

 बँक ऑफ महाराष्ट्र Bank of Maharashtra एक परिवार एक बैंक	आस्ति वसूली शाखा दूसरी मंजिल, आगरकर हाईस्कूल बिल्डिंग, सोमवार पेठ, पुणे- 11 Asset Recovery Branch. 2nd Floor, Agarkar High School Bldg, Somwar Peth, Pune- 11 मो./Mob: 7030924078 ई-मेल/E-mail: arbit@bom.co.in	 75 AZADI KA AMRIT MAHOTSAV
	प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे- 5 Head Office: Lokmangal, 1501, Shivajinagar, Pune- 5	

AE59/ARB/E-auction/Yogendra Khedekar/2026-27

Date: 07.09.2026

To,

1. Mr. Yogendra Ramdas Khedekar

(Borrower)

Address: Flat no. 102, B3 Building,
Rakshaknagar, Gold Society,
Kharadi, Pune, 411014
Contact no.: 9765985099

2. Mr. Ramdas Baburao Khedekar

(Co-Borrower)

Address: Flat no. 102, B3 Building,
Rakshaknagar, Gold Society,
Kharadi, Pune, 411014

3. Mrs. Nitu Sharad Bhapkar

(Co-Borrower)

Address: Flat no. 102, B3 Building,
Rakshaknagar, Gold Society,
Kharadi, Pune, 411014

4. Mr. Baburao Tukaram Kalbhor

(Guarantor)

Address: At post Bibri Village,
Taluka Haveli, Distrcit Pune, 412110

5. Mr. Laxman Ramchandra Kalbhor

(Guarantor)

Address: At post Loni Kalbhor,
Raiwadi Road, Wadale Vasti,
Taluka Haveli, District Pune, 412201

Dear Sir / Madam,

Sub: Notice for sale of immovable properties (Appendix - IV -A) Under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002

Please take a notice that:

In terms of the powers vested in the undersigned as the Authorised 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 possession of the assets mentioned below for taking action under the SARFAESI Act and to sell the said assets for recovery of **Rs. 2,66,76,787/- (Rupees Two Crore Sixty**

Restricted



Six Lakhs Seventy Six Thousand Seven Hundred and Eighty Seven Only) plus unapplied interest @ contractual rate with effect from 14.05.2021 apart from penal interest, other cost and expenses thereon minus recovery if any due to Bank of Maharashtra.

The details of the property, reserve price and earnest money is as under: -

Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment
All those Pieces & Parcels of Flat No 102 on 1st Floor in Building B3 Rakshak Nagar Gold Co Operative Housing Society Constructed on S No 4 Hissa No 1 located at Village Kharadi Taluka Haveli District Pune and within the limits of Pune Municipal Corporation admeasuring area 69.53 Sq Mtrs – Built up and Terrace area of 8.77 Sq Mtrs owned by Mr. Yogendra Ramdas Khedekar, Mr Ramdas Baburao Khedekar & Mrs Nitu Sharad Bhapkar. Encumbrance: Not Known. Possession Type: Physical	Reserve Price: Rs. 76,71,000/- (Rupees Seventy Six Lakhs Seventy One Thousand Only) EMD: Rs. 7,67,100/- (Rupees Seven Lakhs Sixty Seven Thousand and One Hundred Only) Bid Increment amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)

Date of E-auction: 15.10.2026

It is observed that the amount due 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, after expiry of a period of 15 days from the date of publication of Public Notice for Sale if the entire amount due to the Bank together with up to date interest, costs and charges are not paid by you during this period.

The borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets.

Yours faithfully,



(Sudhir Kulkarni)
Assistant General Manager & Authorized Officer
Asset Recovery Branch, Pune