

(Under Section 13(2) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act .2002 (SARFAESI Act) read with Rule 3 (1) of the Security Interest (Enforcement) Rule, 2002)				
The accounts of the following borrowers with Bank of Maharashtra having been classified as NPA, the Bank has issued notice under Section 13(2) of the SARFAESI Act on the date mentioned below. In view of the non service of the notice on the last known address of below mentioned Borrowers/Guarantors, this public notice is being published for information of all concerned.				
The below mentioned Borrowers/Guarantors are called upon to pay to Bank of Maharashtra; within 60 days from the date of publication of this Notice the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for the borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to Bank of Maharashtra.				
Sr. No.	Name of Borrower(s)	Name of the Branch/Demand Notice Date	Demand Notice O/S Amount (Rs.)	Particulars of Property / Assets charged
1	<u>Borrower :</u> Mr.Dhiraj Harishchandra Kuwar <u>Co-borrowers :</u> 1)Mr.Ashish Harishchandra Kuwar 2)Mrs.Sunanda Harishchandra Kuwar	Asset Recovery Branch 22/04/2025	Term Loan 24,64,724/- + unapplied interest @ 10.45% PA + with monthly rest w.e.f. 23/04/2025 + Penal Interest & other charges / expenses	Registered mortgage of all pieces and parcel of residential property namely "Harivansh Bungalow", Survey No.47, Plot No.38, CTS No.1085, Shivaji Nagar, Near Renuka Nagar, Walvadi, Taluka & District Dhule (MH)-424401, Plot area 300.10 Sq.Mtr., Built up area basement-133.33 Sq.Mtr., Ground Floor - 133.33 Sq.Mtr., Second Floor - 111.17 Sq.Mtr., boundaries : East : Open Space North : S.No.29 West : Plot No.37 South : Road Property Owned by Mr.Dhiraj Harishchandra Kuwar (CERSAI ID - 200069173635)

PUBLIC NOTICE

On behalf of our client, Mr. Barkya Laxman Kor and others, this notice is hereby given to the general public that the under-mentioned property is to be developed.

Above-mentioned Schedule

Survey No. 4/1B, C.T.S. No. 72/A, area 3306.60 sq. mt. (3954.66 yards) of land located at Taiwadi, Ram Mandir Road, behind Vakhariya Industrial, Ram Mandir (W), Mumbai-400 062, Village Goregaon, including all segments and pieces of land held, with the following boundaries: North by C.T.S. No. 58, East by C.T.S. No. 73, South by 35-meter flyover road, and West by C.T.S. No. 59 and 60.

This property is our client's ancestral property and is in their possession and occupation. Therefore, it is hereby informed to the general public and all concerned that if any person/persons/organization has any claims or disputes regarding the title of the said owner/property and/or any claims of any nature in respect of the said property by way of mortgage, lien, gift, sole, mortgage, maintenance, or any other rights or claims, they are requested to inform the undersigned in writing at the address given below and/or our client with all their relevant original documents within twenty-one (21) days from the date of publication of this notice. Failure to do so will result in such claims or objections, if any, regarding the said property being deemed waived and/or set aside without any reference, and our client will proceed to take necessary steps/actions in the said property by following due process of law. Thereafter, our client will not be bound or responsible for any such claims, objections, or complaints of any kind.

Date : 26.06.2025

Advocate's Name and Address
KLICK LAW
10-B, 134, Birla Mansion, Next to Commerce House,
N.M.Road, Fort, Mumbai-400 023.

Advokate High Court

E-Auction 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 property mortgaged/charged to the Bank of Maharashtra, the Possession of which has been taken by the Authorised Officer of Bank of Maharashtra, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 15/07/2025 (11:00 AM to 05:00 PM) for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s) as mentioned in the table. Details of borrower/s and guarantors/s, amount due, Short description of the immovable property and encumbrances known thereon, Possession Type, Reserve Price and the Earnest Money Deposit are also given as under:					
Sr. No.	Name of Borrower / Name of Guarantor & Concerned Branch	Dues for Recovery (LB+UAI+Exp.) as on 24/06/2025 (Plus further interest, cost, Exp. etc)	Short Description of Immovable Property with known Encumbrances (with Lot numbers)	Possession Type	Reserve Price / Earnest Money Deposit
1	Borrower : Mr. Omkar Anilrao Dahale, Prop.of M/s.Yash Enterprises Guarantor: Mr.Anil Laxmanrao Dahale (Br.– Parali Main - 44) A/c No. 60378647199	LB : Rs. 8,68,982.29 UAI & PI : Rs. 2,20,767.71 Total : Rs. 10,89,750.00 plus further interest cost, exp. etc.	Lot No. 1) All Pieces and Parcels of Land together with the buildings and structures/residential block constructed at Sy. No.16/1, MC No.895/2 (Old), 146/1 (New), Ward No.5 old 12, New CTS No.443, Vidya Nagar, Tal Parli Dist Beed, admeasuring area about 750 Sq Feet owned by Shri. Anil Laxmanrao Dahale, and bonded as : East : House of Menkudale West : House No.146 of Vijay Dahale North : Self Property South : House of Gourshtete Encumbrances known to the Bank : Nil	Symbolic	Reserve Price : Rs. 17,27,600/- EMD : Rs. 1,72,800/-
2	Borrower : M/s.Sai Dresses and Saree Center, Mr.Punjab Baburao Malegave Guarantor: Mr.Sambhaji Kishan Ladekar (Br.– Martala - 906) A/c No. 60174180509 60359135546	LB : Rs. 11,39,906.44 UAI & PI : Rs. 4,70,011.56 Total : Rs. 16,09,918.00 plus further interest cost, exp. etc.	Lot No. 2) Residential property constructed at Grampanchayat Property No. 230, situated at Village Dhanaj Bk. Tal Loha & Dist Nanded Area admeasuring about 185.87 Sq.mtr. (Carpet) in the name of Mr.Punjab Baburao Malegave, and bonded as follows : East : Property of Nagorao Malegave West : Property of Punjabrao Malegave North : Road South : Property of Manohar Malegave Encumbrances known to the Bank : Nil	Symbolic	Reserve Price : Rs. 7,00,000/- EMD : Rs. 70,000/-
3	Borrower : M/s.Venkatesh Cloth Center, Prop.Mr.Sharad Baburao Malegave Guarantor: Mr.Punjab Baburao Malegave (Br.– Martala - 906) A/c No. 60331429924 60361677542	LB : Rs. 2,86,756.30 UAI & PI : Rs. 2,54,370.70 Total : Rs. 5,41,127.00 plus further interest cost, exp. etc.	Lot No. 3) Residential property constructed at Grampanchayat House/Plot No. 231, situated at Village Dhanaj Bk. Tal Loha & Dist Nanded, Land Area admeasuring about 185.87 Sq.mtr. (Carpet) in the name of Mr.Sharad Baburao Malegave, and bonded as follows : East : Property of Nagorao Malegave West : Property of Punjabrao Malegave North : Road South : Property of Manohar Malegave Encumbrances known to the Bank : Nil	Symbolic	Reserve Price : Rs. 12,60,000/- EMD : Rs. 1,26,000/-
4	Borrower : M/s.Sai Building Material Prop.Jeevan Abajirao Ghogre Guarantors: 1) Smt.Sunita Jeevan Ghogre 2) Mr.Kishor Dattatray Bidwal (Br. Nanded Saraf Holi- 1228) A/c No. 60358321511 60225110239	LB : Rs. 10,28,844.60 UAI & PI : Rs. 4,69,878.42 Total : Rs. 14,98,723.00 plus further interest cost, exp. etc.	Lot No.4) Residential Plot No.117, bearing Gut No.64, NWCMC House No.11-8-21/1, CIDCO, Dist.Nanded, Area admeasuring about 3200 Sq.ft., property in the name of the Mrs.Sunita Jeevan Ghogre bonded as : East : Plot No.14 West : CIDCO Vasahat North : 9 Mtr. wide Road South : Plot No.17 Encumbrances known to the Bank : Nil	Symbolic	Reserve Price : Rs. 76,00,000/- EMD : Rs. 7,60,000/-
5	Borrower : Shri Swami Samarth Agro Agency, Prop.Smt.Vrushali Gajanan Jadhav Guarantors: Smt.Shobhabai Laxman Kadam & Shri.Laxman Gangaram Kadam (Br. Nanded Saraf Holi- 1228) A/c No. 60348013235, 60396067126 60358546670, 60396052507	LB : Rs. 11,64,704.88 UAI & PI : Rs. 4,34,131.12 Total : Rs. 15,98,836.00 plus further interest cost, exp. etc.	Lot No. 5) Residential cum Commercial building on Plot No.88 out of Survey No.209/A/5, Ground and First Floor, situated at Mouje Wadi (Bk.), Nanded, Plot Area admeasuring about 1200 Sq.ft., Bounded as : East : Plot No.89 West : 20 feet wide Road North : Plot No.75 South : Plot No.20 In the name of the guarantor Mrs.Shobhabai Laxman Kadam. Encumbrances known to the Bank : Nil	Symbolic	Reserve Price : Rs. 67,00,000/- EMD : Rs. 6,70,000/-
6	Borrower : Mrs Bhagyashri Ganesh Joshi (Taklikar) Guarantors : Mr Murlidhar Vitthalrao Joshi (Br.– Purna 124) A/c No. 60328420165	LB : Rs. 5,69,945.38 UAI & PI : Rs. 1,01,889.62 Total : Rs. 6,71,835.00 plus further interest cost, exp. etc.	Lot No.6) Mortgage of all that piece and parcel bearing residential property located at Dhangar Takali Grampanchayat House No 48 , Area 1122 sq feet, At Post Dhangar Takali, Tq. Purna, Dist.Parbhani -431511, Area admeasuring 1122 Sq.ft., Property Owned by Mr Murlidhar Vitthalrao Joshi, bounded by : East : Road/Sakharam West : Deepak Kulkarni North : Bhaskar Laxman South : Pandurang Ranaji Encumbrances known to the Bank : Nil	Symbolic	Reserve Price : Rs. 12,11,000/- EMD : Rs. 1,21,100/-
7	Borrower : Mr.Maharudra Ramchandra Darekar Smt.Prabhavati Maharudra Darekar Guarantors : Mr.Raviraj Ramrao More (Br.– Nilanga 1083) A/c No. 60121366993 60295955047	LB : Rs. 13,13,977.91 UAI & PI : Rs. 1,50,250.09 Total : Rs. 14,64,228.00 plus further interest cost, exp. etc.	Lot No. 7) Registered Mortgage of Residential House property bearing Plot No 124, G.P. No. 2044/124, SY No 8/A, At Post Balaji Nagar, Dapka, Nilanga 413521 Area admeasuring 1600.00 Sq. Ft., Property Leased by Mr. Maharudra Ramchandra Darekar, bounded by : East : Plot No.125 West : Plot No.123 North : Internal Road South : Internal Road, Plot No.121 Encumbrances known to the Bank : Nil	Symbolic	Reserve Price : Rs. 24,50,000/- EMD : Rs. 2,45,000/-
8	Borrower : M/s.Shalimar Agency, Prop.Yayaha Khan Muthaer Khan Durrani Guarantors : 1) Shaikh Mushtak Abdul Razzak 2) Mr. Shaikh Kayyum Shaikh Mannu (Br.– Pathri 770) A/c No. 60160700320 25049891960	(For both Accounts) LB : Rs. 7,87,626.78 UAI & PI : Rs. 5,51,104.22 Total : Rs. 13,54,461.00 plus further interest cost, exp. etc.	Lot No.8) All those pieces and parcels of Open Plot situated at Survey No.7, bearing M.C. House No. - 469, 470, 471 each located at Chowdhary Nagar, being and lying in Municipal Council limits of Pathari in the registration Dist. - Parbhani Sub-Dist. – Pathari, admeasuring East – West – 9 meter, South- North – 7.50 meter, total- 67.50 sq. meter and entire 3 plots area is 202.50 sq. meter having boundaries jointly for all plots, which		