



एक ऑफ महाराष्ट्र
Bank of Maharashtra
एक ऑफ महाराष्ट्र

PUNE CITY ZONAL OFFICE :
Yashomangal, 1183/A, F. C. Road, Shivajinagar, Pune - 5, Tele. : 020-2557 3347, E-mail : legal_pcr@mahabank.co.in
Head Office : Lokmangal, 1501, Shivajinagar, Pune-5

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 Borrowers and Guarantors 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", "As is what is" and "Whatever there is" basis in E-Auction 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/ies and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

Sl. No.	Name of Borrower and Guarantors	Amount Due & details of encumbrances	Short Description of the Immovable Property with Known Encumbrances	Possession Type	Reserve Price / Earnest Money Deposit / Bid Increment
1	Borrowers: - 1. R. K. Solution (Prop. Pooja Alok Pardeshi), Address: - "Shop No. 5 Subhadra Heights, S No. 86 to 91, Aundh, Pune 411009) And also Address at: 446, Budhwar Peth, Prarthana Samaj Lane, Pune 411002) Guarantor:- 1. Mr. Rajendra Shankarrao Kawade, 512, Budhwar Peth old Tapkar lane, Pune-411002 A/C Is of Pune Camp Branch, Contact details : Mr. Manish Edlabadkar, Branch Manager - 8420538058, Landline No: 020-26137250/26130416	Rs. 21,60,714/- (Rupees Twenty One Lakh Sixty Thousand Seven Hundred Fourteen Only) plus interest @ 13.65 % thereon w.e.f 03/09/2014 plus costs, charges and expenses minus recovery if any.	Property Lot No. 1 : All those pieces and parcels of Shop No. 5, on the Ground floor of the building "Subhadra Heights", CTS no. 86 to 91, Aundh, Pune Built up area 209 sq.ft. Encumbrances: Not Known	Physical Possession	Reserve Price - Rs. 8,01,000/- (Rupees Eight Lakhs One Thousand Only) EMD - Rs. 80,000/- (Rupees Eighty Thousand Only) Bid Increment Amount - Rs. 10,000/- (Rupees Ten Thousand Only)
2	1) Mr. Mallappa Gangappa Sangoli, Address: - Flat No 302, 3rd Floor S, No 87, Hissa No 321, Wing B, Shishi Residency, Mohamadwadi, Tal: Haveli, Dist: Pune. Also address at - Hissa No. 557, Survey No 87, Sasane Vasti, Mohamadwadi, Near Harharreshwar Temple, Hadapsar, Pune 411028. 2) Mr. Valbhav Mallappa Sangoli, Address: - Flat No 302, 3rd Floor S, No 87, Hissa No 321, Wing B, Shishi Residency, Mohamadwadi, Tal: Haveli, Dist: Pune. Also address at - Hissa No 227, Survey No 87, Sasane Vasti, Mohamadwadi, Near Harharreshwar Temple, Hadapsar, Pune 411028 A/C Is of Tlak Road Branch, Contact details: Mr. Ravindra Kumar, Branch Manager - 7044526966, Landline No: 020-24336635/24321445	Rs. 27,88,531/- (Rupees Twenty Seven Lakhs Sixty Eight Thousand Five Hundred Thirty One Only) plus interest @ 9.70% thereon w.e.f. 09/08/2017 plus costs, charges and expenses as applicable minus recoveries if any.	Property Lot No. 2 : All that piece and parcel of residential Flat No. 302, admeasuring area about 595 Sq. Ft. i.e. 55.27 Sq.mt, 3rd Floor, S, No. 87, Hissa No. 321, Wing - B, Shrushti Residency, Mohamadwadi, Tal - Haveli, Dist - Pune Encumbrances: Not Known	Physical Possession	Reserve Price - Rs. 18,92,000/- (Rupees Eighteen Lakhs Ninety-two Thousand Only) EMD - Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only) Bid Increment Amount - Rs. 10,000/- (Rupees Ten Thousand Only)

For Properties
1) Date and time of E-Auction : 20/08/2021 between 1:00 p.m. and 2:00 p.m. 2) Inspection Date & Time : 12/08/2021 between 1:00 p.m. and 4:00 p.m.
3) Last Date of Submission of EMD: 17/08/2021 till 04:30 PM

Sl. No.	Borrowers / M/s / Guarantors:-	LB: Rs. 4,46,53,718.84 UAI: Rs. 2,05,23,885.66 (as on 29/07/2021) plus further applicable interest thereon w.e.f 30/07/2021 and costs, charges and expenses. LB: Rs. 30,00,000.00 UAI: Rs. 19,86,516.00 (as on 29/07/2021) plus further applicable interest thereon w.e.f 30/07/2021 and costs, charges and expenses.	Property Lot No. 3 : All that piece and parcel of land admeasuring area of 154.70 sq. mts, together with building/structures at City Survey No. 701, Sadashiv Peth, within the local limits of Pune Municipal Corporation, situated within registration Sub-District Taluka Haveli, Dist Pune bounded as : East : By 702, Sadashiv Peth, Pune, South : By Inside Narrow Lane, West: By 700, Sadashiv Peth Pune, North : By Kumbhakar Road Together with building constructed to be constructed thereafter and together with permissible FSI and TDR that may be permitted to load on the said plots along with all easementary rights, appurtenances, ingress, egress, incidental and other ancillary rights thereto. Encumbrances: - There is a Tenancy right on area adm. 10x10 feet consisting of one room on the ground floor rear side of the subject property, decided by Hind Additional Judge, Small Causes Court, Pune in Suit bearing No. 1702/1987 titled as Mr. Dhondiram Kisanlal Jethale & Anr. Vs Dnyaneshwar Krishna Kshirsagar (Tenant) and in related Civil Appeal No. 1109/1988 (decided on 22/04/1991).	Physical Possession	Reserve Price - Rs. 2,75,00,000/- (Rupees Two Crore Seventy Five Lakh Only) EMD - Rs. 27,50,000/- (Rupees Twenty Seven Lakh Fifty Thousand Only) Bid Increment Amount - Rs. 50,000/- (Rupees Fifty Thousand Only)
---------	--------------------------------	--	---	---------------------	--

हस्ताक्षर
हस्ताक्षर
हस्ताक्षर

4	Borrowers:- M/s S2S Engineers and Contractors Guarantors:- 1) Mr. Sopan Baburao Anap, (Reportedly Deceased) 2) Mrs. Sangita Sopan Anap, Concerned Branch: Asset Recovery Branch, Pune. Contact details: Mr. Anand Suman, Chief Manager & Branch Head. Mob. No. 8424025815 Br. Mob. No. 7030924078	LB: Rs. 1,32,40,955.46, UAI: Rs. 2,87,92,706.15 (as on 29/07/2021 plus further applicable interest thereon w.e.f. 30/07/2021 and costs, charges and expenses)	Property Lot No. 4: All the premises bearing Flat No. 204 (Admeasuring 57 sq.mt (613.32 sq.ft.) carpet, 77.50 sq.mt. (834.00 sq.ft.), sitable built up with terrace 7 sq.mt. (75.32 sq.ft.) included, at Second Floor, Building B-3, along with covered Car Parking No. 24 outside the Building B-3, situated at all that piece and parcel of the properties situated at revenue Village Kharabwad, Dist. Pune, within the local limits of Sub-Divisional Officer Khed and within the jurisdiction of Registration Sub District Tal. Khed, Pune. Encumbrances: Not Known	Physical Possession	Reserve Price - Rs. 21,70,000/- (Rupees Twenty One Lakh Seventy Thousand Only) EMD - Rs. 2,17,000/- (Rupees Two Lakh Seventeen Thousand Only) Bid Increment Amount - Rs. 10,000/- (Rupees Ten Thousand Only)
5	Borrowers:- M/s. Chaitanya Enterprises Guarantors:- 1) Mrs. Aparna Mahesh Nighot, 2) Mr. Mahesh Pandurang Nighot, 3) Mr. Ravindra Babarao Zodge (Bhujbal) Concerned Branch: Asset Recovery Branch, Pune. Contact details: Mr. Anand Suman, Chief Manager & Branch Head. Mob. No. 8424025815, Br. Mob. No. 7030924078	LB: Rs. 4,40,25,232.08, UAI: Rs. 8,05,67,480 (as on 29/07/2021 plus further applicable interest thereon w.e.f. 30/07/2021 and costs, charges and expenses)	Property Lot No. 5: All that piece and parcel of Commercial Premises bearing Shop "G" on the ground floor adn. 18.95 sq.mt i.e. 204 sq. ft. built up and basement store 75.28 sq.mt. i.e. 810 sq. ft. (including proportionate common area for staircase, lift and landing) of the Building known as "Krishna Chambers", Pashan, Pune at S. No. 148/1A/2A/2 148/1A/2B bounded as: On or towards East: Shop No. "F", On or towards West: Margin space of Plot and Compound Wall, On or towards South: Pashan-Sur Road, On or towards North: Shop No. "I" Encumbrances: Not Known	Symbolic Possession	Reserve Price - Rs. 68,00,000/- (Rupees Sixty Eight lakh only) EMD - Rs. 6,80,000/- (Rupees Six Lakh Eighty thousand Only) Bid Increment Amount - Rs. 25,000/- (Rupees Twenty Five Thousand Only)
6	Borrower:- 1) Sh. Anil Jayasingrao Chavan, 2) Sh. Jayasing Vishwanath Chavan, 3) Sou. Prabhavati Jayasingrao Chavan Guarantor:- 1) Sou. Manisha Anil Chavan, 2) Sh. Dyaneshwar Yashwantmane Concerned Branch: Asset Recovery Branch, Pune. Contact details: Mr. Anand Suman, Chief Manager & Branch Head. Mob. No. 8424025815, Br. Mob. No. 7030924078	LB: Rs. 1,45,49,543.91 UAI: Rs. 1,40,34,927.28 (as on 29/07/2021 plus further interest applicable thereon w.e.f. 30/07/2021, costs and expenses.	Property Lot No. 6: All that piece and parcel of property bearing Bhumapen No. 295/1A, Plot No. 13 admeasuring H.O. 02.94 Acre and alongwith constructed R.C.C Building situated at Malkapur, Tal. Karad, Dist. Satara. Boundaries as East: Nagarpachayat 25 feet Road, West: Plot No. 4-5, South: Plot No. 12, North: Plot No. 14 Encumbrances: Not Known	Physical Possession	Reserve Price - Rs. 92,92,000/- (Rupees Ninety Two Lakh Ninety Two Thousand Only) EMD - Rs. 9,29,200/- (Rupees Nine Lakh Twenty Nine Thousand Two Hundred Only) Bid Increment - Rs. 25,000/- (Rupees Twenty Five Thousand Only)
7	Borrower:- M/s. Emporis Autocare Pvt. Ltd. Guarantors:- 1) Mr. Sagar Madhukar Pendse, 2) Mrs. Anuja Sagar Pendse Concerned Branch: Asset Recovery Branch, Pune. Contact details: Mr. Anand Suman, Chief Manager & Branch Head. Mob. No. 8424025815, Br. Mob. No. 7030924078	LB: Rs. 35,89,822.00, UAI: Rs. 207,1060.00 (as on 29/07/2021 plus further applicable interest thereon w.e.f. 30/07/2021 and costs, charges and expenses) LB: Rs. 36,64,908.00, UAI: Rs. 14,13,856.00 (as on 29/07/2021 plus further applicable interest thereon w.e.f. 30/07/2021 and costs, charges and expenses) LB: Rs. 10,00,000.00, UAI: Rs. 4,20,462.00 (as on 29/07/2021 plus further applicable interest thereon w.e.f. 30/07/2021 and costs, charges and expenses) LB: Rs. 39,09,000.00, UAI: Rs. 36,01,024.00 (as on 29/07/2021 plus further applicable interest thereon w.e.f. 30/07/2021 and costs, charges and expenses)	Property Lot No. 7: All that piece and parcel of Residential unit (PMC Property No. 014/08/02/50002) on the Roof Terrace of the first floor of the Building named "MOHQR" adn area 75.83 sq.mt/ 816 sq.ft. (built up) along with leasehold rights, fixtures, furniture & amenities attached to the residential unit duly constructed on the property as under: All that piece and parcel of land bearing Plot No. 10, Hissa No. 9, totally admeasuring area 144 sq. mtrs. situated at Labade colony, Off Cummins College Road, Karve Nagar, Haveli, Dist. Pune and within the local limits of Pune Municipal Corporation bounded as: On or towards East: By Road, On or towards South: By remaining part of the S. No., On or towards West: By Kulshee Colony, On or towards North: By Plot No. 9. Encumbrances: Not Known	Physical Possession	Reserve Price - Rs. 44,00,000/- (Rupees Forty Four Lakhs Only) EMD - Rs. 4,40,000/- (Rupees Four Lakh Forty Thousand Only) Bid Increment Amount - Rs. 25,000/- (Rupees Twenty Five Thousand Only)

For Properties Lot No. 3 to 7

- 1) Date and time of E- Auction : a) 20/08/2021 between 11:30 a.m. and 12:30 p.m. for Properties mentioned in Lot No. 3 to 6.
b) 07/09/2021 between 11:30 a.m. and 12:30 p.m. for Property mentioned in Lot No. 7.
- 2) Inspection Date & Time : a) 05/08/2021 between 3:00 p.m. and 4:00 p.m. with prior appointment for Properties mentioned in Lot No. 3 to 6.
b) 26/08/2021, 03/09/2021 between 3:00 p.m. and 5:00 p.m. with prior appointment for Property mentioned in Lot No. 7.
- 3) Last Date of Submission of EMD : a) 17/08/2021 till 04:30 pm for Properties mentioned in Lot No. 3 to 6.
b) 04/09/2021 till 04:30 pm for Property mentioned in Lot No. 7.

Bidders have to log in on the following website : "<https://www.mstecommence.com/auctionhome/ibap/index.jsp>". Registration of Bidders is essential with <https://www.mstecommence.com/auctionhome/ibap/index.jsp>

Bidders to upload requisite KYC Documents. Please note that verification of KYC documents takes minimum four days' time. Hence, bidders are advised to register and upload KYC documents well in advance i.e. four days in advance to avoid last minute anxiety. 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.

The Bank reserves the right to postpone/defer/cancel this e-auction in prevalent COVID situation.

Date : 31/07/2021
Place: Pune

Sd/-
(A.A. Kulkarni)
Authorized Officer, Pune City Zone, Pune

Indian Express dtd 31/07/2021

PUNE