

APPLICANT HOUSE AUCTION NOTICE OF SALE NOTICE OF IMMOVABLE PROPERTY									
CAUTION: SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND SERVICES ACT, 2002 (SARFESA) AND THE SECURITIZATION OF ASSETS AND SERVICES ACT, 2002 (SARFESA).									
PMB HOUSING FINANCE LIMITED, Secured creditor website: www.pmhousing.com									
Sl. No.	Applicant Name	Address	City	State	Pin Code	Area	Plot No.	Plot Area	Plot Value
1	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
2	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
3	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
4	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
5	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
6	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
7	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
8	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
9	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
10	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
11	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
12	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
13	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
14	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
15	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
16	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
17	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
18	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
19	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
20	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
21	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
22	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
23	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
24	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
25	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
26	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
27	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
28	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005	23.54	24.54	24.54	24.54
29	M. K. KOLMUPUR	401/402, Panchsheel, Malhotra Plaza Venus Colony, Shahdara, Delhi	Kolhapur	Kolhapur	416005				

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भा.म. महाराष्ट्र का जीवन एक परिवार एक बैंक		Asset Recovery Branch - 2nd Floor, Agarkar High School Bldg., Somwar Peth, Pune - 411011. Phone : 7030924078, E-mail : brmgr1453@bankofmaharashtra.bank.in		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. Yash Metals (Prop. Kirtikumar Kanhyalai Devi) Guarantors : 1. Mr. Amol Subhash Jagdale 2. Mr. Atul Ramesh Nikam	Rs. 6,27,98,000/- (Rupees Six Crore Twenty Seven Lakhs Ninety Eight Thousand Rupees Only) Plus Unapplied Interest W. E. F. 17.06.2026 p.a. with monthly rest plus cost, charges and expenses till date of payment of the entire dues, minus recovery if any.	Property Lot No. 1: All that piece and parcel of premises bearing Office No. A-S-66 on the 2nd Floor in A Wing of Building "K.K. Market admeasuring 288.75 sq. ft. Carpet Area , 346.50 sq.ft. Land Bearing Survey.No. 19/A/3B (Dhankawadi) and Survey No. 674 .675 its C.T.S No. 850 (Bibewadi), situated at Dhankawadi and Bibewadi within the limits of Pune Municipal Corporation and within the limits of Sub Registrar Haveli Pune. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 44,97,000.00/- EMD: Rs. 4,49,700.00/- Bid Increment amount: Rs. 25,000/-		
2	Borrower : M/s. Arya Construction (Proprietor: Mrs. Sarika Sunil Patil) Guarantors: Nil	Rs. 4,43,06,179/- (Rs. Four Crore Forty Three Lacs Six Thousand One Hundred Seventy Nine Only) plus unapplied interest @12.75% p.a. with monthly rests. w.e.f. 04.01.2026, Cost and expenses minus recovery if any.	Property Lot No. 2 : All that piece and parcel and Parcels of Non-Agricultural Land Admeasuring area 30R and Industrial shed/ factory building thereon situated at Gat no. 334, Village Tilekarwadi, Khamgaon, Uruli Kanchan, Taluka Haveli, District Pune. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 2,43,00,000.00/- EMD: Rs. 24,30,000.00/- Bid Increment amount: Rs. 25,000/-		
3	Borrower : M/s Flograph Instrument & Control Guarantor: - Nil	Rs. 38,45,740.00/- (Rupees Thirty Eight Lakh Forty Five Thousand Seven Hundred Forty Five Only) plus unapplied interest @ contractual rate apart from penal interest, wef. 12.06.2023 other cost and expenses thereon minus recovery if any if any	Property Lot No. 3 : All the piece and parcel of Machinery placed at Gat No. 417, Gokulshirgaon MIDC Last Stop, near Nerli-Tamgaon Road, Opp. Sai Warehouse (Cement Godown), Tamgaon, Taluka Karveer, District Kolhapur -416234 • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 2,60,000/- EMD: Rs. 26,000/- Bid Increment amount: Rs. 10,000/-		
4	Borrower : M/s R C Laser Proprietor: Mr. Rupesh Arvind Choudhari Guarantor: - Nil	Rs. 3,27,40,500/- (Rupees Three Crores Twenty Seven Lakhs Forty Thousand Five Hundred only) plus unapplied interest thereon as mentioned in the demand notice dated 30.05.2023, apart from penal interest, cost and expenses, minus recoveries if any	Property Lot No. 4 : Flat No 102, First Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune • Encumbrance: Not Known • Possession Type: Physical Property Lot No. 5: Flat No 103, First Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune • Encumbrance: Not Known • Possession Type: Physical Property Lot No. 6 : Flat No 304, Third Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune • Encumbrance: Not Known • Possession Type: Physical Property Lot No. 7: Flat No 305, Third Floor, "Prayeja City Buiding No. D, S.No.71/6A/3 & others Besides Warje Hinjewadi Highway, Near Dhayari Phata Chowk, Wadgaon Bk. Pune • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 58,21,000/- EMD: Rs. 5,62,100/- Bid Increment amount: Rs. 25,000/- Reserve Price: Rs. 55,26,000/- EMD: Rs. 5,52,600/- Bid Increment amount: Rs. 25,000/- Reserve Price: Rs. 54,63,000/- EMD: Rs.5,46,300/- Bid Increment amount: Rs. 25,000/- Reserve Price: Rs. 54,63,000/- EMD: Rs. 5,46,300/- Bid Increment amount: Rs. 25,000/-		
5	Borrower : Mr. Ravindra Manikrao Gaikwad Guarantor :- Nil	Rs. 33,70,091/- (Rupees Thirty Three Lakhs Seventy Thousand Ninety One Only) plus interest thereon @ 7.40 % with monthly rest w.e.f. 27.3.2021 with monthly rest plus cost, charges and expenses till date of payment of the entire dues, minus recovery if any	Property Lot No. 8 : All that piece and parcel of the land situated at C.T.S. No. 612, 612/1, 612/2, 612/3, 612/4 (Admeasuring about 339 Sq.Mtrs. on that now developed building called Sai ANGAN, 4th floor, Flat No. 402, admeasuring about 700 Sq.Ft. built up situated at Village Pimpri in the locality called Pimpri Waghire, Pune 411017, jurisdiction of Sub Registrar Haveli-V, XVII within the limit of Pimpri Chinchwad municipal corporation and within the registration sub district of Tal-Haveli, Dist. Pune. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 27,81,000/- EMD: Rs. 2,78,100/- Bid Increment amount: Rs. 25,000/-		
6	Borrower :- 1. Mrs. Pushpa Shankar Kumbhar 2. Mr. Parth Shankar Kumbhar (Co. Borrower) Guarantor :- Nil	Rs. 38,56,000/- (Rs.Thirty Eight Lakhs and Fifty Six Thousand Only) plus interest at Contractual rate with monthly rest w.e.f. 30.07.2026 apart from cost and expenses thereon, minus recovery if any	Property Lot No. 9: All that Pieces & Parcels of Residential Flat No. 201 on the 2nd Floor of building Named " Anhanat Park" Admeasuring 84.96 Sq Mts Carpet Area, Constructed over Plot property Bearing CTS No. 2048/A Situated at Jaysingpur, Tal Shirol, Distt Kolhapur-416101 And Within the limits of Jaysingpur Nagar parishad Area. Owned by Mrs. Pushpa Shankar Kumbhar. • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 38,39,000/- EMD: Rs. 3,83,900/- Bid Increment amount: Rs. 25,000/-		
7	Borrower : M/S Best Foods Partners: Mr. Baldattara Rameshchandra Karkhanis, Mr. Sachin Suresh Dhumal Guarantor : Mrs. Shalini Rameshchandra Karkhanis Mr. Baban Baburao Indalkar (Deceased) Through Legal Heir : i) Mr. Prashant Baban Indalkar, ii) Mr. Shashikant Baban Indalkar, iii) Mrs. Vatsala Dryandeo Pawar, iv) Mrs. Yamuna Niwasrao Jagtap v) Neena Gajanan Nikam	Rs. 4,57,06,068/- (Rs. Four Crore Fifty Seven Lakhs Six Thousand and Sixty Eight Only) Plus Unapplied Interest at Contractual rate w.e.f. 25.11.2015 apart from further Interest, Cost, Charges and Expenses minus recovery if any.	Property Lot No. 10:- All piece and parcel of NA plot at gat no.82/5A of 20R, out of that 6.50 R share of Guarantor Baban Indalkar at Karanje tarf Satara. Registered mortgage. • Encumbrance: Not Known • Possession Type: Physical Property Lot No. 11: All those piece and parcel of Property lying on Plot No D 59 at Mauje Shelarwadi, MIDC, Tal Wai , Dist. Satara, Owned by Best Food , Admeasuring 600 Sq Ft Mtrs. bounded as:East - MIDC Road 25.0 M. R/W. West - MIDC open space No 19 South - Plot No D 58, North - Plot No. D 60 • Encumbrance: Not Known • Possession Type: Physical	Reserve Price: Rs. 1,06,56,000/- EMD: Rs. 10,65,600/- Bid Increment amount: Rs. 25,000/- Reserve Price: Rs. 45,41,000/- EMD: Rs. 4,54,100/- Bid Increment amount: Rs. 25,000/-		
8	Borrower : M/s Shr					