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CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office : 1st Floor, 'Dare House', No. 2, N. S. C. Bose Road, Chennai-600 001.

E-AUCTION SALE NOTICE (Sale Through e-bidding Only)
E-AUCTION SALE NOTICE TO GENERAL PUBLIC FOR SALE OF IMMOVABLE ASSETS UNDER RULE 8 & 9 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) indicated in **COLUMN (A)** that the below described immovable property(ies) described in **COLUMN (C)** Mortgaged / Charged to the secured creditor the **CONSTRUCTIVE / PHYSICAL POSSESSION** of which has been taken as described in **COLUMN (D)** by the Authorized Officer of Housing **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" as per details mentioned below :-

Notice is hereby given to Borrower / Mortgagor(s) / legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagor(s) (Since deceased), as the case may be indicated in **COLUMN (A)** under Rule 8(6) of the Security Interest (Enforcement) Rules 2002.

For detailed terms & conditions of the sale, please refer to the link provided in **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** secured Creditor's website i.e. <https://www.cholamandalam.com> & www.auctionfocus.in

Sr. No.	[A] LOAN ACCOUNT NO. NAMES OF BORROWER(S) / MORTGAGOR(S) / GUARANTOR(S)	[B] O/S. DUES TO BE RECEIVED (SECURED DEBTS)	[C] DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET (1 SQ. MTR. IS EQUIVANT TO 19.76 SQ. FT.)	[D] TYPE OF POSSESSION	[E & F] RESERVE PRICE (IN ₹) EARNEST MONEY DEPOSIT (IN ₹)	[G] DATE OF AUCTION & TIME
1	Loan A/c. No(s) :- XDLHSA00001954398 1. Narendra Arvind Beloshe 2. Hardik Narendra Beloshe Both are R/at :- At P.O. 119, Ganesh Path, Righar, Pachagan, Tal. Jawali, Dist. Satara Maharashtra-414 515.	₹ 29,91,035/- (Rs. Twenty-Nine Lakh Ninety-One Thousand and Thirty-Five Only) as on 25.05.2023	All the piece a parcel of Flat No. 103 on the first floor admeasuring area about 761 Sq. Ft. i.e. 70.72 Sq. Mtrs. in the building named as "VIGNESH VILLA", constructed on land bearing Gat No. 251/I, Plot No. 23 & 24, Situated at Koodli, Tal. & Dist. Satara. Boundaries as per the Sale Deed.	POSSESSION	₹ 11,89,450/- (Rs. Eleven Lakh Eighty-Nine Thousand Four Hundred and Fifty Only) ₹ 1,18,945/- (Rs. One Lakh Eighteen Thousand Nine Hundred and Forty-Five Only)	14.06.2023 from 02.00 p.m. to 04.00 p.m. (with automated extensions of 5 minutes each in terms of the Tender Document)

1. **INSPECTION DATE & TIME : 12.06.2023 between 11.00 a.m. to 4.00 p.m.**

2. **MINIMUM BID INCREMENT AMOUNT: ₹ 10,000/-**

3. **LAST DT. OF SUBMISSION OF BID / EMD / REQUEST LETTER FOR PARTICIPATION : 13.06.2023 BEFORE 12.00 Noon.**

* Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and / or realization thereof.

For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with **Mr. Jaydeep S. Vanjari** through M. No. 9822004399, E-mail ID : jaydeepv@cholamandam.com / **Mr. Mohd. Abdul Qawi** through M. No. 7305990872 official of **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** to the best of Knowledge and Information of the Authorized Officer of **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** there are no encumbrances in respect of the above immovable properties / secured Assets.

Sd/-
Date : 26.05.2023
Place: Satara, Maharashtra

AUTHORIZED OFFICER
For **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**

Bank of India
Relationship beyond banking

ASSET RECOVERY MANAGEMENT BRANCH
Bank of India Building, First Floor, 28, S. V. Road, Andheri (West),
Near Andheri West Railway Station, Mumbai-400 058, Maharashtra
•Tel. No. : (022) 2621 0406 / 07 •Email : asset.mnz@bankofindia.co.in

E-AUCTION 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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the following Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charged to **Bank of India** (Secured Creditor), the **constructive / physical possession** of which has been taken by the Authorized Officers of **Bank of India**, will be held on "as is Where is" "as is what is" and "whatever there is" for recovery of respective dues as detailed here under against the secured assets mortgaged / charged to **Bank of India** from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction platform provided hereunder

E-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002 CUM NOTICE TO BORROWER / GUARANTOR (₹ In Lakh)

(E-Auction Date : 26.06.2023)

Sr. No.	Names of the Account No. / Borrower / Guarantor	Description of the properties	Reserve Price / EMD AMT.	Minimum Bid Increment (in Lakhs)	O/s Dues (Excluding Int. Penal Int. & Exp) (in Lakhs)	Cersai Security Interest / Asset Id	Date / Time of on-site inspection of property	Contact No.
1	M/s. Shri Siddhivinayak Enterprises Pvt. Ltd. Guarantors :- * Mr. Vinayak Subhash Sonawane; * Mr. Vikrant Subhash Sonawane; * Mrs. Maya Subhash Sonawane; * Mr. Jinendra Jain Partner in M/s. Kamla Oman Developers; * Mr. Jinendra Jain Partner in M/s. Kamla Oman Developers; * M/s. Kamla Oman Developers.	Non-Agri Land situated at R. S. No. 949/A1, 950/I, 950/R, 950/I, Nex to Vilekhar Bhavan, Opp. Hotel Gunjan, Main Road, Kasaba Bandwada "E" Ward, Kolhapur, in the name of Kamala Oman Developers (Approx Area : 10000 Sq. Mtrs.) (Physical Possession with Bank)	900.00 / 90.00	10.00	2670.00	20003700534	08.06.2023 / 11:00 a.m. to 1:00 p.m.	981977681 / (022) 26210405 / 07
2	M/s. Shri Siddhivinayak Enterprises Pvt. Ltd. Guarantors :- * Mr. Vinayak Subhash Sonawane; * Mr. Vikrant Subhash Sonawane; * Mrs. Maya Subhash Sonawane; * Mr. Jinendra Jain Partner in M/s. Kamla Oman Developers; * Mr. Jinendra Jain Partner in M/s. Kamla Oman Developers; * M/s. Kamla Oman Developers.	S-102 & Parking No. P-2, Hanging Gardens Apartment, R. S. No. 243, Hissa No. 1 Muktasalinik Veshahat, E-Ward, Kolhapur in the name of Shri. Vinayak S. Sonawane (Approx Area : 2110 sq. ft.) (Symbolic Possession)	66.00 / 6.6	1.00	2670.00	200036965930	08.06.2023 / 11:00 a.m. to 1:00 p.m.	981977681 / (022) 26210405 / 07

Terms and Conditions of the E-Auction are as under:
E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line".
The Auction will be conducted through Government of India approved service provider e-B Integrated portal (<https://ibapi.in>). E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites : <https://www.bankofindia.co.in>
The auction sale will be online e-auction / bidding through website <https://www.mstccommerce.com/auctionhome/ibapi/index.jsp> on 26.06.2023 from 11:00 a.m. to 4:00 p.m. IST with unlimited extension of 10 minutes duration. Bidder may visit <https://www.ibapi.in> where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance :-
Step 1 : Bidder / Purchaser Regn. : Bidder to register on e-Auction portal <https://www.mstccommerce.com/auctionhome/ibapi/index.jsp> using his Mob. No. & E-mail ID.
Step 2 : KYC Verification : Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).
Step 3 : Transfer of EMD amount to his global EMD wallet : Online / Off-line transfer of funds using NEFT, using challan generated on e-Auction portal should be completed by bidder well in advance, before e-auction date. Bidder may also visit <https://www.ibapi.in> for registration and bidding guidelines.
Helpline Details / Contact Person Details of MSTC:

TOLL FREE NUMBER: 18001035342			
Name	E-mail ID	Land Line Number	Mobile Number
Shri Argha Sengupta, CM	argha@mstcindia.co.in		092231990249
Smt. Srabani Baral, Manager	sbaral@mstcindia.co.in		09050177886
Shri Rakesh Ranjan, AM	ranjan@mstcindia.co.in	2289-5064(D)	09911700233
Shri Ritesh Nath, DM	nath@mstcindia.co.in		09668551395
Shri Bishnupada Barik, SM (F&A)	bbarik@mstcindia.co.in		09088013889
Shri Sanjiv Hembram DM (F&A)	shembram@mstcindia.co.in		09896855560

1. Intending bidders shall hold a valid e-mail address, for further details and query please contact IBAPI Helpline No. 18001025026 or 0114106131 Helpline e-mail ID ibapi@allahabadbank.in

2. To the best of knowledge and information of the authorized officer there is no encumbrances on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and claims / rights / dues effecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer / secured creditor shall not be responsible in any way for any third party claims / rights / dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.

3. Earnest money deposit (EMD) shall be deposited through RTGS / NEFT / Fund Transfer to the bank account as guided and mentioned in ibapi portal before participating in the bid online.

4. The KYC documents are 1. Proof of Identification (KYC) viz. Voter ID Card / Driving License / Passport 2. Current Address Proof for communication 3. PAN Card of the bidder 4. Valid e-mail ID / contact number of the bidder etc.

5. Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.

6. Prospective bidders may avail online training on e-auction from IBAPI portal.

7. Bids shall be submitted through online procedure only in the prescribed formats with relevant details.

8. Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.

9. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of ₹ 1.00 Lakh / 5.00 Lakhs / 10.00 Lakhs (Rupees One Lakh / Five Lakhs / Ten Lakhs)

10. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

11. The earnest money deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.

12. The earnest money deposit shall not bear any interest the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid immediately on acceptance of bid price by authorized officer on the same day or maximum by next day and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the bank. Default in deposit of the amount by the successful bidder at any stage would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of the property / amount.

13. The prospective qualified bidders may avail online training on e-auction from IBAPI portal prior to the date of e-auction neither the Authorized officer nor the bank will be held responsible for any internet network problem power failure, any other technical lapses / failure etc. In order to ward off such contingent situation the interested are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-auction event.

14. The purchaser shall bear the applicable stamp duties registration fees other charges etc. and also the statutory non-statutory dues, taxes assessment charges etc. owing to anybody.

15. The authorized officer / bank is not bound to accept the highest offer and has absolute right and discretion to accept or reject any or all offers or adjourn / postpone / cancel the e-auction or withdraw any property or portion there-of from the auction proceeding at any stage without assigning any reason there for.

16. The sale certificate will be issued in the name of the purchaser(s) / applicant(s) only and will not be issued in any other name(s).

17. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. Further details inquiries if any on the terms and conditions of sale can be obtained from the contact numbers given.

18. If any participant deposits the EMD after registering himself and afterwards opt to not to bid, can reverse the bid amount through system as specified in IBAPI portal.

19. GST, wherever applicable, to be borne by successful bidder.

SALE NOTICE TO BORROWER / GUARANTORS

The undersigned being the Authorized Officers of **Bank of India** are having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of the dues with interest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notices to all of you under section 13(2) to pay the amount mentioned there on within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officers in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the property will be sold and balance due if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Date : 27.05.2023
Place: Mumbai.

Sd/-
Authorized Officer, **BANK OF INDIA**

Kotak Mahindra Bank Limited
Registered Office: 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051. Corporate Identity No. L65110MH1925PLC031127. Regional Office: Adamas Plaza 4th Floor 186/16 CST Road Kolkavy Village Kurla Kurva Nagar/Near Hotel Hare Krishna Santacruz East, Mumbai-400 008

PUBLIC NOTICE FOR AUCTION CUM SALE

Please treat this as a fresh notice which is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor that the below described immovable property mortgaged to the Authorised Officer of Kotak Mahindra Bank Ltd, the Physical Possession of which has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner, M/s. C1 India Pvt Ltd i.e. www.c1india.com by the undersigned for sale of the immovable property of which particulars are given below:-

Loan Account Nos. H37444836, Name of the Borrower(s) / Guarantor(s) / Mortgagor(s): 1. Mr. Amit Digambar Kshirsagar (Borrower) 2. Mrs. Surekha Digambar Kshirsagar (Co-Borrower), Demand Notice Date (13/2) Notice date: 02.08.2021; Demand Notice Amount (13/2) Notice Amount: Rs. 11,66,945.02/- (Rupees Eleven Lakhs Sixty Six Thousand Nine Hundred Forty Five and Two Paise Only) as on 28.07.2021

Description of Property	Reserve Price	Earnest Money Deposit (10 % of Reserve Price)	Date of Inspection of Immovable properties	Date/ time of Auction
Shop No. 227, 1st floor, Jay Ganesh Vision, Sr. No.46, Hissa No.A/2, Sr. no. 46, Near Ganesh Mandir, Vishwanthwadi Chowk, Dhankori, Pune-411006	Rs.28,53,630/- (Rupees Twenty Eight Lakhs Fifty Three Thousand Six Hundred and Thirty Only)	Rs.2,85,363/- (Rupees Two Lakhs Eighty Five Thousand Three Hundred Sixty Three Only)	01.06.2023 from 11.03 a.m. to 12 p.m	15.06.2023 from 2 p.m. to 3 p.m.

Last Date for Submission of Offers / EMD:- 14.06.2023 till 5.00 p.m. Bid Incremental Amount: Rs.1,00,000/- (Rupees One Lakh Only)

Important Terms & Conditions of Sale: (1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/s. C1 India Pvt Ltd i.e. <https://www.bankauctions.com>, for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online; (2) All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://www.bankauctions.com> and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid; (3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s C1 India Pvt Ltd Department of our e-Auction Service Partner M/s. Vinod Chauhan, through Tel. No.: +91 7291971124, 25, 26, Mobile No.: 9813887931 & E-mail ID: delhi@c1india.com & support@bankauctions.com; (4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the properties. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of properties put on e-Auction and claims/rights/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues; (5) For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (<https://www.bankauctions.com>) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of Kotak Mahindra Bank Limited payable at Pune along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above.

The Borrower (s) / Mortgagor(s) / Guarantor(s) are hereby given **STATUTORY 15 DAYS NOTICE** under Rule 6(2), 8(6) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with update interest and expenses with in fifteen days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagors pay the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For detailed terms and conditions of the sale, kindly visit our official website <https://www.kotak.com/en/bank-auctions.html> or contact the Authorised Officer Mr. Ravindra Dwivedi at 9764443818 Email ID: Ravindra.dwivedi@kotak.com or Mr. Ashok Motwani at 9873737351 Email ID: ashok.motwani@kotak.com at above mentioned Regional office of Bank.

Special Instruction: e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt Ltd on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt Ltd shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives wherever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.

Date: 27.05.2023, Place: Pune (Authorized Officer), Kotak Mahindra Bank Ltd.

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
सहकारी विकास का उत्तर
एक परिवार एक बैंक

Zonal office: Pune City Zone
"Yashomangal" 1183-A, F.C. Road, Shivajinagar, Pune 5 Tele.: 020-2557 3409
Email : legal_pcr@mahabank.co.in

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Sale 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) 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 **Physical 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 properties 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/ies with Known encumbrance	Reserve Price	
				EMD Amt.	Bid Increment Amt.
1	Borrower/s :- 1) Late Charusheela Tulshiram Wankhede Through his Legal Heirs : a) Ms. Mayadevi Tulshiram Wankhede, R/at : Flat No. 701, B Wing, Crystal Apartment, Opp. Bharatgas, Warangani Mala, Chavan Baug, Dhayari, Pune 411041. b) Ms. Nalini Tulshiram Wankhede, c) Ms. Ragini Tulshiram Wankhede, b) and c) above R/at : Somani Apartment, Flat No. 12, Near Tilak Park, Ramdas Peth, Akola 444001 d) Mr. Yogesh Tulshiram Uralkar (formerly known as Lalitkumar Tulshiram Wankhede), R/at : Sai Shanti Apartment, Flat No. 5, S.No. 77/118, Chaitran Society, New Sangvi, Pune 411027. Guarantor : Ms. Mayadevi Tulshiram Wankhede, R/at : Flat No. 701, B Wing, Crystal Apartment, Opp. Bharatgas, Warangani Mala, Chavan Baug, Dhayari, Pune 411041. A/C is of Mayor Colony, Pune, Contact details: Diwesh Sahay, Branch 9835072911	Rs. 48,21,452.00 (Rupees Forty Eight Lakh Twenty One Thousand Four Hundred Fifty Two Hundred Fifty Only) plus interest @ 8.75 % p.a. thereon with monthly rest w.e.f. 08/07/2019 plus penal interest, costs and expenses as applicable minus recoveries if any.	Property Lot No. 1 Flat / Apartment No. B 701, situated on the 7th Floor, admeasuring about 80.07 sq. mtrs. (carpet area 61.59 sq. mtrs.) & terrace 15.14 sq.mtrs. & top terrace area admeasuring about 85.38 sq.mtrs. saleable area [which area is inclusive of area of balconies and proportionate share in general i.e. staircases, landings, lift area, fire escape area, common spaces, areas under walls, passages etc. (excluding restricted common areas and spaces)], and including exclusive rights for exclusive use of attached terrace area admeasuring about 15.14 sq.mtrs in the wing/building No. B of the project / scheme to be known as a "Crystal" to be constructed at the said property described below and also together with, rights for exclusive use of covered parking space No. B 701 area admeasuring 9.29 sq.mtrs., alongwith all the right for use of common areas and facilities constructed on land and ground situated, lying and being at village Dhayari, Taluka Haveli Dist. Pune, registration Sub Dist & Taluka Haveli and registration Dist. Pune and within limits of Pune Municipal Corporation and being a) land admeasuring 25 Are assessed at Rs.0=36 ps bearing S. No. 128 Hissa No. 3/2A/4 of Dhayari & b) Land admeasuring 10 Are assessed at Rs. 0=20Ps. Bearing S.No. 131 Hissa No. 1A/7 of Dhayari, and collectively forming contiguous land admeasuring 35 Ares (3500 sq. mtrs.) and bounded as : On or towards the North : By Sr. No 131/1A and Sr.No. 128/1 property of Phulabadi Dangi, On or towards the East : By Dhayari Nanded Road, On or towards the West : By Sr. No. 128/3 property of Shri Bhagwan Pokale, On or towards the South : By Sr. No. 131/1B (part) & Sr. No. 128/1B (part)	Reserve Price : Rs. 43,05,000/- (Rupees Forty Three Lakh Five Thousand Only) EMD : Rs. 4,30,500 /- (Rupees Four Lakh Thirty Thousand Five Hundred Only) Bid increment Amount : Rs 25,000/- (Rupees Twenty Five Thousand Only)	
2	1) M/s Dhayafule Agro Industries (Proprietor) Shri Ramkrishna Nagappa Dhayafule Address: Dhayafule Niwas, 95, Telangani Pachha Peth, Solapur-413005 2) Shri Manohar Nagappa Dhayafule (through legal heirs known to Bank and any other left legal heirs not known to Bank) a) Mr. Sanjay Manohar Dhayafule, b) Mrs. Minaxi Manohar Dhayafule, Both R/o 34/5B, Near Pachha Peth, near 70 ft road, Solapur-413006 3) Shri. Santosh Ramkrishna Dhayafule 4) Shri. Arun Ambaji Dhayafule, 5) Shri. Jagadish Ramkrishna Dhayafule, 6) Shri. Anil Ramkrishna Dhayafule 7) Shri. Sushant Dhayafule (through legal heirs) All R/o Dhayafule Niwas, 95, Telangani Pachha Peth, Solapur 413005 Concerned Branch: Stressed Asset Management Branch, Pune Contact person: Mr. Anup Kumar Singh/ Mr. Shirish Gaikwad : 7084150011 / 9325253937	Rs. 8,82,27,405.40 (Rs. Eight Crore Eighty Two Lakh Twenty Seven Thousand Four Hundred Five Paise Forty only) plus interest / charges thereon as per the demand notice u/s 13 (2) dated 02/04/2016 minus recovery, if any.	Property Lot No. 2: Land & Industrial Shed admeasuring (2 H 52 R + Pot Kharab 04 R) at Gat No. 515/21/11B/2, industrial unit at Subhadra Nagar, Near Vijay Nagar Kumbhari, Akalkot Road, Industrial Zone with Machines installed thereon. Property bounded as East: G No. 515/2/2; South: G No. 512/53; West: G No. 515/2/1B (P); North: G No. 515/1. Encumbrances : Not Known	Reserve Price: Rs. 7,42,00,000/- (Rs. Seven Crore Forty Two Lakh Only) EMD: Rs. 74,20,000/- (Rs. Seventy Four Lakh Twenty Thousand Only) Bid increment Amount : Rs. 1,50,000/- (Rs. One Lakh Fifty Thousand Only)	
3	Borrower: Vaishali Ulhas Pise (A/C No.: 60310055778, 60323419520) Guarantor: -Not Proposed Concerned Branch: Asset Recovery Branch, Pune. Contact details: Mr. Manish Edlabadkar, Assistant General Manager & Branch Head. Mob. No. 8420538058.	Rs. 35,86,866.00/- (Rupees Thirty Five Lakhs Eighty Six Thousand Eight Hundred Sixty Six) plus interest/charges thereon as per demand notice u/s. 13(2) dated 06/02/2020 minus recovery, if any.	Property Lot No.3: Residential Open Plot No. 10, 11, 12, 13, 15 & 16, (Old Gat No. 277, 278 & 279) (New S. No. 147/1), Hissa No. 10 (East Part) Majrewadi, Hotgi Road, Near DIC, IT/Sales Tax/Excise Office, Solapur Admg 1885.00 Sq.m. (out of 3770 Sq.m.). Bounded as East: Rasta; South: Layout 12.99 M. Rasta; West: S. No. 147/1 (P); North: Layout 10 M. Road. Encumbrances : Not Known	Reserve Price: Rs. 5,24,00,000.00 (Rs. Five Crore Twenty Four Lakh Only) EMD: Rs. 52,40,000/- (Rs. Fifty Two Lakh Forty Thousand Only); Bid Increment Amount: Rs. 1,00,000/- (Rs. One Lakh Only)	
4	Borrower: Sahil Kishor Rana (A/C No.: 60252751327) Guarantor: -Not Proposed Concerned Branch: Asset Recovery Branch, Pune. Contact details: Mr. Manish Edlabadkar, Assistant General Manager & Branch Head. Mob. No. 8420538058	Rs. 42,25,760.00/- (Rupees Forty Two Lakhs Twenty Five Thousand Seven Hundred Sixty Only) plus interest @ 9.40% w.e.f. 02/11/2019 as per demand notice u/s. 13(2) dated 21.12.2021 minus recovery, if any.	Property Lot No. 4: The Residential Flat/Unit admeasuring 52.56 sq. mtrs. Carpet area bearing No. 601 situated on the Sixth Floor of Building "B" of the project to be known as "SANKLA EXCLUSIVE VISTAS", S.No. 7/3/3 and 7/3/2 situated at Village PISOLI, Taluka HAVELI, PUNE 411011. Together With the enclosed balcony admeasuring 7.97 sq. mtrs., Further Together With the dry balcony admeasuring 3.72 sq.mtrs., Further Together With the exclusive right of use of Open Terrace at eye level having an area of 6.29 sq. mtrs. Appurtenant Tereate East: Lobby their after Flat No. 604, West: Open to sky, South: Staircase, North: Duct their after Flat No. 602. Encumbrances: Not Known Possession: Physical	Reserve Price: Rs. 32,00,000/- (Rupees Thirty Two lakhs Only) EMD: Rs. 3,20,000/- (Rupees Three Lakhs Twenty Thousand only) Bid increment amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)	
			Property Lot No. 5: Flat No. 201, 2nd Floor, Audambar Niwas, admeasuring area about 450 Sq. ft. i.e. 41.80 Sq. mtrs. CTS No. 301/1/A, Shukrawar Peth. Pune 411002. Encumbrances: Not Known Possession: Physical	Reserve Price: Rs. 41,00,000/- (Rupees Forty One lakhs Only) EMD: Rs. 4,10,000/- (Rupees Four Lakh Ten Thousand only) Bid increment amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)	

1. Note :
Sr. No. Particulars Date & Time
1. Date and time of E-Auction For Lot No. 1, 4 and 5 14/07/2023 between 12.00 p.m. and 4.00 p.m.
For Lot No. 2 and 3 15/06/2023 between 11.00 a.m. and 3.00 p.m. with prior appointment
2. Last Date of Submission of Bid with EMD Before commencement of E-auction (as per mstc rules)
3. Inspection Date & Time For Lot No. 1, 4 and 5 20/06/2023 between 3:00 pm. and 5:00 pm.
For Lot No. 2 and 3 05/06/2023 & 12/06/2023 between 02:30 pm to 05.00 pm with prior appointment

Important information : There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for properties put on auction or any Govt. due from Govt. Authorities. Charges if any due on the respective properties shall be borne by the bidder.

Note: 1. Bank has Physical possession with No any known encumbrance. However, there can be some dues by respective societies, Government/local authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies. Dues/Charges/ encumbrances, if any due on the respective property, shall be borne by the bidder.

2. E-auction shall be conducted through the E-Bikray. Bidders have to log in on the website – <https://www.mstccommerce.com/auctionhome/ibapi/index.jsp> and have to register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact numbers are 9330102643; 9051077886; 9811445616 and 9911700233. Please also note that MSTC accepts EMD through NEFT (RTGS may not be accepted by MSTC).

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.

Date: 26/05/2023, Place: Pune
Chief Manager & Authorised Officer, Bank of Maharashtra