

 <p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra एक परिवार एक बैंक</p> <p>प्रधान कार्यालय: "जनमंगल", 1501, शिवाजीनगर, पुणे - 411005. H. O.: "Lokmangal", 1501, Shivajinagar, Pune - 411005.</p>	<p>पुणे पश्चिम अंचल कार्यालय: "जनमंगल", पुराना मुम्बई पुणे महामार्ग, मोरवाडी, बैंक ऑफ महाराष्ट्र पिम्परी शाखा के उपर, पिम्परी, पुणे १८ Pune West Zonal office: "Janamangal" 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune-411 018 टेलीफोन/TELE: 020-2733 5329</p>	
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Sale Notice for Sale of Immovable Properties
(Appendix - IV -A)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9(1) 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 Bank of Maharashtra, the possession of which have been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on **16.06.2026**, for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under –

Sr. No	Branch name and Name and address of Borrowers / Guarantors	Total dues as on 14.05.2026	Details of the Secured Assets put for auction / sale & Type of possession with the Bank & Encumbrances	Reserve Price
				EMD
				Bid Increase amount
1	Housing Finance Branch Wakad Pune Borrower 1. Mr. Chetan Balu Patil & 2. Mrs. Prajakta Chetan Patil, Both R/o Flat No. 208, Wing – B, Ranjan Heights, Ravet, Pune-412101	Rs. 10454086.00 (Rupees One Crore Four Lakhs Fifty Four Thousand Eighty Six Only) plus further Interest as applicable w.e.f. 15.05.2026 and other cost & expenses.	Flat No. 208, 2 nd Floor, Wing – B, on building named "Ranjan Heights", admeasuring total carpet area 1073.71 sq. ft (Including terrace and balcony area), Total Built-up area 1449.51 sq. ft. constructed on land bearing Survey No. 92, admeasuring 134.66 Sq Mtr, situated at Ravet, Taluka Haveli, Dist Pune, Pune-412101 Possession Type: Physical Encumbrances known to Bank: NIL	11016276.00 1101627.60 100000.00
2	Housing Finance Branch Wakad Pune Borrower 1. Mr. Ashish Asaram Karkade 2. Mrs. Rohini Ashish Karkade Gat No. 657, Near Mahindra, Subhashwadi, Nighoje, Khed, Pune - 410501	Rs. 2333109.00 (Rupees Twenty Three Lakhs Thirty Three Thousand One Hundred and Nine Only) plus further Interest as applicable w.e.f. 15.05.2026 and other cost & expenses.	Flat no. 502, Fifth Floor, Yashodhan Apartment constructed on land bearing Sr. No. / CTS No. / Gat No. 921 & 922 located at Khed Shivapur, Taluka Haveli, District Pune-412205, Built-up area 1222 Sq. Ft. Possession Type: Symbolic Encumbrances known to Bank: NIL	1818000.00 1818000.00 30000.00
3	Housing Finance Branch Wakad Pune Borrower 1. Mr. Jameer Sadik Naikwadi	Rs. 10045937.00 (Rupees One Crore Forty-Five Thousand Nine Hundred Thirty Seven Only) plus	Flat no. 5, First Floor, 10/186, Roshan Co-op Housing Society Ltd. constructed on land bearing Sr. No. / CTS No. / Gat No. / Milkat No. 995 located at Nanapeth, Pune City,	7038720.00

Restricted



	Flat No. – 108, Raviraj Colrado Apartment, Malik Nagar, Kondhwa, Pune - 411048	further Interest as applicable w.e.f. 15.05.2026 and other cost & expenses.	District Pune-411001, Built-up area 1222 Sq. Ft. Possession Type: Symbolic Encumbrances known to Bank: NIL	703872.00 100000.00
4			Flat no. 101, Building No. 01, First Floor, Yashodhan Apartment constructed on land bearing Sr. No. / CTS No. / Gat No./ Milkat No. 921, 922 located at Khed Shivapur, Taluka Haveli, Pune City, District Pune-412205, Built-up area 48.32 Sq. Mtr. Possession Type: Symbolic Encumbrances known to Bank: NIL	1818000.00 1818000.00 30000.00
5	Housing Finance Branch Wakad Pune Borrower 1. Dinesh Mohan Khadtare Flat No. 1104, wing a vision starwest, Phase 1, new excel motors services, tathawade, Pune-411033	Rs. 6809340.00 (Rupees Sixty-Eight Lakhs Nine Thousand Three Hundred Forty Only) plus further Interest as applicable w.e.f. 15.05.2026 and other cost & expenses.	Flat No. 1104, 11 th Floor, Wing A, "Vision Starwest Phase 1", constructed on NA land Bearing Sr. No. 126/127, Hissa No. 5, situated at New Excel Motors Services, Village Tathawade, Pune-411057, total carpet area 707.84 sq. ft, built-up area 955.58 sq. ft. Possession Type: Symbolic Encumbrances known to Bank: NIL	7330176.00 733017.60 50000.00
6	Chakan Branch Borrower 1. Jameer Sunnubhai Kazi 2. Sunnubhai Ltifbhai Kazi Flat No 11, A Buildig 2 nd Floor, "Adiraj Nakshtra" Gat No 2406/3, Chakan-Ambethan Road, Chakan, Tal Khed, Dist Pune – 410501	Rs. 13013639.00 (Rupees One Crore Thirty Lakhs Thirteen Thousand Six Hundred Thirty-Nine Only) plus further Interest as applicable w.e.f. 15.05.2026 and other cost & expenses.	Residential Flat no 201, 2nd Floor, B wing, " Bhagyatara" constructed on land bearing Gat No 2454/1 (New), 3809 (Old), situated at Chakan, Tal Khed, Dist Pune 410501, Maharashtracarpet area 583 sq. ft., built-up area 965.90 sq. ft. Possession Type: Symbolic Encumbrances known to Bank: NIL	3670420.00 3670420.00 30000.00
7	Guarantors: 3. Raju Badshah Pathan Khandoba Mal, Chakan, Tal. Khed, Dist. Pune-410501		Flat No. 8 and 9, 1 st Floor, Rajlaxmi Residency, construted on land bearing Gat No. 1908 (New), 3308 (Old), situated at Chakan, Tal. Khed, Dist. Pune, built-up area 1037 sq. ft. Possession Type: Symbolic Encumbrances known to Bank: NIL	3448025.00 344802.50 50000.00

Date of E- Auction: 16/06/2026 between 11:00 p.m. to 02:00 p.m.,

Last date of submission of KYC and EMD: 15/06/2026

Inspection Date & Time: 10/06/2026 to 12/06/2026 with prior appointment

Bidders have to log in on the website-(<https://baanbnet.com/eauction-psb/x-login>), and get themselves registered, deposit Pre-Bid EMD amount before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment and updation of the same in the website. This may take some time as per banking process and hence bidders in their own interest are advised to submit the pre-bid EMD amount well in advance, that is at least 24 hours before the e-Auction date to avoid last minute rush.

Bank reserves the right to postpone/defer/cancel the e-auction without assigning any reason.



For detailed terms and condition of the sale, please refer to the link provided in website of Bank of Maharashtra i.e. <https://bankofmaharashtra.in/propsale.asp> and (<https://baanknet.com/eauction-psb/x-login>). Prospective bidders can contact the Authorized Officer Mr. Sunil Sahu on Mob. No. 9420753667.

This notice is 30 days statutory Notice under the SARFAESI Act, 2002 to the above mentioned Borrowers, Guarantors and Mortgagors.

Date: 15.05.2026

Place: Pune

 
Authorized Officer
Bank of Maharashtra
Pune West Zone

