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|  |  <p><b>Legal Department</b></p> <p>Zonal Office, Agarwal Palace, First Floor, D Mart-Bharati Vidyapith Road, Opp. Patanjali Mall, Jule Solapur, Solapur - 413004</p> <p>फोन /Phone - (0217) 2733870 / 71<br/>ई-मेल /E-mail: legal_sol@bankofmaharashtra.co.in</p> |  <p><b>YEAR OF DEPOSITS</b></p> <p>FY 2026-27</p> |
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Ref:AX-10/SARFAESI/AUCTION/Rhaturaj/2025-26

Date: 05.09.2026

**By Regd.A. D / Speed post / Hand Delivery/ Email  
Without Prejudice**

**Branch: Navipet**

**Borrower; -**

**Mr. Rhaturaj Bhalchandra Nelegaonkar  
Flat No 12, Nath Prima Apartment,  
70 Railway Line, North Solapur  
Solapur-413001**

Reg: - Notice for sale through E-auction in respect of mortgaged properties E-auction of properties on **21.09.2026**

In terms of the powers vested in the undersigned as the Authorized Officer of Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets Act ,2002 (SARFAESI ACT) and the Rules, the Authorized Officer of the Bank has taken Physical Possession of the assets mentioned below for taking action Under the SARFAESI Act and to sell the said assets.

Notice is hereby given to you under the provisions of SARFAESI Act, 2002 that the Bank, being Secured Creditor is putting the following mortgaged Immovable property under E-Auction on a Reserve Price and Earnest Money deposit & increment are also given as under:

| Sr. No. | Name of Borrower and Guarantor                                                                                                                | Amount Due                                                                                                                      | Short Description                                                                                                                                                                                                                                              | Reserve Price / Earnest Money Deposit / Bid Increment                                                                                 |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 3.      | Branch: Navipet<br><br>Borrower; -<br><br>Mr. Rhaturaj Bhalchandra Nelegaonkar<br>Flat No 12, Nath Prima Apartment,<br>70 Railway Line, North | Rs.<br>35,47,721.56/-<br>(Thirty-five lakh forty-seven thousand seven hundred twenty-one rupees fifty-six paise plus interest @ | <b><u>Property No.1</u></b><br><br>All the piece and parcel of the property bearing Row <b>House no 6/106</b> , Plot no 7, S No 85/A/3A/1, 85/A/3A/2, Parvati Nagar, Degaon, North Solapur, Solapur 413 002<br>(Owned by Mr. Rhaturaj Bhalchandra Nelegaonkar) | <b><u>Reserve Price</u></b><br>Rs. 18,00,000/-<br>(Rupees Eighteen Lakhs Only)<br><br>EMD<br>Rs.1,80,000/-<br>[Rupees One Lakh Eighty |

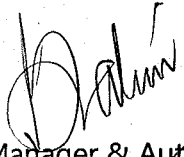
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| Solapur<br>Solapur-413001 | contractual rate<br>expenses and<br>other charges<br>there on<br>w.e.f.23.10.2025 | <p>Boundaries as follow: -<br/>East: - Rear Margin<br/>West: - Front Margin<br/>South: - Unit No 06/105<br/>North: - Unit No 06/107</p> <p>CERSAI :200061575995</p> <p><b>Property No.2</b><br/>All the piece and parcel of the<br/>property bearing Row <b>House no<br/>6/108</b>, Plot no 7, S No 85/A/3A/1,<br/>85/A/3A/2, Parvati Nagar, Degaon,<br/>North Solapur, Solapur 413 002<br/>(Owned by Mr. Rhuturaj<br/>Bhalchandra Nelegaonkar)</p> <p>Boundaries as follow: -<br/>East: - Rear Margin<br/>West: - Front Margin<br/>South: - Unit No 06/107<br/>North: - Side Margin.</p> <p>CERSAI:200061576646</p> <p>Possession Symbolic</p> | <p>Thousand Only)</p> <p>Bid Increment<br/>Amount<br/>Rs. 25,000.00/-</p> <p><b>Reserve Price</b><br/>Rs. 18,50,000/-<br/>(Rupees<br/>Eighteen Lakhs<br/>Fifty Thousand<br/>Only)</p> <p><b>EMD</b><br/>Rs.1,85,000/-<br/>[Rupees One<br/>Lakh Eighty-Five<br/>Thousand Only)</p> <p><b>Bid Increment<br/>Amount</b><br/>Rs. 25,000.00</p> |
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It is observed that the amount duo to the bank is not yet paid by you. Please note that the Authorized officer of the bank under the powers vested in him under the SARFAESI Act and Rules, shall be selling the said properties or any part of it by any mode prescribed by the Act to any purchaser/s on the terms and conditions as may be determined by the bank in its sole discretion.

The copy of the sale notice duly signed by authorized officer is attached herewith.

E-auction shall be conducted through: Baanknet website: <http://baanknet.com/eauctio-psb>.

| Sr. No. | Particulars                             | Date & Time                                            |
|---------|-----------------------------------------|--------------------------------------------------------|
| 1.      | Date and time of E- Auction             | 21.09.2026 between 11.00 am. and 5.00 p.m.             |
| 2.      | Last Date of Submission of Bid with EMD | 20.09.2026 up to 04.00pm                               |
| 3.      | Inspection Date & Time                  | 14.09.2026 to 18.09.2026 between 10:00 am. and 5:00 pm |

  
 Chief Manager & Authorized Officer  
 Bank of Maharashtra.  
 Place: Solapur

