



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
विकास - समृद्धि - सेवा

एक महाराष्ट्र एक बैंक

Asset Recovery Branch :
2nd Floor, Agarkar Highschool Building,
Somwar Peth, Pune - 11. **Mob. 7030924078**
E-mail : bmrgr1453@mahabank.co.in

POSSESSION NOTICE (Appendix IV under the Act-Rule-8(1))

Whereas the undersigned being the Authorized Officer of the **Bank of Maharashtra**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interests (Enforcement) Rules, 2002 issued **Demand Notices** on the dates as mentioned below calling upon the following Borrower/s and Guarantor/s to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said Notice.

The Borrower/s and Guarantor/s having failed to repay the amount, Notice is hereby given to the Borrowers and the Public in general that the undersigned has **taken Physical Possession** of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the Security Interest Enforcement Rules 2002 on the dates mentioned below.

The Borrower/s and Guarantor/s in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Bank of Maharashtra, Asset Recovery Branch** for the amounts mentioned below.

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

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

Sr. No.	Name of Borrowers / Guarantor	Outstanding Amount in Rs.	Date of Demand Notice
			Date & Type of Possession
1	Borrower : M/s Balaji Upadhyay Infra and RMC (Proprietor: Mr. Ganapati Prasad Upadhyay) & Guarantor : Mr. Nityanand Upadhyay	Rs. 1,94,97,621/- (Rupees One Crore Ninety Four Lakhs Ninety Seven Thousand Six Hundred Twenty One) plus further interest as mentioned above with monthly rest apart from penal interest, plus cost, charges and expenses minus recovery if any	31/01/2024 29/09/2025

The details of the Immoveable properties Mortgaged to the Bank and taken possession by the Bank are as follows : All the Pieces & Parcels of Row House No. 05 in project "Pyramid Country" constructed on Gat No. 99 at village Bhukum, Tal Mulshi, Pune 412115. Admeasuring area 2126 sq ft.

2	Borrower : Mr. Ganapati Prasad Upadhyay and Mrs Nibedita Upadhyay	Rs. 1,28,71,423/- (Rupees One Crore Twenty Eight Lakhs Seventy One Thousand Four Hundred Twenty Three Only) plus further interest as mentioned above with monthly rest apart from penal interest, plus cost, charges and expenses, minus recovery if any	03/02/2024 29/09/2025
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The details of the Immoveable properties Mortgaged to the Bank and taken possession by the Bank are as follows : All the Pieces & Parcels of Row House No. 08 in Project "Pyramid Country" Gat No. 99 Bhukum, Tal Mulshi Pune -412115. Admeasuring area 2126 sq ft.

Date : 29/09/2025
Place : Pune

Asst. Gen Manager & Authorised officer,
Bank of Maharashtra