 PM with prior appointment. **5)** Bidders have to log in on the following website - "<https://www.mstcecommerce.com/auctionhome/ibapl/index.jsp>" for participation in the E-Auction. **6)** For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/properties_for_sale.asp" provided in the Bank's website. **7)** The Bank reserves the right to postpone/defer/cancel the E-auction without any Notice.

Date: 03/03/2022
Place: Pune

(Anand Suman)
Chief Manager & Authorised Officer, Asset Recovery Branch, Pune