



Branch Office: ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No. 1
Plot No-B3, WIFI IT Park, Wagle Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand (Rs)	Name of Branch
1.	Ribcon Engineers Private Limited/ Kanchan Shrinivas Munde/ Prayag Angad Munde/ Shrinivas Angad Munde/ Abhijeet Angad Munde/ Ponima Balasaheb Karad/ 033905005668	Flat No.6, Second Floor, "Balaji Samruddhi", City Survey No.7532, Sahyadri Nagar, Vishrambaug, Taluka Miraj, City And District Sangli, Maharashtra - 416415/ September 07, 2026	July 09, 2026 Rs. 40,62,447.00/-	Sangali

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: September 10, 2026
Place: Sangli

Sincerely Authorised Officer,
For ICICI Bank Ltd.



APPENDIX - IV - A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES

E-AUCTION 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) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

FOR SALE OF: PNB Housing Finance Limited Secured Creditor

B.O. PIMPRI CHINCHWAD: Office No. 302, 3rd Floor, Gheewala Complex, Station Road, Chinchwad, Pune, Maharashtra -411019

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-B mortgaged/charged to the Secured Creditor, the construction/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to the borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)/once deceased, as the case may be indicated in Column no-A under Rule 3(4) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

Loan No. Name of the Borrower/ Secured Creditor/ Legal Heir(s)	Remitted Amount & Date (Rs)	Nature of Asset (C)	Description of the Property mortgaged (D)	Reserve Price (Rs) (E)	EMD (Rs) (F)	Last Date of Bid (G)	Bid Increment (Rs) (H)	Inspection Time (I)	Date of Sale (J)	Inspection Date (K)
HOU/PN/0317/276819 HOU/PN/0417/276815 HOU/PN/0317/263667, Deepa Chandrakant Wadkar, Ashwin Deepak Wadkar, B.O. PIMPRI CHINCHWAD	Rs. 3,86,472.44 / 5,77,447.88 & 31-03-2021	Physical Possession	Plot No. 307, 3rd Floor, 4th No.4595/0001, 455-456 (New), Wing P1, Seawana Nagar, (U) Area P1, Village-Cranian Tal Khed Dist. Pune, Maharashtra-411021, India.	12,33,000	1,28,300	24-09-2026	Rs. 10,000	10-09-2026 to 24-09-2026 12:00pm to 04:00pm	10-09-2026	NOT KNOWN

*Together with the further interest of 12% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1) As on date, there is no order restraining or or court injunction PNBHFL, the authorized Officer of PNBHFL, from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K, including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3) Please note that in terms of Rule 9(5) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of this sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15-days mentioned in the sale confirmation letter and the proper/secured asset shall be resold as per the provisions of Section Act. (4) M/s CT India Private Limited would be assisting the Authorized officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankofmaharashtra.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Ganesh Ashwini Nikshil Patil, Toll Free No. -1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.

PLACE : PIMPRI CHINCHWAD DATE :- 10.09.2026 SD-/AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED



Bank of Maharashtra
पुणे कार्यालय, पुणे

Satara Zone : Zonal Office,
"Jeevan Tara", LIC Building, Opp.
Collector Office, Satara – 415 001

Corrigendum

This is with reference to the Possession Notice published in the Financial Express & Loksatta Pune editions on 06/09/2026 in various accounts. Please note that the type of possession with respect to the following accounts should be read as **Movable**, instead of **Immovable**:

- 1) Mr. Sitaram Raghunath Londhe
- 2) Mrs. Laxmibai Shivaji Kodam
- 3) Mr. Chaitanya Sunil Bhinge
- 4) M/s Shaprika Industries.

All the other details remain same.

Authorised Officer



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
एक परिवार एक बैंक

Satara Zonal office:
"Jeevantara", LIC Building, Opp. Collector Office, Satara – 415001
Tele.: (02162) 234536
Email : cmmarc_sat@bankofmaharashtra.bank.in

Sale Notice for Sale of Immovable Properties
(Appendix - IV - A)

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) 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 & Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property/ies with Known Encumbrance and Type of Possession	Reserve Price
				EMD Amt. Bid Increment Amt.
1	BRANCH :Aundh Borrower: 1. Mr. Aniket/Anil Adhav, 2. Mrs. Sangeeta Anil Adhav Guarantor: NIL	Rs. 17,99,284/- (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, Grampanchayat Milkat No '1208/9 Behind 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 Layout, On the West: Flat No F -1 on 1st Floor, On the East : Road in Layout. CERSAI ID: 200077071570. • Encumbrances: Not Known • Possession Type: Physical Possession	Reserve Price – Rs. 15,77,000/- (Rupees Fifteen Lakhs Seventy Thousand Only) EMD - Rs.1,57,700/- (Rupees One Lakh Fifty Seven Thousand Seven Hundred Only) Bid increment Amount- Rs. 25,000/- (Rupees Twenty Five Thousand Only)
2	BRANCH: Kolki Borrower/s: 1. M/s. Sky Enterprises, Proprietor: Mr. Riyazuddin Alias Rizwan Majhar Kazi, 2. Mr. Riyazuddin alias Rizwan Majhar Kazi (Prop. Of M/s. Sky Enterprises) Guarantors: 3. Mr. Irfan Majhar Kazi 4. M r s . Isharat Begam Majhar Kazi 5. Mr. Pirmahamad Abdulhamid Shaikh	Rs.20,32,573/- (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, On the West: CTS No 499, CERSAI Asset ID: 200068390454. 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 Majhar 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: 200068394520. 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 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: 200068396670. • Encumbrances: Not Known • Possession Type: Physical Possession	Reserve Price – Rs. 20,41,000/- (Rupees Twenty Lakh Forty One Thousand Only) EMD - Rs.2,04,100/- (Rupees Two Lakh Four Thousand One Hundred Only) Bid increment Amount - Rs. 25,000/ (Rupees Twenty Five Thousand Only)
3	BRANCH: Phaltan Borrower/s: 1. M/s Kotlingnath Shetkari Samuh 1(a) Mr. Tushar Nanasa Sarak (President & Borrower) 1(b) Mr. Tayappa Gabaji Khatal (Secretary & Borrower) 2. Mr. Nanasa Baburao Sarak (Mortgagor)	Rs. 2,83,49,879.54/- (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 415523. CERSAI ID - 200077599314. b. Hypothecation of Stocks and Book Debts At-Mirgaon, Tehsil-Phaltan Ta. Phaltan, Dist. Satara 415523. CERSAI ID - 200068674433. c. Gat No. 217/2/D, Milakat No. 1135, At Mouje- Wathar Nimbalkar, Taluka-Phaltan, District-Satara, Pin Code-415523 admeasuring 0.2157 H R owned by Mr. Nanasa Baburao Sarak (Mortgagor) 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 • Possession Type: Symbolic Possession	Reserve Price – Rs. 2,09,91,000/- (Rupees Two Crore Nine Lakh Ninety One Thousand Only). EMD – Rs.20,99,043/- (Rupees Twenty Lakhs Ninety Nine Thousand Forty Three Only) Bid increment Amount- Rs. 1,00,000/- (Rupees One Lakh Only)
4	BRANCH: Malharpeeth Borrower/s: 1. Mr. Pravin Sampat Desai 2. Smt. Kusum Sampat Desai Guarantors: NIL	Rs. 15,36,366/- (Rupees Fifteen Lakh Thirty 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 i.e. 128 Sq.Mtr bearing Malakapur Municipal Council Milkat No.745, share of Mr.Jaggnath Balu Vibhute i.e 128 Sq.Mtr bearing Malakapur Municipal Council Milkat No.750 and Bhumapan No. 169/61 admeasuring area 01 H 48 R out of which share of Manisha Hanmant Shingane i.e.96 Sq.Mtr bearing Malakapur Municipal Council Milkat No.752 Bounded as under: 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 • Possession Type: Symbolic Possession	Reserve Price – Rs. 15,79,000/- (Rupees Fifteen Lakh Seventy Nine Thousand Only). EMD -Rs.1,57,900/- (Rupees One Lakh Fifty Seven Thousand Nine Hundred Only) Bid increment Amount- Rs. 25,000/ (Rupees Twenty Five Thousand Only)
5	BRANCH: Marul Haveli Borrower/s: 1. M/s. Yuva Biofloc Aquaculture (Prop. Mr. Suraj Subhash Apshinge) 2. Mr. Subhash Tukaram Apshinge Guarantors: NIL	Rs. 8,51,929/- (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 Mortgageor'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 Apshinge 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 • Possession Type: Symbolic Possession	Reserve Price – Rs. 3,22,000/- (Rupees Three Lakh Twenty-Two Thousand Only) EMD - Rs.32,200/- (Rupees Thirty Two Thousand Two Hundred Only) Bid increment Amount- Rs. 10,000/- (Rupees Ten Thousand Only)
6	BRANCH: Parali Borrower: 1. Mr. Shrikant Shirrang Nikam Guarantor: NIL	Rs.8,33,716.00 (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 Shirrang 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 • Possession Type: Symbolic Possession	Reserve Price – Rs. 8,68,000.00 (Rupees Eight Lakhs Sixty Eight Thousand Only) EMD - Rs. 86,800/- (Rupees Eighty Six Thousand Eight Hundred Only) Bid increment Amount- Rs. 25,000/ (Rupees Twenty Five Thousand Only)
7	BRANCH : Vaduj Borrower: 1. Mr. Akash Balasaheb Godse 2. Mrs. Rutuja Akash Godse Guarantor: NA	Rs. 2,65,35,341.05 (Rupees Two Crores Sixty Five Lakhs Thirty Five Thousand Three Hundred Forty One And 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 • Possession Type: Symbolic Possession	Reserve Price – Rs. 72,25,000/- (Rupees Seventy Two Lakh Twenty Five Thousand Only) EMD – Rs.7,22,500/- (Rupees Seven Lakh Twenty Two Thousand Five Hundred Only) Bid increment Amount - Rs. 75,000/- (Rupees Seventy Five Thousand Only)
8	BRANCH : Powai Naka A) Borrower: 1. Mrs. Bhagyasri Sachin Gade 2. Mr. Sachin Dryaneshwar Gade Guarantor: NA B) Borrower: 1. M/S. Chaitanyashri Classes (Prop. Mrs. Bhagyashri Sachin Gade)	Rs. 23,86,960/- (Rupees Twenty Three Lakhs Eighty Six Thousand Nine Hundred and Sixty Only) as on 12/12/2022 plus further interest at applicable rates plus costs, charges, and expenses etc. minus recoveries if any.	Property Lot No. 8: All the piece and parcels of land and property at Po. CTS S.No. 51, Flat no C-2, admeasuring 39.50 sq mtr, First Floor, Shripasad Co-operative Housing Society, Somwar peth, Satara Dist – Satara -415002 Bounded by: East: Staircase & Flat No B2, West: open space, North: Flat NoA2, South: Open Space. Cersai Asset Id: 200010844261. • Encumbrances: Not Known • Possession Type: Symbolic Possession	Reserve Price – Rs. 14,79,000/- (Rupees Fourteen Lakhs Seventy Nine Thousand Only) EMD – Rs. 1,47,900/- (Rupees One Lakh Forty Seven Thousand Nine Hundred Only) Bid increment Amount- Rs. 25,000/- (Rupees Twenty Five Thousand Only)
9	BRANCH : Powai Naka Borrower: 1. Mr. Pradip Janakrao Shinde 2. Mr. Prasanna Pradip Shinde Guarantor: NA	Rs.9,79,721/- (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 Grehnirman 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 • Possession Type: Symbolic Possession	Reserve Price – Rs. 16,43,000/- (Rupees Sixteen Lakhs Forty Three Thousand Only) EMD – Rs.1,64,300/- (Rupees One Lakh Sixty Four Thousand Three Hundred Only) Bid increment Amount- Rs. 25,000/- (Rupees Twenty Five Thousand Only)
10	BRANCH : Taradgaon Borrower: 1) Mrs. Sayali Tushar Phadtare, 2) Mr. Tushar Malhari Phadtare Guarantor: NA	Rs. 19,43,609/- (Rupees Nineteen lakhs Forty Three Thousand Six Hundred Nine Only) as on 06/04/2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	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 No-57, Adm. 1.68 Sq.Mtr (1807.68 sq.ft) and construction Bungalow Ground Floor -85.65 sq.mtr and First Floor -31.08 sq.m Total Built Up areas 116.73 sq.mtr (1256.01 sq.ft) at Khangaon Post Sakharwadi Tal Phaltan Dist Satara Maharashtra-415521, within local limits of At G.P Khangaon 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, NAArea of the plot is 168Sq Meter. CERSAI ID: 200076693241. • Encumbrances: Not Known • Possession Type: Symbolic Possession	Reserve Price – Rs. 32,29,000/- (Rupees Thirty Two Lakhs Twenty Nine Thousand Only) EMD - Rs. 3,22,900/- (Rupees Three Lakh Twenty Two Thousand Nine Hundred Only) Bid Increment Amount- Rs. 50,000/- (Rupees Fifty Thousand Only)
11	BRANCH : Koregaon Borrower: 1) Mr. Shaharukh Dilawar Shaikh Guarantor: NA	Rs. 18,46,571/- (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. minus recoveries if any.	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 3rd floor along with terrace in the "Deeplaxmi Complex Apartments", CTS No. 3B, Old CTS No. 3 & 4, Ramacha Got, 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 • Possession Type: Symbolic Possession	Reserve Price – Rs. 21,87,000/- (Rupees Twenty One Lakhs Eighty Seven Thousand Only) EMD - Rs.2,18,700/- (Rupees Two Lakh Eighteen Thousand Seven Hundred Only) Bid Increment Amount- Rs. 25,000/- (Rupees Twenty Five Thousand Only)

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 Portal 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 ebrry 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

Chief Manager and Authorised Officer,
Bank of Maharashtra, Satara Zone