



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra

भारत सरकार का उद्यम

एक परिवार एक बैंक

Asset Recovery Branch : 2nd Floor, Agarkar High School Bldg.,
Somwar Peth, Pune - 411011. Phone : 7030924078,
E-mail: brmgr1453@mahabank.co.in

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 proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor i.e. Bank of Maharashtra, the **Possession** of which has 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"** for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower 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:

Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price
				EMD Amt. Bid Increment Amt.
1	Borrower: - M/S. Deshmukh Infrastructure. (Proprietor: Nilesh Madhukarrao Deshmukh) Guarantor: - 1. Mr. Parag Mangesh Raikar. 2. Mr. Dada Ananda Desai.	Rs.49,50,513.00 (Rupees Forty Nine Lakhs Fifty Thousand Five Hundred Thirteen Only) plus interest thereon @13.20% p.a. w.e.f. 01.03.2016 for A/c No. 60210164098 and Rs.76,927.00 (Rupees Seventy Six Thousand Nine Hundred Twenty Seven Only) plus interest thereon @13.20% w.e.f. 01.03.2016 for A/c No.60210174302 apart from penal interest, cost and expenses minus recovery if any.	Property Lot No.1: Flat No. 205 on the 2nd Floor of the Building Aayush Heights in the Aayush Heights Apartments admeasuring 425 Sq. Ft. (Carpet) i.e. 535 Sq. ft. (Built Up) consisting of 3 rooms and constructed on all those piece and parcel of land situate being and lying at Village: Fursungi in the registration District: Pune and Sub District: Haveli admeasuring 4540 Sq. Ft. bearing CTS/S. No. 207-1+2A/1. Encumbrances: Not Known Possession: Physical	Reserve Price: Rs.20,25,000.00/- (Rupees Twenty Lakhs Twenty Five Thousand Only) EMD: Rs.2,02,500.00/- (Rupees Two Lakhs Two Thousand Five Hundred Only) Bid Increment amount: Rs.25,000.00/- (Rupees Twenty Five Thousand Only)
2	Borrower: - Mr. Sandeep Dattatraya Pawar Guarantor/Co-borrower: Dr.Neha Sandeep Pawar	Rs. 3,43,93,542.00 (Rupees Three Crore Fourty Three Three Lacs Ninety Three Thousand Five Hundred Fourty Two Only) plus interest thereon @ 10.70 % p.a. w.e.f. 10/12/2023 plus penal interest, costs, charges and expenses as applicable as mentioned in the demand notice dtd 11/12/2023 minus recoveries if any.	Property Lot No.2: All that piece and parcel of a Residential Flat bearing No. 1102 admeasuring 87.14 Sq. Mtr. Carpet with attached terrace admeasuring 13.94 Sq. Mtr. Carpet on the Eleventh Floor of the Building No. D with Car Parking space in a scheme known as "AMIT'S COLORI" constructed upon Survey No. 60/2/2(Part) and 60/3 situated at revenue Village: Undri within District: Pune, Sub Registration District: Haveli and within the local limits of Pune Municipal Corporation. Boundaries of the property: On or towards the North: By Flat no.1101, On or towards the East: By open space, On or towards the West: By open space, On or towards the South: By Wing C •Encumbrances: Not Known • Possession: Physical Property Lot No.3: All that piece and parcel of a Residential Flat bearing No. 1103 admeasuring 87.14 Sq. Mtr. Carpet with attached terrace admeasuring 13.94 Sq. Mtr. Carpet on the Eleventh Floor of the Building No. D with Car Parking space in a scheme known as "AMIT'S COLORI" constructed upon Survey No. 60/2/2(Part) and 60/3 situated at revenue Village: Undri within District: Pune, Sub Registration District: Haveli and within the local limits of Pune Municipal Corporation. Boundaries of the property: On or towards the North: By Flat no.1104, On or towards the East: By open space, On or towards the West: By open space, On or towards the South: By Wing C. •Encumbrances: Not Known • Possession: Physical	Reserve Price: Rs. 66,80,000.00/- (Rupees Sixty six Lakhs eighty Thousand Only) EMD: Rs. 6,68,000.00/- (Rupees Six Lakh sixty eight Thousand Only) Bid Increment amount: Rs.25,000.00/- (Rupees Twenty Five Thousand Only)
3	Borrower: - Mr. Vasant Ramesh Anbhule & Mrs. Netrika Vasant Anbhule	Rs. 70,42,938/- (Rupees Seventy Lakh Fourty Two Thousand Nine Hundred Thirty Eight Only) plus future interest thereon @ Contractual Rate w.e.f. 10/01/2023 apart from penal interest, other cost and expenses thereon minus recovery if any	Property Lot No.4: All those pieces and parcels of land Situate being & lying at Row House No 3 Royal Heritage Row House Village Dhame Sarpanch Wasti, Daund in the registration District Pune Sub District Daund admeasuring 102.23 Sq Meters and bearing CTS/Survey No 171/2/2, CTS No 3069 Plot No 3, 4 & 5 Mortgaged by Vasant Ramesh Anbhule bounded as follows:- On or towards the North: by Row House No 3, On or towards the East: by S No 171/2/1, On or towards the West: by Road, On or towards the South: by Row House No 5 •Encumbrances: Not Known • Possession: Physical	Reserve Price: Rs.36,00,000.00/- (Rupees Thirty Six Lakhs Only) EMD: Rs.3,60,000.00/- (Rupees Three Lakhs Sixty Thousand Only) Bid Increment amount: Rs.25,000.00/- (Rupees Twenty Five Thousand Only)

4	Borrower:- M/s D K Auto Components Pvt Ltd. Guarantors: Mr. Ashish Dhirendra Gandhi, Mrs. Hiral Ashish Gandhi, Mrs. Kamini Dhirendra Gandhi	Rs.1,84,01,996.00 (Rupees One Crore Eighty Four Lakhs One Thousand Nine Hundred Ninety Six Only) plus interest thereon @ Contractual Rate w.e.f. 28/05/2018 apart from cost and expenses thereon, minus recovery if any.	Property Lot No. 5: All that piece and parcel of NA (Industrial) land bearing Gat No. 624, Hissa No. 9/35 admeasuring area about 5100 Sq. ft. situated at village Kuruli, Taluka Khed, Dist- Dist - Pune and within the jurisdiction of Sub Registrar Khed. bounded as : On or towards East: By Property of Mrs. Sujata E. Walke and Mrs. Ujwala S. Lokhande, On or towards South : By Property of Shri Gholap and Temgire, On or towards West : By Road, On or towards North: By Property of Shri Dinesh S. Navale. Together with easements appurtenant thereto and together with building / structure standing thereon and / or to be constructed thereon, and fixtures and fittings both present and future. • Encumbrances : Not Known • Possession: Symbolic	Reserve Price: Rs.96,50,000.00/- (Rupees Ninety Six Lakhs Fifty Thousand Only) EMD: Rs.9,65,000.00/- (Rupees Nine Lakhs Sixty Five Thousand Only) Bid Increment amount: Rs.50,000.00/- (Rupees Fifty Thousand Only)
5	Borrower:- M/s KK Waterproofing Prop Kedar Shyamrao Kale	Rs.2,22,91,797.69 (Rs. Two Crores Twenty Two Lakhs Ninety One Thousand Seven Hundred Ninety Seven Rupees And Sixty Nine Paise) Plus Unapplied Interest w.e.f. 06/01/2024 apart from further interest ,cost and expenses minus recovery if any.	Property Lot No. 6: All the Pieces & Parcels of the Shop No 9, Stilt Floor at Sr No 72, Vyomkesh, Sumeru Developers Apartments, Vadgaon Budruk, Tal Haveli District Pune 411041. •Encumbrances: Not Known • Possession: Physical	Reserve Price: Rs.55,25,000.00/- (Rupees Fifty Five Lakhs Twenty Five Thousand Only) EMD: Rs.5,52,500.00/- (Rupees Five Lakhs Fifty Two Thousand Five Hundred Only) Bid Increment: 25,000/- (Rupees Twenty Five Thousand Only)
			Property Lot No. 7: All the Pieces & Parcels of the Shop No 10, Stilt Floor at Sr No. 72, Vyomkesh, Sumeru Developers Apartments, Vadgaon Budruk, Tal Haveli District Pune 411041. •Encumbrances: Not Known • Possession: Physical	Reserve Price: Rs.35,25,000.00/- (Rupees Thirty Five Lakhs Twenty Five Thousand Only) EMD: Rs.3,52,500.00/- (Rupees Three Lakh Fifty Two Thousand Five Hundred Only) Bid Increment: 25,000/- (Rupees Twenty Five Thousand Only)
6	Borrower:- M/S Anupam Agencies Proprietor: Mr. Kalidas Gangaram Ambawale	Rs.77,21,229.00 (Rs. Seventy Seven Lakh Twenty One Thousand Two Hundred and Twenty Nine Only) Plus Unapplied Interest w. e. f. 13/06/2024 apart from further Interest, Cost, Charges and Expenses minus recovery if any.	Property Lot No. 8: All those Pieces and Parcels of Commercial Shop No.8 Ground Floor, in Sumeru Developers Project "Vyomkesh", S.No.72, Hissa No. 30, situated At Village Vadgaon Bk., Tal-Haveli, Dist-Pune within the limits of Pune Municipal Corporation admeasuring Carpet area of 23.69 Sq Mtrs & Loft area of 11.42 Sq Mtrs for Shop No 8 & Covered Car Parking area of 9.29 Sq Mtrs. • Encumbrances : Not Known • Possession: Physical	Reserve Price: Rs.59,85,000.00/- (Rupees Fifty Nine Lakhs Eighty Five Thousand Only) EMD: Rs.5,98,500.00/- (Rupees Five Lakhs ninety-eight Thousand five Hundred Only) Bid Increment : Rs.25,000.00/- (Rupees Twenty Five Thousand Only)

Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head, Asset Recovery Branch Pune. Mob. No. 7030924078.

Sr. No.	Particulars	Date & Time
1.	Date and time of E- Auction	For Lot No. 1 to 5 05/12/2025 between 11.00 a.m. and 4.00 p.m.
		For Lot No. 6,7,8 16/12/2025 between 11.00 a.m. and 4.00 p.m.
2.	Last Date of Submission of Bid with EMD	Before commencement of E-auction (as per Baanknet rules)
3.	Inspection Date & Time	For Lot No. 1 to 5 and 6 to 8 27/11/2025 between 11:00 am. and 4:00 pm

Note:

1. Borrower has Possession with No any known encumbrance. However, there can be some dues by respective societies, Government/local authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies/builder. Dues/Charges/ encumbrances, if any due on the respective property, shall be borne by the bidder.
2. E-auction shall be conducted through the E-Bikray. Bidders have to log in on the website – "<https://baanknet.com/>" and have to register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration-related queries, the contact number is 8291220220 and E mail id is "support.baanknet@psballiance.com".

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.

Date: 11/11/2025
Place: Pune

Asst. Gen. Manager & Authorised Officer,
Bank of Maharashtra

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.