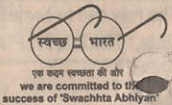




**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
भारत सरकार का उद्यम  
**एक परिवार एक बैंक**

**Stressed Asset Management Branch, Agarkar High School Bldg., 2nd Floor, Somwar Peth Pune - 411011**  
Tel.No.: 020-26130030, 26130029 E-mail: bom1446@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/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Bank of Maharashtra, the Symbolic/Physical possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is" and "Whatever there is Basis" in e-Auction on **06/03/2021 & 20/03/2021 at specific allotted time or each respective lot as given below** for recovery of the balance due to the Bank of Maharashtra 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 :

Sr. No.	Name of Borrowers and Guarantors	Amount Due and details of encumbrances	Short description of the immovable property with known encumbrances	Possession Type	Reserve Price / Earnest Money Deposit
1	<b>Borrower : PUCON</b> <b>Address:</b> Office No. 501 & 502, 5 <sup>th</sup> Floor, Saudamini Complex, Bhusari Colony, Kothrud Pune 411038. <b>Contact Detail : Name of the Branch Manager : Mr. Pragati Kumar, Mob. No. 9595098333, 020-26130029/30</b>	Rs. 8,64,46,529.94 (Rupees Eight Crore sixty four Lakhs Forty Six Thousand Five Hundred Twenty Nine and Paise Ninety Four Only) plus future interest thereon as applicable w.e.f. 01/06/2014 minus recovery if any.	<b>Lot No. 1 :</b> Office Premises No. 501 & 502, Wing C-2, 5 <sup>th</sup> Floor, Saudamini Complex, S. No 101/1, Kothrud, Pune 411038. Built up area of 140.58 sq.mts.	<b>Physical Possession; with No any known encumbrances</b>	<b>Reserve Price-</b> Rs.1,01,25,000/- (Rs. One crore One lakh Twenty Five thousand only) <b>EMD-</b> :- Rs.1012500/- (Rs. Ten lakhs Twelve thousand Five hundred Only) <b>Bid Increment Amount :</b> Rs. 50,000/- (Rupees Fifty Thousand Only)
			<b>Lot No. 2 :</b> Flat No.6, 1st floor, Rahul Complex CHS, Plot 19 & 20, S.No.38/2, CTS No.1189/19 & 1189/20, Hingane Budruk (Maharishi Karve Nagar), Pune owned by Mr. Sameer R Puranik & Mrs. Sneha S Puranik	<b>Property not in our physical possession and is with previous bidder / purchaser for which the auction is already cancelled.</b>	<b>Reserve Price-</b> Rs.80,00,000/- (Rs. Eighty lakhs only) <b>EMD-</b> :- 800000/- (Rs. Eight lakhs Only) <b>Bid Increment Amount :</b> Rs. 25000/- (Rupees Twenty Five thousand Only)
			<b>Lot No. 3 :</b> Land at Gat No.390/1 A, House No.218, area 5381 sqft, Mouje Akshi, Taluka Alibagh, Distt. Raigad, Maharashtra	<b>NA land, hence with No any known encumbrance.</b>	<b>Reserve Price-</b> Rs.43,60,000/- (Rs. Forty Three lakhs Sixty thousand only) <b>EMD-</b> :- Rs.4,36,000/- (Rs. Four lakhs Thirty Six thousand Only) <b>Bid Increment Amount :</b> Rs.25,000/- (Rupees Twenty Five thousand Only)
2	<b>Borrower: R. M. Reality Developers,</b> <b>Address:</b> 2, R. M. Classic, Indira Shankar Nagari, S No.81/4, Pune Paud Road, Near PMT Depot, Kothrud, Pune-411038. <b>Contact Detail : Name of the Branch Manager : Mr. Pragati Kumar, Mob. No. 9595098333, 020-26130029/30</b>	Rs. 30,25,68,868.00 (Rupees Thirty Crore Twenty Five Lakhs Sixty Eight Thousand Eight Hundred sixty eight Only) plus future interest thereon as applicable w.e.f. 03/10/2015 minus recovery if any.	<b>Lot No. 4 :</b> Residential and Commercial complex (G+5) on CTS No 271, Nearby Laxmi Road, N. C. Kelkar Road, Narayan Peth, Pune 411030; Admeasuring 9161.51 sqft including GF + Mezzanine and 5 floors plus Terrace plus car parking and motorcycle parking.	<b>Physical Possession; with No any known encumbrances</b>	<b>Reserve Price-</b> Rs. 8,43,75,000/- (Rs. Eight Crores Forty Three lakhs Seventy Five thousand only) <b>EMD-</b> :- Rs. 84,37,500/- (Rs. Eighty Four Lakhs Thirty Seven thousand Five hundred Only) <b>Bid Increment Amount :</b> Rs.500000/- (Rupees Five Lakhs Only)
			<b>Lot No. 5 :</b> Bungalow "UTKARSH" (Ground + stilt + 1st floor) at S. No 62 & 65, Plot No. 25, Mahatma Co-op. Society Ltd, Near Society office, Pune 411 038, Plot area 5490 sq.ft. and built up area of 3293 sq.ft.	<b>Physical Possession; with No any known encumbrances</b>	<b>Reserve Price-</b> Rs. 4,13,08,000/- (Rs. Four Crores Thirteen Lakhs Eight thousand only) <b>EMD-</b> :- Rs. 41,30,800/- (Rs. Forty One Lakhs Thirty thousand Eight hundred Only) <b>Bid Increment Amount :</b> Rs. 2,00,000/- (Rupees Two Lakhs Only)
			<b>Lot No. 6 :</b> NA land at Gat No.1224 (area 0H 84R) + 1225 (area 0H 80R) at Pirangut, Tal. Mulshi, District Pune	<b>NA land, hence with No any known encumbrance.</b>	<b>Reserve Price-</b> Rs. 27,60,00,000/- (Rs. Twenty Seven Crores Sixty Lakhs only) <b>EMD-</b> :- Rs. 2,76,00,000/- (Rs. Two Crore Seventy Six Lakhs Only) <b>Bid Increment Amount :</b> Rs. 2,00,000/- (Rupees Two Lakhs Only)
3	<b>Borrower: M/s Surefire Die-Casting Technologies Pvt. Ltd.</b>	Rs. 14,21,06,634.00 (Rupees Fourteen Crore Twenty One Lakh Six Thousand Six Hundred Thirty Four Only) plus future interest and penal interest thereon as applicable w.e.f. 01/10/2017 minus recovery if any.	<b>Lot No. 7 :</b> Industrial Land at Gat No. 116/1, admg 5H 26R, 53025 sqft i.e. 4928 sq.m. (bounded as East: Gat No.116/1 part; South: Gat No.116/1 part; West: Road 12m. of irrigation Deptt. And part of Gat 116/1; North: Property of Nagdeo Spices out of 116/1) and undivided interest in area admg 10795 sq.ft. for road (for road East-West admg 12 meters & South-North admg 83.65meters) out of Gat 115 at Wadgaon Tal. Khandala Dist. Satara in the name of M/s. Surefire Die-Casting Technologies Pvt. Ltd.	<b>NA Land with shed as on where is basis and No any known encumbrance.</b>	<b>Reserve Price-</b> Rs.1,39,00,000/- (Rs. One Crore Thirty Nine lakhs only) <b>EMD-</b> :- Rs.13,90,000/- (Rs. Thirteen Lakhs Ninety thousand Only) <b>Bid Increment Amount :</b> Rs.1,00,000/- (Rupees One lakh Only)

**Date of Inspection and Time for Respective Lot No.**

- Lot 1: 25/02/2021 between 10.00 am to 11.30 am
- Lot 2: 25/02/2021 between 4.30 pm to 5.30 pm
- Lot 3: 26/02/2021 between 3.00 pm to 5.00 pm
- Lot 4: 25/02/2021 between 2.30 pm to 4.00 pm
- Lot 5: 25/02/2021 between 12.00 pm to 1.30 pm
- Lot 6: 05/03/2021 between 11.30 am to 1.00 pm
- Lot 7: 05/03/2021 between 11.00 am to 12.30 pm

**Date of E-Auction and Time for Respective Lot No.**

- Lot 1: 06/03/2021 between 10.30 am to 11.30 am
- Lot 2: 06/03/2021 between 11.30 am to 12.30 pm
- Lot 3: 06/03/2021 between 12.30 pm to 1.30 pm
- Lot 4: 06/03/2021 between 1.30 pm to 2.30 pm
- Lot 5: 06/03/2021 between 11.00 am to 12.00 pm
- Lot 6: 20/03/2021 between 10.00 am to 11.00 am
- Lot 7: 20/03/2021 between 12.00 pm to 1.00 pm

In case of properties at 4 to 6, borrower has filed an SA (L) No.1173/2020 before Hon'ble DRT. However, "No Stay is granted."  
In case of Lot No.7, borrower has filed an 113/2018 dt 16.07.2018 pending for filing of documents.

Last Date of KYC & EMD Submission : For lot No. 1 to 5 date is 04.03.2021 till 5.00 pm • For lot No. 6 to 7 date is 18.03.2021 till 5.00 pm

For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/properties\_for\_sale and https://www.bankeuctions.com provided in the Bank's website.  
The Bank reserves the right to postpone/defer/cancel this e-auction without giving any reason.

Date: 16/02/2021  
Place: Pune

Sd/-  
(Pragati Kumar)  
Authorised Officer, SAMB, Pune  
Mob. : 9595098333, Tel. 020-26130030