

	 Bank of Maharashtra अंचल कार्यालय - सातारा "जीवनतारा", एल.आई.सी. बिल्डिंग, कलेक्टर कार्यालय के सामने, सातारा- 415001 Satara Zonal Office "Jeevantara", LIC Building, Opp. Collector Office, Satara-415001	
Corporate Office: Montclair, 134/1, Baner- Pashan Link Road, Pashan, Pune 411021		

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 Borrower/s and Guarantor/s 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", "Whatever there is" and "Without Recourse"** basis in e-auction on **15.10.2026 between 01.00 p.m. and 05.00 p.m.** for recovery of the balance due to the Bank of Maharashtra 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:

Sr No .	Branch	Name of Borrower and Guarantors	Amount Due (Rs.)	Short description of the immovable property/ies with known encumbrance	Possession Type	Reserve Price / Earnest Money Deposit / Bid Increment
1.	Aundh	<u>Borrower/s: -</u> 1. Mr. Aniket Anil Adhav 2. Mrs. Sangeeta Anil Adhav	Rs. 17,99,284/- (Amount In Words – Rupees Seventeen Lakhs Ninety Nine Thousand Two Hundred Eighty Four Only) as on 01.12.2025 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 1 All those pieces and parcel of the property with construction and fixture of the Flat No. F 2 in building named Rajgad Heights there being & lying at Plot no. 21 admeasuring 1.4331 Sq. mtr. & 22 admeasuring 1.30000 sq. mtrs. in Survey No. 163/1/164/1/2 totally admeasuring 273.31 sq.mtrs situated at Village Goleshwar Tal Karad, GRAMPANCHAY AT MILKAT NO '1208/9 BEHIND	Physical Possession	Reserve Price – Rs . 15,77,000/- (Rupees Fifteen Lakhs Seventy Thousand Only) EMD - Rs.1,57,700/- (In Words – Rupees One Lakh Fifty Seven Thousand Seven Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				RAJNAKSHATRA APARTMENT SHAMBHO MAHADEV NAGAR VILLAGE GOLESHWAR TALUKA KARAD within local limits of Karad and registered in the name of Mr. Aniket Anil Adhav & Mrs. Sangeeta Anil Adhav Property Bounded as: On the North: Flat No F 4 on 1st Floor On the South: Open Space in Lay-out On the West: Flat No F -1 on 1st Floor On The East : Road in Lay-out CERSAI ID: 200077071570 Encumbrances: Not Known		
2.	Kolki	<u>Borrower/s: -</u> 1. M/s. Sky Enterprises Proprietor: Mr. Riyazuddin alias Rizwan Majahar Kazi 2. Mr. Riyazuddin alias Rizwan Majahar Kazi (Prop. Of M/s. Sky Enterprises) <u>Guarantors:</u> 3. Mr. Irfan Majahar Kazi 4. Mrs. Isharat Begam Majahar Kazi 5. Mr. Pirmahamad Abdulhamid Shaikh	Rs.20,32,573/- (in Words – Rupees Twenty Lakhs Thirty Two Thousand Five Hundred Seventy Three Only) as on 07.10.2024 plus further interest at applicable rates plus costs, charges and expenses etc.	Property Lot No. 2 1) City Survey No 500 being totally admeasuring 20.9 sq. Meter and construction thereon situated at Mahatpura Peth, within local limits of Phaltan and registered in the name of Mr. Riyajuddin Majhar Kazi and Mr. Irfan Majhar Kazi in the Registration Sub – District Phaltan and Registration District – Satara Bounded: On the North: Road On the South: CTS No 501 On the East: CTS No 501	Physical Possession	Reserve Price - Rs. 20,41,000/- (Rupees Twenty Lakh Forty-One Thousand Only) EMD - Rs.2,04,100/- (In Words – Rupees Two Lakh Four Thousand One Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				On the West: CTS No 499 CERSAI Asset ID: 200086390454 2) City Survey No. 501 being totally admeasuring 40.1 sq. Meter and construction thereon situated at Mahatpura Peth, within local limits of Phaltan and registered in the name of Mr. Riyajuddin Majhar Kazi, Mr. Irfan Majhar Kazi and Isharat Begam Majahar Kazi in the Registration Sub – District Phaltan and Registration District – Satara Bounded: On the North: CTS No 501 On the South: CTS No 531 On the East: CTS No 525 paiki On the West: CTS No 499 CERSAI Asset ID: 200086394520 3) City Survey No 525 Being totally admeasuring 46.8 sq. Meter and construction thereon situated at Mahatpura Peth, within local limits of Phaltan and registered in the name of Mr. Rizwan Majhar Kazi and Mr. Irfan Majhar Kazi in the Registration Sub – District Phaltan		
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				and Registration District – Satara Bounded: On the North: Road On the South: CTS No 525 On the East: CTS No 502 On the West: CTS No 499 and 500 CERSAI Asset ID: 200086396670 Encumbrances: Not Known		
3.	Phaltan	<u>Borrower/s: -</u> 1. M/s Kotlingnath Shetkari Samuh 1(a) Mr. Tushar Nanasao Sarak (President & Borrower) 1(b) Mr. Tayappa Gabaji Khatal (Secretary & Borrower) 2. Mr. Nanasao Bapurao Sarak (Mortgagor)	Rs. 2,83,49,879.54/- (Grand Total In words – Rupees Two Crore Eighty Three Lakh Forty Nine Thousand Eight Hundred Seventy Nine Rupees Fifty Four Paise only) as on 15.01.2026 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 3. a. Hypothecation of Machinery & Equipment's purchase for Milk Processing Unit At-Mirgaon, Tehsil-Phaltan Ta. Phaltan, Dist.Satara.41552 3 CERSAI ID: - 200077599314 b. Hypothecation of Stocks and Book Debts At-Mirgaon, Tehsil-Phaltan Ta. Phaltan, Dist.Satara.41552 3 CERSAI ID: - 200086874433 c. Gat No. 217/2/D, Milakat No. 1135, At Mouje- Wathar Nimbalkar, Taluka-Phaltan, District-Satara, Pin Code-415523 admeasuring 0.21.57 H R OWNED BY Mr. Nanasao Bapurao Sarak (Mortgagor)	Symbolic Possession	Reserve Price – Rs. 2,09,91,000/- (Rupees Two Crore Nine Lakh Ninety One Thousand Only). EMD – Rs.20,99,043/- (In Words – Rupees Twenty Lakhs Ninety Nine Thousand Forty Three Only) Bid increment Amount Rs. 1,00,000/- (In Words - Rupees One Lakh Only)

				Boundaries of the property: North: Remaining land out of Gat No. 217/2/D South: Gat No. 237 East: Land of Sivaji Shankar Panhale West: Phaltan-Pusegoan Road CERSAI ASSET ID NO. 20007759931 Encumbrances: Not Known		
4	Malharpeth	<u>Borrower/s: -</u> 1. Mr. Pravin Sampat Desai 2. Smt. Kusum Sampat Desai <u>Guarantors:</u> NIL	Rs. 15,36,366/- (In words Rupees Fifteen Lakh Thiry Six Thousand Three Hundred Sixty Six only) as on 04.02.2026 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 4 All that piece of and parcel of land located at Malakapur, Tal-Karad, Dist-Satara bearing Bhumapan No. 169/4E admeasuring area 0 H 35 R out of which share of Prabhakar Mahadev Gaikwad ie. 128 Sq.Mtr bearing Malakapur Muncipal Council Milkat No.745, share of Mr.Jaggnath Balu Vibhute ie 128 Sq.Mtr bearing Malakapur Muncipal Council Milkat No.750 and Bhumapan No. 169/6/1 admeasuring area 01 H 48 R out of which share of Manisha Hanmant Shingan ie.96 Sq.Mtr bearing Malakapur Muncipal Council Milkat No.752 bounded as under:-	Symbolic Possession	Reserve Price – Rs. 15,79,000/- (Rupees Fifteen Lakh Seventy Nine Thousand Only). EMD - Rs.1,57,900/- (In Words - Rupees One Lakh Fifty Seven Thousand Nine Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)

				EAST : Municipal Road. SOUTH : Property of Mr.More. WEST : Municipal Road. NORTH : Property of Mr.Chavan. Over Which a R.C.C. building is constructed, named and styled as "Swami Samarth Sankul" out of which a residential flat No.S-1 situated on Second Rivet floor admeasuring super builtup area 65.98 sq.mtr bounded as under:- EAST : Open Space of Building and Road. SOUTH : Flat No.S-2. West : Staircase and open space of building North : Open Space of Building Cersai asset Id – 200066853960 Encumbrances: Not Known		
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5	Marul Haveli	<u>Borrowers: -</u> 1. M/s. YUVA BIOFLOC AQUACULTUR E (Prop. Mr. Suraj Subhash Apshinge) 2. Mr. SUBHASH TUKARAM APSHINGE 3. <u>Guarantors:</u> NIL	Rs. 8,51,929/- (In words - Rupees Eight lakhs Fifty One Thousand Nine Hundred Twenty Nine only) as on 21/09/2026 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 5 First and exclusive charge and security by way of Mortgage charge in favour of the Mortgagee bank over the Mortgagor's present and future immovable properties along with the sheds, structures, premises as described herein below together with equipment, plants, machineries, furniture and fixtures of all those pieces and parcels of land situate being and lying Sonaichi Wadi, Taluka – Patan, Dist. Satara in the registration Dist. Satara Sub- Dist. Patan of Agri land admeasuring H00- 10.23R, Gat. No. 273 in the name of Mr. Subhash Tukaram Apshing at Sonaichi Wadi, Taluka – Patan, Dist. Satara and Bounded as: - On or Towards North: remaining property of Shri. Ravindra Tukaram Apshinge On or Towards South: Remaining property of S. No. 273 On or Towards East: Remaining property of S. No. 273 On or Towards West: Property of S. No. 239 CERSAI ID : 200061772780 Encumbrances: Not Known	Symbolic Possession	Reserve Price – Rs. 3,22,000/- (Rupees Three Lakh Twenty- Two Thousand Only) EMD - Rs.32,200/- (In Words – Rupees Thirty Two Thousand Two Hundred Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)
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6	Parali	Borrower: - 1. Mr. SHRIKANT SHRIRANG NIKAM Guarantor: - NIL	Rs.8,33,716.00 (Total amount In words Rupees - Eight Lakhs Thirty Three Thousand Seven Hundred Sixteen only) as on 06/01/2025 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 6 All those pieces and parcels of land and property situate being and lying at village Kaloshi, in the registration Dist. Satara, Sub- Dist. Satara admeasuring 2,250 Sq. Ft. and bearing CTS/Survey No. 322 of Milkat No.320, Village Kaloshi, Post Ambawade, Satara 415013 which is bounded as On or Towards North: - Property of Mr. Pandharinath Maruti Nikam On or Towards South: -Road On or Towards East:- Land of Laxman Hari Nikam On or Towards West: - Property of Mr. Vishwanath Shrirang Nikam Together with the buildings / residential block constructed thereon admeasuring 2,250 Sq. Ft. in aggregate consisting of 2 rooms on ground floor and of first floor, admeasuring as Ground Floor – 60.12 Sq. Mtrs, 1st Floor – 46.26 Sq. Mtrs. Total – 106.38 Sq. Mtrs. and all the fixtures annexed thereto. CERSAI ID: - 200037171144 Encumbrances: Not Known	Symbolic Possession	Reserve Price – Rs.8,68,000.00 (Rupees Eight Lakhs Sixty Eight Thousand Only) EMD - Rs. 86,800/- (In Words – Rupees Eighty Six Thousand Eight Hundred Only) Bid increment Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
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7	Vaduj	Borrower: - 1. Mr. Akash Balasaheb Godse 2. Mrs. Rutuja Akash Godse Guarantor: - NA	Rs. 2,65,35,341.05*(In words - Rupees Two Crores Sixty Five lakhs Thirty Five thousand Forty-one rupees five paise only) as on 21.04.2026 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	Property Lot No. 7 A residential Flat/ apartment No. 204 consisting of 5 rooms, admeasuring 124.45 sq. mts(carpet) i.e. 161.78 sq. mts.(built up) on the second floor, along with terrace adm 0sq.mts. and parking adm. 11.15 sq.mts of the building Rutugandh in the Rutugandh Apartments Project, /Society constructed on all piece and parcel of land admeasuring 1524.24 sq.mts. and bearing S.No./Gat no./CTS No.1315 at Baramati, Tal. Baramati, Dist, Pune and within the jurisdiction of the Sub Registrar Class 2 Office, Baramati-2 And bounded as under- On or towards the North: Duct On or towards the East: Margin Space On or towards the West: Duct & Lobby On or towards the South: Margin Space Cersai ID : 200068554148 Encumbrances: Not Known	Symbolic Possession	Reserve Price – Rs. 72,25,000/- (Rupees Seventy Two Lakh Twenty Five Thousand Only) EMD – Rs.7,22,500/-- (In Words - Rupees Seven Lakh Twenty Two Thousand Five Hundred Only) Bid increment - Amount Rs. 75,000/- (In Words - Rupees Seventy Five Thousand Only)
8	Powai Naka	A) Borrower: - 1. Mrs. Bhagyasri Sachin Gade	Rs. 23,86,960/- (Rupees Twenty Three Lakhs Eighty Six Thousand Nine Hundred and Sixty Only) as	Property Lot No. 8 All the piece and parcels of land and property at Po. CTS S.NO. 51, Flat	Symbolic Possession	Reserve Price – Rs. 14,79,000/- (Rupees Fourteen Lakhs Seventy Nine Thousand Only)

		2. Mr. Sachin Dnyaneshwar Gade Guarantor: - NA B) Borrower: - 1. M/S. CHAITANYASHRI CLASSES (Prop. Mrs. Bhagyashri Sachin Gade)	on 12/12/2022 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	no C-2, admeasuring 39.50 sq mtr, First Floor, Shriprasad Co-operative Housing Society, Somwar peth, Satara Dist - Satara -415002 Bounded by: East: Staircase & Flat No B2 West: open space North: Flat No A2 South : Open Space Cersai Asset Id : 200010844261 Encumbrances: Not Known		EMD – Rs. 1,47,900/- (In Words - Rupees One Lakh Forty Seven Thousand Nine Hundred Only) Bid increment - Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
9	Powai Naka	Borrower :- 1. Mr. Pradip Janakrao Shinde 2. Mr. Prasan na Pradip Shinde Guarantor :-NA	Rs.9,79,721/- (In words – Rupees Nine Lakh Seventy Nine Thousand Seven Hundred Twenty One only) as on 02/12/2024 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 9 Flat No.G-1,first floor, "Abhyudaya Arcade",Abhyudaya Sahakari Grihnirman Sanstha Ltd Satara,Viasawa Park,Satara area admeasuring 468.60 sq feet bounded as follows On or towards the North:-Plot No.64,77,86 On or Towards the East:-Open Space On or towards the West:-30 Ft Road On or Towards the South:-25 Ft Road CERSAI ID : 200055030907 Encumbrances: Not Known	Symbolic possession	Reserve Price – Rs. 16,43,000/- (Rupees Sixteen Lakhs Forty Three Thousand Only) EMD – Rs.1,64,300/- (In Words - Rupees One Lakh Sixty Four Thousand Three Hundred Only) Bid increment - Amount Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
10	Taradgaon	Borrower 1) Mrs. Sayali Tushar Phadtare, 2) Mr. Tushar Malhari Phadtare	Rs. 19,43,609/- (Amount In Words – Rupees Nineteen lakhs Forty Three Thousand Six Hundred Nine Only) as on 06/04/2024	Property Lot No. 10 Property in the name of Mrs Sayali Tushar Phadtare & Mr. Tushar Malhari Phadtare. All those pieces and parcel of the property with Sr No-514/b N.A Plot	Symbolic Possession	Reserve Price – Rs. 32,29,000/- (Rupees Thirty Two Lakhs Twenty Nine Thousand Only) EMD - Rs. 3,22,900/- (In Words – Rupees Three

			plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	No-57, Adm. 1.68 Sq.Mtr (1807.68 sq.ft) and construction Bunglow Ground Floor -85.65 sq.mtr and First Floor - 31.08 sq.mt Total Built Up areas 116.73 sq.mtr (1256.01 sq.ft) at Khamgaon Post Sakharwadi Tal Phaltan Dist Satara Maharashtra- 415521, within local limits of At G.P Khamgaon Tal Phaltan and registered in the name of Mrs Sayali Tushar Phadtare & Mr Tushar Malhari Phadtare Property Bounded as: Bounded By Boundaries of the Property (PLOT) Toward To East: By plot No-52 Toward To South :By 9 MT Wide Road Toward To West: By Plot No-56 Toward To North: Sr No-297 NA Area of the plot is 168Sq Meter CERSAI ID: 200076693241 Encumbrances: Not Known		Lakh Twenty Two Thousand Nine Hundred Only) Bid Increment Amount- Rs. 50,000/- (In Words - Rupees Fifty Thousand Only)
11	Koregaon	Borrower: - 1)Mr. Shaharukh Dilawar Shaikh	Rs. 18,46,571/- (Amount in words - Rupees Eighteen Lakhs Forty Six Thousand Five hundred Seventy One only) as on 14/05/2026 plus further interest at applicable rates plus costs, charges and expenses etc.	Property Lot No. 11 All that pieces and parcel of land and property at Flat / Apartment No. T – 2, consisting of 3 rooms admeasuring 60.40 Sq. Mtrs. on 3 rd floor along with terrace in the “Deeplaxmi Complex Apartments”, CTS No. 3B, Old CTS No. 3 & 4, Ramacha Got,	Symbolic Possession	Reserve Price – Rs. 21,87,000/- (Rupees Twenty-One Lakhs Eighty-Seven Thousand Only) EMD - Rs.2,18,700/- (In Words – Rupees Two Lakh Eighteen Thousand Seven Hundred Only) Bid Increment Amount-

			minus recoveries if any.	Satara – 415 002 being totally admeasuring 60.40 Sq. Mtrs. in City Survey No. 3B, situate at Ramacha Got, within local limits of Satara and in the Registration Sub Registrar District Satara and Registration District Satara and bounded as: - On or Towards North: CTS No. 5 On or Towards South: CTS No.3 and thereafter CTS No. 2 On or Towards East: Odha On or Towards West: Road CERSAI ID :200075761485 Encumbrances: Not Known		Rs. 25,000/- (In Words - Rupees Twenty Five Thousand Only)
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- 1. Date and time of E- Auction: 15.10.2026 between 01.00 p.m. and 05.00 p.m.**
- 2. Last date of EMD : as per Baanknet terms and conditions**
- 3. Inspection Dates & Time: - 16.09.2026 to 14.10.2026 between 10:00 a.m. and 4:00 p.m.
(With prior appointment only)**

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

The Borrower's and Guarantor's above named are hereby notified to pay the sum as mentioned along with up to dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Bidders have to log in on the following website – **"<https://baanknet.com/eauction-psb>"**

Registration of Bidders is essential with <https://baanknet.com/eauction-psb> and 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 to avoid last minute anxiety / rush.

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 and on – **"<https://baanknet.com/eauction-psb>".**

Once again please note that, interested bidders may deposit Pre-Bid EMD with ebrary before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in ebkray's Bank account and updation of such information in the e-auction 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 to avoid any last-minute problem."

The Bank reserves its right to postpone/defer/withdraw/cancel this e-auction without assigning any reasons and without any prior notice.

Date: - 09.09.2026

Place: Satara

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**Chief Manager and Authorised Officer
Satara Zone**