



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra

भारत सरकार का उद्यम
एक धरिदार 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: - Mr. Nilesh Balkrishna Pate Guarantor: - NA	Rs. 1,21,93,762.00/ Rupees One Crore twenty one lakhs ninety three thousand seven hundred sixty two only) Plus intrest thereon at applicable rate wef.12.01.2022 apart from cost and expenses, minus Recovery if any.	Property Lot No.1: Flat No. 1006 in the "B" Building admeasuring carpet area of 554 Sq. ft. i.e. 51.47 Sq. Mtrs. situated on the 10th Floor of the Building styled as "FIESTA" along with terrace adjoining to Flat No. 1006 admeasuring 113 Sq. ft. i.e. 10.50 Sq. Mtrs. and one covered car parking admeasuring 100 Sq. ft. i.e. 9.30 Sq. Mtrs., being constructed upon all that piece and parcel of the land and ground situated within the registration Sub District Taluka Havell, Dist Pune 411045 and situated within the limits of Pune Municipal Corporation bearing S. No. 35/2/1/2, Mouje Baner, Pune admeasuring an area of 6000 Sq. Mtrs.. i.e. 60 Are out of total area of 68.7 Are. Encumbrances: Not Known Possession: Physical	Reserve Price: Rs.44,15,000.00/- (Rupees Fourty four lakhs fifteen thousand Only) EMD: Rs.4,41,500.00/- (Rupees Four lakhs forty-one thousands five hundred Only) Bid Increment amount: Rs. 25,000.00/ (Rupees Twenty Five Thousand Only)
			Property Lot No. 2: Flat No. 1206 in the "B" Building admeasuring carpet area of 554 Sq. ft. i.e. 51.47 Sq. Mtrs. situated on the 12th Floor of the Building styled as "FIESTA" along with terrace adjoining to Flat No. 1206 admeasuring 113 Sq. ft. i.e. 10.50 Sq. Mtrs. and along with overhead terrace of Flat No. 1206 admeasuring 502 Sq. ft. i.e. 46.64 Sq. Mtrs and one covered car parking admeasuring 100 Sq. ft. i.e. 9.30 Sq. Mtrs., being constructed upon all that piece and parcel of the land and ground situated within the registration Sub District Taluka Havell, Dist Pune 411045 and situated within the limits of Pune Municipal Corporation bearing S. No. 35/2/1/2, Mouje Baner, Pune admeasuring an area of 6000 Sq. Mtrs. i.e. 60 Are out of total area of 68.7 Are. Encumbrances: Not Known Possession: Physical	Reserve Price: Rs. 55,31,000.00/- (Rupees Fifty-five lakhs thirty one thousand Only) EMD: Rs. 5,53,100.00/- (Rupees Five lakhs fifty-three thousands one hundred Only) Bid Increment amount: Rs. 25,000.00/ (Rupees Twenty Five Thousand Only)
			Property Lot No. 3 : Flat No. 1106 in the "B" Building admeasuring carpet area of 548 Sq. ft. i.e. 50.91 Sq. Mtrs. situated on the 11th Floor of the Building styled as "FIESTA" and one covered car parking admeasuring 100 Sq. ft. i.e. 9.30 Sq. Mtrs., being constructed upon all that piece and parcel of the land and ground situated within the registration Sub District Taluka Havell, Dist Pune 411045 and situated within the limits of Pune Municipal Corporation bearing S. No. 35/2/1/2, Mouje Baner, Pune admeasuring an area of 6000 Sq. Mtrs. i.e. 60 Are out of total area of 68.7 Are. Encumbrances: Not Known Possession: Physical	Reserve Price: Rs. 36,27,000.00/- (Rupees Thirty six lakhs Twenty seven thousand Only) EMD: Rs.3,62,700.00/- (Rupees Three lakhs sixty two thousand seven hundred Only) Bid Increment amount: Rs. 25,000.00/- (Rupees Twenty Five Thousand Only)
			Note - For lot no. 1-3 society dues around 4 lakhs per flat pending, alongwith property tax dues around 1 lakh also pending. Flats are in unfinished condition with interior work pending.	

2	Borrower: - Mrs. Dipika Pradosh Mishra. Co-Borrower: - Mr. Pradosh Kumar Mishra.	Rs. 34,57,059.00 (Rupees Thirty Four Lakhs Fifty Seven Thousand Fifty Nine Only) plus applicable interest thereon w.e.f. 27.03.2023 apart from cost, expenses and charges minus recovery if any.	Property Lot No.4 : The 2BH Flat No. A4-506 in the project "Arihant Alok Phase I" admeasuring 55.82 Sq. Mtrs. Carpet Area situated on land bearing Survey No.52, Hissa No. 33A, 33B, 33C situated at Village: Bhisegaon, Taluka: Karjat, District: Raigad within the jurisdiction of Sub Registrar: Karjat and within the limits of Gram Panchayat: Bhisegaon, Panchayat Samiti: Karjat and Zilla Parishad: Raigad. Encumbrances: Not Known Possession: Physical	Reserve Price: Rs. 35,15,000.00/- (Rupees Thirty five Lakhs fifteen Thousand Only) EMD: Rs. 3,51,500.00/- (Rupees Three Lakhs fifty one thousand five hundred Only) Bid Increment amount: Rs. 25,000.00/ (Rupees Twenty Five Thousand Only)
3	Borrower: - M/s Schematic Aircon & Automation Private Limited. Directors 1.Sandeep Shankar Awari 2.Pradeep Shankar Awari Guarantor: - 1.Sandeep Shankar Awari 2.Pradeep Shankar Awari 3.Vimal Shankar Awari	Rs. 4,38,10,290 (Rupees Four Crore Thirty Eight Lakhs Ten Thousand Two Hundred Ninety Only)) plus interest thereon @Contractual Rate p.a WEF 09.02.2023 apart from cost, expenses and charges minus recovery if any.	Property Lot No. 5 : All the Piece & Parcels of Shop No 101 Ground Floor Building G Mega Center on S No 153/A/1 to 4/1, 153A/1 to 4/2, 153A/a to 5 Nearby Noble Hospital, Solapur Road, Magarpatta, Hadapsar Taluka Haveli Pune 411028 Bounded as below: North: Shop No G 102, South: Lift, East: Open Space, West: Open Passage Encumbrances: Not Known Possession: Physical	Reserve Price: Rs.37,50,000.00/- (Rupees Thirty Seven Lakhs fifty Thousand Only) EMD: Rs.3,75,000.00/- (Rupees Three Lakhs Seventy five Thousand Only) Bid Increment amount: Rs. 25,000.00/ (Rupees Twenty Five Thousand Only)
			Property Lot No. 6: All the Piece & Parcels of Office No 303 & 304 3rd Floor Building G Mega Center on S No 153/A/1 to 4/1, 153A/1 to 4/2, 153A/a to 5 Nearby Noble Hospital, Solapur Road, Magarpatta, Hadapsar Taluka Haveli Pune 411028 Bounded as below: North: Office No 302 South: Office No 305, East: Entrance, West : Open Space Together with fixtures & furniture's thereon Encumbrances: Not Known Possession: Physical	Reserve Price: Rs.60,90,000.00/- (Rupees Sixty Lakhs ninety Thousand Only) EMD: Rs.6,09,000.00/- (Rupees Six Lakhs nine Thousand Only) Bid Increment amount: Rs. 25,000.00/ (Rupees Twenty Five Thousand Only)
4	1) Mr. Dadasaheb Baban Kalbhor (borrower), 2) Mrs. Varsha Dadasaheb Kalbhor (Gurantor) Both at : Raiwadi, Loni Kalbhor, Near Old Canal Raywadi, Tal. Haveli, Dist. Pune 412201	Rs. 2,16,86,599 (Rupees Two Crore sixteen Lakhs eighty-six Thousand five Hundred Ninety nine Only)) plus interest thereon @ Contractual Rate p.a WEF 04.12.2018 apart from cost, expenses and charges minus recovery if any.	Property Lot No. 7 : Flat No.204 & 205, 2nd floor admeasuring carpet area 123.91 Sq. Mtr. collectively along with adjacent enclosed balcony area admeasuring 16.08 Sq. Mtr. collectively along with adjacent terrace area admeasuring 24.06 Sq. Mtr. collectively and adjacent dry balcony area admeasuring 7.51 Sq. Mtr. collectively and exclusive right to use two covered car parking in the project known as "Polaris" constructed on the land bearing S Nos. 40/1C/1, 40/1C/2 & 40/1C/4 admeasuring area 00H 40R, 00H 20R & 00H 40R respectively lying and situated at Mundhwa, Tal. Haveli, Dist. Pune. Encumbrances: Not Known Possession: Symbolic	Reserve Price: Rs.1,28,00,000.00/- (Rupees one crore twenty eight lakhs Only) EMD: Rs.12,80,000.00/- (Rupees Twelve Lakhs eighty Thousand Only) Bid Increment amount: Rs. 50,000.00/- (Rupees Fifty Thousand Only)
			Property Lot No. 8 : Flat No.207, 2nd floor admeasuring carpet area 56.66 Sq. Mtr. along with adjacent enclosed balcony area admeasuring 8.34 Sq. Mtr. along with adjacent terrace area admeasuring 9.55 Sq. Mtr. and adjacent dry balcony area admeasuring 4.10 Sq. Mtr. and exclusive right to use one covered car parking in the project known as "Polaris" constructed on the land bearing S Nos. 40/1C/1, 40/1C/2 & 40/1C/4 admeasuring area 00H 40R, 00H 20R & 00H 40R respectively lying and situated at Mundhwa, Tal. Haveli, Dist. Pune. Encumbrances: Not Known Possession: Symbolic	Reserve Price: Rs.59,00,000.00/- (Rupees Fifty nine Lakhs Only) EMD: Rs. 5,90,000.00/- (Rupees Five Lakhs ninety Thousand Only) Bid Increment amount: Rs. 50,000.00/- (Rupees Fifty 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 8 15/11/2025 between 11.00 a.m. and 4.00 p.m.
2.	Last Date of Submission of Bid with EMD	15/11/2025 up to 3 p.m.
3.	Inspection Date & Time	For Lot No. 1 to 8 06/11/2025 between 10:00 am. to 5:00 pm

Important information: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

Note:

- Bank 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.
- 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: 13/10/2025

Place: Pune

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

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