

इंदिरा गांधी मार्ग, संगमनेर, मु.पो. संगमनेर, ता. संगमनेर, जि. अहिल्यानगर (अहमदनगर). पिन - ४२२६०५ E-mail : recovery@smbank.in | Website : www.smbank.in | Ph. (02425) 225435, 225436, 225789

पीएम वरुणें देव्याचें वेलें की, पेवें वर्लन केतरीन आचार मालवणा प्रतिस्ठिकाचें म विमोच संघटीचीं मुल्लखा आशिम मुक्ता आचार अंगल्लबाचणी भावरा २००२ (SARFAESI) वा मुक्ता आचार अंगल्लबाचणी विमोच २००२ मे विमोच ८ मे ५ क्वा मसुमिमुवाच अक्का आचार देव्याचें आली आशिम विमोच मालव्वा विमोच केती वाळिल.

(ख) विविधिका अटी व शर्ती

परीक्षे वर्जन : कौशल अ.व. ४ मध्ये समस्त केल्याप्रमाणे

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२८	श्रीलंका साप्ताहिक	अन्धकाराचा बाराग रात्री) किंवा रात्री व हाती अमुनेन २ (२) निजुत आदीपुन/सुपुन/दोपगालिना का बारा. निजिना उरकवणवण कलवणवण ७ दिवसत निजिकवणवण बोगवण कावणवण बोगवण कावणवण इवणवण इवणवण कलवणवण कलवणवण रात्री.
२९	श्रीलंका साप्ताहिक	व्याप्ती निजिनापुन अन्धकाराचा बाराग रात्री अमुनेन २ (२) निजुत आदीपुन/सुपुन/दोपगालिना का बारा. निजिना उरकवणवण कलवणवण ७ दिवसत निजिकवणवण बोगवण कावणवण बोगवण कावणवण इवणवण इवणवण कलवणवण कलवणवण रात्री.

१०	हृदयस्थी जडी	बेसी बिल्व, कृष्णमूत्र, काष्ठीय, कुष्ठित, नालग्या पुनः विचरी मूत्रं जलं मद्यम्/पौष्टीयगुणः कोमती दग्धः सन्धः मोक्षः, अम्लितं द्रव्यविशुद्धिं स्वभावात् अत्रा मलमूत्राण्यत्र नालग्याय वा मद्यराशौ गमनात् शीतलया अत्रिक्लृप्तः अत्रिक्लृप्तः सिरिचरान् अनाकान्द्रुं जलेन, धव्यैः, बर्ह्याः सधेयैः वादोऽत्र कलान्द्रुयोजनी १५३, कर्षिकं दग्धं व्याजः अजलीः न्यूनः। पित्तं च श्लेष्मलं काण्डावस्थाये तदुद्ग्रे केलेन्य च निद्रि केलेन्या जले च क्षयितं पायनं च मलस्याप्य निविदायाम्नीयं, हृदयस्थी लब्धः वा केरी लब्धः।
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१५	सरोहीतारवे ठासकमिळ, जर काही मजिस्त त	अ) अभिलेखांश / विविध मिलेला करीत सर्वसुख, सुख सुख, सुख (विनिमय सुख) आणि नैकी ही या सार हस्तोत्तरात या दस्त देव सुख / टागिण खर्च वा सावली कर, जर लागू असेल वा फक्त घडायी विविधकाराभ
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५) निरुद्धे हि देव्यः ५॥११॥१२५५॥ (नि ११/१२५५) अथैव्या कलकलया वडो मळो १.३३ हि नुद्ध ५.०० एतयम वड ५.००

६) एतं निरुद्धं हि देव्यः ५॥११॥१२५५॥ (नि ११/१२५५) अथैव्या कलकलया वडो मळो १.३३ हि नुद्ध ५.०० एतयम वड ५.००

७) एतं निरुद्धं हि देव्यः ५॥११॥१२५५॥ (नि ११/१२५५) अथैव्या कलकलया वडो मळो १.३३ हि नुद्ध ५.०० एतयम वड ५.००

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९) एतं निरुद्धं हि देव्यः ५॥११॥१२५५॥ (नि ११/१२५५) अथैव्या कलकलया वडो मळो १.३३ हि नुद्ध ५.०० एतयम वड ५.००

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११) एतं निरुद्धं हि देव्यः ५॥११॥१२५५॥ (नि ११/१२५५) अथैव्या कलकलया वडो मळो १.३३ हि नुद्ध ५.०० एतयम वड ५.००

अधिक जानकारी के लिए कृपया निम्नलिखित जानकारी प्राप्त करें।
 अधिक जानकारी के लिए कृपया निम्नलिखित जानकारी प्राप्त करें।
 अधिक जानकारी के लिए कृपया निम्नलिखित जानकारी प्राप्त करें।

THE SANGAMNER MERCHANT'S CO-OP. BANK LTD., SANGAMNER

Indira Gandhi Marg, A/p. Sangamner, Tal. Sangamner, Dist. Ahilyanagar (Ahmednagar) - PIN 422605. Ph. No. (04245) 225435, 225436, 225789. Email ID - recovery@smbank.in | website : www.smbank.in

SALE NOTICE

Notice is hereby given to the effect that the immovable property described herein, taken physical possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFESI) and read with rule 8 & 9 of Security Interest (Enforcement) Rules 2002, shall be sold by inviting tenders:

01	Name of the Borrower	BORROWER -1 (A/C No-96/1)	BORROWER -1 (A/C No-96/2)																																																																																																																																																																																																																																																																																																																																
		1) Playtor Paul Landmarks Pvt Ltd. Registered Office Address: S.No. 11, 11/1, 2, 3, 4 Office No. 5- 3A, Metropole Building, Near INOX Theatre (Multiplex), Bund Garden Road, Pune 411001 Business Address: S- 3A, Plot No. D - 1, Metropole Building, Near INOX Theatre (Multiplex), Bund Garden Road, Pune - 411001 Project Address: Gat No. 218, 219, 220, 221, 222, 223, 224, 225, 226, 230, Mauje Paul, Taluka Mulshi, District Pune - 412100 1/1 - Playtor Paul LandMarks Pvt.Ltd. Authorized Director : A) Shri. Ashok Sayajirao Mahurkar - (For Registered Mortgage Deed No. 3365/2018) B) Shri. Niranjan Ashokrao Bhatkulkar 1/2 - Playtor Paul LandMarks Pvt. Ltd. Authorized Director : Shri. Rakesh Dattatray Pawar - (For Supplementary Mortgage Deed No. 4838/2019) 1/3 - Shri Pravin Dnyaneshwar Sandhiber New Authorized Director for company	2) Playtor Paul Homes Pvt Ltd. Registered Office Address: S.No. 11, 11/1, 2, 3, 4 Office No. 5- 3A, Metropole Building, Near INOX Theatre (Multiplex), Bund Garden Road, Pune 411001 Business Address: S- 3A, Plot No. D - 1, Metropole Building, Near INOX Theatre (Multiplex), Bund Garden Road, Pune - 411001 Project Address: Gat No. 218, 219, 220, 221, 222, 223, 224, 225, 226, 230, Mauje Paul, Taluka Mulshi, District Pune - 412100 2/1 - Playtor Paul Homes Pvt. Ltd. Authorized Director : A) Shri. Ashok Sayajirao Mahurkar - (For Registered Mortgage Deed No. 3364/2018) B) Shri. Niranjan Ashokrao Bhatkulkar 2/2 - Playtor Paul Home's Pvt. Ltd. Authorized Director : Shri. Rakesh Dattatray Pawar - (For Supplementary Mortgage Deed No. 4839/2019) 2/3 - Shri Pravin Dnyaneshwar Sandbhor New Authorized Director for company																																																																																																																																																																																																																																																																																																																																
	Mortgagor and Borrower	1/1 - Sangam Realty - (Partnership Firm) Partner & Power of Attorney Holder : Shri. Sujet Santosh Bhanalsi (for Mortgage Deed No. 3365/2018 & Supplementary Mortgage Deed No. 4838/2019) 1/2 - Playtor Paul Homes Pvt. Ltd. Authorized Director : Shri. Ashok Sayajirao Mahurkar (for mortgag deed No 3365/2018) 1/3 - Playtor Paul LandMarks Pvt. Ltd. Authorized Director : Shri. Rakesh Dattatray Pawar (For Supplementary Mortgage Deed No. 4838/2019)	2/1 - Sangam Realty - (Partnership Firm) Partner & Power of Attorney Holder : Shri. Sujet Santosh Bhanalsi (for Mortgage Deed No. 3364/2018 & Supplementary Mortgage Deed No. 4839/2019) 2/2 - Playtor Paul LandMarks Pvt. Ltd. Authorized Director : Shri. Ashok Sayajirao Mahurkar (for mortgag deed No 3364/2018) 2/3 - Playtor Paul LandMarks Pvt. Ltd. Authorized Director : Shri. Rakesh Dattatray Pawar (For Supplementary Mortgage Deed No. 4839/2019)																																																																																																																																																																																																																																																																																																																																
	Guarantors	(1) Santosh Motilal Bhanalsi, (2) Sujet Santosh Bhanalsi, (3) Playtor Child Space Pvt. Ltd., (4) Playtor Paul Homes Pvt. Ltd., (5) Sangam Realty, (6) Ismail Ibrahim Momini	(1) Santosh Motilal Bhanalsi, (2) Sujet Santosh Bhanalsi, (3) Playtor Child Space Pvt. Ltd., (4) Playtor Paul Landmarks Pvt. Ltd., (5) Sangam Realty, (6) Ismail Ibrahim Momini																																																																																																																																																																																																																																																																																																																																
02	a) Details of the NPA Loan due as per Demand Notice u/s 13(2) Dt.12/09/2023	1) Playtor Paul LandMark Pvt. Ltd. (Loan A/c 96/1) - Rs. 1,86,81,501-00 2) Playtor Paul Homes Pvt. Ltd. (Loan A/c 96/2) - Rs. 2,34,48,673-60 TOTAL Rs. 4,20,50,175-60 (Rupees Four Crore Twenty Lakhs Fifty Thousand One Hundred Seventy Five & Paise Fourty) as on 11/9/2023 along with further interest from 12/9/2023 and other expenses, costs thereat, as per Demand notice u/s 13(2) dt. 12/9/2023 of the SARFASCI Act issued by Authorized Officer of The Sangamner Merchant's Co-op. Bank Ltd., Sangamner	1) Playtor Paul LandMark Pvt. Ltd. (Loan A/c 96/1) - Rs. 2,51,84,782 2) Playtor Paul Homes Pvt. Ltd. (Loan A/c 96/2) - Rs. 2,44,89,796 TOTAL Rs. 4,95,94,578 + Future Interest & Other Expenses w.e.f 01/11/2025																																																																																																																																																																																																																																																																																																																																
03	b) Total NPA Loan amount to be recovered & outstanding balance as on 31/10/2025																																																																																																																																																																																																																																																																																																																																		
03	Date of possession u/s 13(4)	13/12/2024																																																																																																																																																																																																																																																																																																																																	
04	Details of the immovable properties / assets to be sold	Description of the immovable property - 1) PLAYTOR PAUL LANDMARKS PVT LTD Mauje Paul, Tal Mulshi, Dist. Pune GAT NO. 222, 223, 224, 225, 226 & 230																																																																																																																																																																																																																																																																																																																																	
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		2) PLAYTOR PAUL HOME'S PVT LTD Mauje Paul, Tal Mulshi, Dist. Pune GAT NO. 218,219,220 & 221																																																																																																																																																																																																																																																																																																																																	
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Ft.</th><th>Fair Market Value Rs.</th><th>Earnest Money Rs.</th></tr><tr><td>1</td><td>PAUD B</td><td>B2</td><td>710</td><td>SEVENTH</td><td>392.56</td><td>10,55,962</td><td>1,05,596</td></tr><tr><td>2</td><td>PAUD B</td><td>B2</td><td>709</td><td>SEVENTH</td><td>392.56</td><td>10,55,962</td><td>1,05,596</td></tr><tr><td>3</td><td>PAUD B</td><td>B2</td><td>706</td><td>SEVENTH</td><td>393.47</td><td>10,58,807</td><td>1,05,881</td></tr><tr><td>4</td><td>PAUD B</td><td>B2</td><td>702</td><td>SEVENTH</td><td>393.48</td><td>10,58,615</td><td>1,05,862</td></tr><tr><td>5</td><td>PAUD B</td><td>B2</td><td>701</td><td>SEVENTH</td><td>393.92</td><td>10,59,883</td><td>1,05,988</td></tr><tr><td>6</td><td>PAUD B</td><td>B1</td><td>712</td><td>SEVENTH</td><td>393.92</td><td>10,59,883</td><td>1,05,988</td></tr><tr><td>7</td><td>PAUD B</td><td>B1</td><td>708</td><td>SEVENTH</td><td>393.62</td><td>10,59,019</td><td>1,05,902</td></tr><tr><td>8</td><td>PAUD B</td><td>B1</td><td>707</td><td>SEVENTH</td><td>393.62</td><td>10,59,883</td><td>1,05,988</td></tr><tr><td>9</td><td>PAUD B</td><td>B1</td><td>706</td><td>SEVENTH</td><td>393.47</td><td>10,58,807</td><td>1,05,881</td></tr><tr><td>10</td><td>PAUD B</td><td>B2</td><td>611</td><td>SIXTH</td><td>393.62</td><td>10,59,019</td><td>1,05,902</td></tr><tr><td>11</td><td>PAUD B</td><td>B2</td><td>610</td><td>SIXTH</td><td>392.56</td><td>10,55,962</td><td>1,05,596</td></tr><tr><td>12</td><td>PAUD B</td><td>B2</td><td>609</td><td>SIXTH</td><td>392.56</td><td>10,55,962</td><td>1,05,596</td></tr><tr><td>13</td><td>PAUD B</td><td>B2</td><td>608</td><td>SIXTH</td><td>393.62</td><td>10,59,019</td><td>1,05,902</td></tr><tr><td>14</td><td>PAUD B</td><td>B2</td><td>605</td><td>SIXTH</td><td>393.47</td><td>10,58,807</td><td>1,05,881</td></tr><tr><td>15</td><td>PAUD B</td><td>B1</td><td>608</td><td>SIXTH</td><td>393.62</td><td>10,59,019</td><td>1,05,902</td></tr><tr><td>16</td><td>PAUD B</td><td>B1</td><td>606</td><td>SIXTH</td><td>393.47</td><td>10,58,807</td><td>1,05,881</td></tr><tr><td>17</td><td>PAUD B</td><td>B2</td><td>507</td><td>FIFTH</td><td>393.92</td><td>10,59,883</td><td>1,05,988</td></tr><tr><td>18</td><td>PAUD B</td><td>B2</td><td>505</td><td>FIFTH</td><td>393.47</td><td>10,58,807</td><td>1,05,881</td></tr><tr><td>19</td><td>PAUD B</td><td>B2</td><td>503</td><td>FIFTH</td><td>393.17</td><td>10,57,723</td><td>1,05,772</td></tr><tr><td>20</td><td>PAUD B</td><td>B2</td><td>501</td><td>FIFTH</td><td>393.92</td><td>10,59,883</td><td>1,05,988</td></tr><tr><td>21</td><td>PAUD B</td><td>B1</td><td>509</td><td>FIFTH</td><td>392.56</td><td>10,55,962</td><td>1,05,596</td></tr><tr><td>22</td><td>PAUD B</td><td>B1</td><td>508</td><td>FIFTH</td><td>393.62</td><td>10,59,019</td><td>1,05,902</td></tr><tr><td>23</td><td>PAUD B</td><td>B2</td><td>412</td><td>FOURTH</td><td>393.92</td><td>10,59,883</td><td>1,05,988</td></tr><tr><td>24</td><td>PAUD B</td><td>B2</td><td>407</td><td>FOURTH</td><td>393.47</td><td>10,58,807</td><td>1,05,881</td></tr><tr><td>25</td><td>PAUD B</td><td>B2</td><td>406</td><td>FOURTH</td><td>393.47</td><td>10,58,807</td><td>1,05,881</td></tr><tr><td>26</td><td>PAUD B</td><td>B2</td><td>405</td><td>FOURTH</td><td>393.47</td><td>10,58,807</td><td>1,05,881</td></tr><tr><td>27</td><td>PAUD B</td><td>B1</td><td>405</td><td>FOURTH</td><td>393.47</td><td>10,58,807</td><td>1,05,881</td></tr><tr><td>28</td><td>PAUD B</td><td>B2</td><td>311</td><td>THIRD</td><td>393.62</td><td>10,59,019</td><td>1,05,902</td></tr><tr><td>29</td><td>PAUD B</td><td>B2</td><td>305</td><td>THIRD</td><td>393.47</td><td>10,58,807</td><td>1,05,881</td></tr><tr><td>30</td><td>PAUD B</td><td>B2</td><td>301</td><td>THIRD</td><td>393.92</td><td>10,59,883</td><td>1,05,988</td></tr><tr><td>31</td><td>PAUD B</td><td>B3</td><td>206</td><td>SECOND</td><td>393.62</td><td>10,59,019</td><td>1,05,902</td></tr><tr><td>32</td><td>PAUD B</td><td>B2</td><td>211</td><td>SECOND</td><td>393.62</td><td>10,59,019</td><td>1,05,902</td></tr><tr><td>33</td><td>PAUD B</td><td>B3</td><td>105</td><td>FIRST</td><td>395.00</td><td>10,34,105</td><td>1,03,419</td></tr><tr><td>34</td><td>PAUD B</td><td>B2</td><td>110</td><td>FIRST</td><td>392.56</td><td>10,55,962</td><td>1,05,596</td></tr><tr><td>35</td><td>PAUD B</td><td>B2</td><td>105</td><td>FIRST</td><td>393.47</td><td>10,58,807</td><td>1,05,881</td></tr><tr><td>36</td><td>PAUD B</td><td>B1</td><td>108</td><td>FIRST</td><td>393.62</td><td>10,59,019</td><td>1,05,902</td></tr><tr><td>37</td><td>PAUD B</td><td>B1</td><td>106</td><td>FIRST</td><td>393.47</td><td>10,58,807</td><td>1,05,881</td></tr><tr><td>38</td><td>PAUD B</td><td>B3</td><td>4</td><td>GROUND</td><td>393.17</td><td>10,57,723</td><td>1,05,772</td></tr><tr><td colspan="5">TOTAL</td><td>14942.29</td><td>4,02,01,130</td><td>40,20,114</td></tr></table>		Sl. No.	Project	Bldg. Name	Flat No.	Floor	Buildup Area Sq. Ft.	Fair Market Value Rs.	Earnest Money Rs.	1	PAUD B	B2	710	SEVENTH	392.56	10,55,962	1,05,596	2	PAUD B	B2	709	SEVENTH	392.56	10,55,962	1,05,596	3	PAUD B	B2	706	SEVENTH	393.47	10,58,807	1,05,881	4	PAUD B	B2	702	SEVENTH	393.48	10,58,615	1,05,862	5	PAUD B	B2	701	SEVENTH	393.92	10,59,883	1,05,988	6	PAUD B	B1	712	SEVENTH	393.92	10,59,883	1,05,988	7	PAUD B	B1	708	SEVENTH	393.62	10,59,019	1,05,902	8	PAUD B	B1	707	SEVENTH	393.62	10,59,883	1,05,988	9	PAUD B	B1	706	SEVENTH	393.47	10,58,807	1,05,881	10	PAUD B	B2	611	SIXTH	393.62	10,59,019	1,05,902	11	PAUD B	B2	610	SIXTH	392.56	10,55,962	1,05,596	12	PAUD B	B2	609	SIXTH	392.56	10,55,962	1,05,596	13	PAUD B	B2	608	SIXTH	393.62	10,59,019	1,05,902	14	PAUD B	B2	605	SIXTH	393.47	10,58,807	1,05,881	15	PAUD B	B1	608	SIXTH	393.62	10,59,019	1,05,902	16	PAUD B	B1	606	SIXTH	393.47	10,58,807	1,05,881	17	PAUD B	B2	507	FIFTH	393.92	10,59,883	1,05,988	18	PAUD B	B2	505	FIFTH	393.47	10,58,807	1,05,881	19	PAUD B	B2	503	FIFTH	393.17	10,57,723	1,05,772	20	PAUD B	B2	501	FIFTH	393.92	10,59,883	1,05,988	21	PAUD B	B1	509	FIFTH	392.56	10,55,962	1,05,596	22	PAUD B	B1	508	FIFTH	393.62	10,59,019	1,05,902	23	PAUD B	B2	412	FOURTH	393.92	10,59,883	1,05,988	24	PAUD B	B2	407	FOURTH	393.47	10,58,807	1,05,881	25	PAUD B	B2	406	FOURTH	393.47	10,58,807	1,05,881	26	PAUD B	B2	405	FOURTH	393.47	10,58,807	1,05,881	27	PAUD B	B1	405	FOURTH	393.47	10,58,807	1,05,881	28	PAUD B	B2	311	THIRD	393.62	10,59,019	1,05,902	29	PAUD B	B2	305	THIRD	393.47	10,58,807	1,05,881	30	PAUD B	B2	301	THIRD	393.92	10,59,883	1,05,988	31	PAUD B	B3	206	SECOND	393.62	10,59,019	1,05,902	32	PAUD B	B2	211	SECOND	393.62	10,59,019	1,05,902	33	PAUD B	B3	105	FIRST	395.00	10,34,105	1,03,419	34	PAUD B	B2	110	FIRST	392.56	10,55,962	1,05,596	35	PAUD B	B2	105	FIRST	393.47	10,58,807	1,05,881	36	PAUD B	B1	108	FIRST	393.62	10,59,019	1,05,902	37	PAUD B	B1	106	FIRST	393.47	10,58,807	1,05,881	38	PAUD B	B3	4	GROUND	393.17	10,57,723	1,05,772	TOTAL					14942.29	4,02,01,130	40,20,114
Sl. No.	Project	Bldg. Name	Flat No.	Floor	Buildup Area Sq. Ft.	Fair Market Value Rs.	Earnest Money Rs.																																																																																																																																																																																																																																																																																																																												
1	PAUD B	B2	710	SEVENTH	392.56	10,55,962	1,05,596																																																																																																																																																																																																																																																																																																																												
2	PAUD B	B2	709	SEVENTH	392.56	10,55,962	1,05,596																																																																																																																																																																																																																																																																																																																												
3	PAUD B	B2	706	SEVENTH	393.47	10,58,807	1,05,881																																																																																																																																																																																																																																																																																																																												
4	PAUD B	B2	702	SEVENTH	393.48	10,58,615	1,05,862																																																																																																																																																																																																																																																																																																																												
5	PAUD B	B2	701	SEVENTH	393.92	10,59,883	1,05,988																																																																																																																																																																																																																																																																																																																												
6	PAUD B	B1	712	SEVENTH	393.92	10,59,883	1,05,988																																																																																																																																																																																																																																																																																																																												
7	PAUD B	B1	708	SEVENTH	393.62	10,59,019	1,05,902																																																																																																																																																																																																																																																																																																																												
8	PAUD B	B1	707	SEVENTH	393.62	10,59,883	1,05,988																																																																																																																																																																																																																																																																																																																												
9	PAUD B	B1	706	SEVENTH	393.47	10,58,807	1,05,881																																																																																																																																																																																																																																																																																																																												
10	PAUD B	B2	611	SIXTH	393.62	10,59,019	1,05,902																																																																																																																																																																																																																																																																																																																												
11	PAUD B	B2	610	SIXTH	392.56	10,55,962	1,05,596																																																																																																																																																																																																																																																																																																																												
12	PAUD B	B2	609	SIXTH	392.56	10,55,962	1,05,596																																																																																																																																																																																																																																																																																																																												
13	PAUD B	B2	608	SIXTH	393.62	10,59,019	1,05,902																																																																																																																																																																																																																																																																																																																												
14	PAUD B	B2	605	SIXTH	393.47	10,58,807	1,05,881																																																																																																																																																																																																																																																																																																																												
15	PAUD B	B1	608	SIXTH	393.62	10,59,019	1,05,902																																																																																																																																																																																																																																																																																																																												
16	PAUD B	B1	606	SIXTH	393.47	10,58,807	1,05,881																																																																																																																																																																																																																																																																																																																												
17	PAUD B	B2	507	FIFTH	393.92	10,59,883	1,05,988																																																																																																																																																																																																																																																																																																																												
18	PAUD B	B2	505	FIFTH	393.47	10,58,807	1,05,881																																																																																																																																																																																																																																																																																																																												
19	PAUD B	B2	503	FIFTH	393.17	10,57,723	1,05,772																																																																																																																																																																																																																																																																																																																												
20	PAUD B	B2	501	FIFTH	393.92	10,59,883	1,05,988																																																																																																																																																																																																																																																																																																																												
21	PAUD B	B1	509	FIFTH	392.56	10,55,962	1,05,596																																																																																																																																																																																																																																																																																																																												
22	PAUD B	B1	508	FIFTH	393.62	10,59,019	1,05,902																																																																																																																																																																																																																																																																																																																												
23	PAUD B	B2	412	FOURTH	393.92	10,59,883	1,05,988																																																																																																																																																																																																																																																																																																																												
24	PAUD B	B2	407	FOURTH	393.47	10,58,807	1,05,881																																																																																																																																																																																																																																																																																																																												
25	PAUD B	B2	406	FOURTH	393.47	10,58,807	1,05,881																																																																																																																																																																																																																																																																																																																												
26	PAUD B	B2	405	FOURTH	393.47	10,58,807	1,05,881																																																																																																																																																																																																																																																																																																																												
27	PAUD B	B1	405	FOURTH	393.47	10,58,807	1,05,881																																																																																																																																																																																																																																																																																																																												
28	PAUD B	B2	311	THIRD	393.62	10,59,019	1,05,902																																																																																																																																																																																																																																																																																																																												
29	PAUD B	B2	305	THIRD	393.47	10,58,807	1,05,881																																																																																																																																																																																																																																																																																																																												
30	PAUD B	B2	301	THIRD	393.92	10,59,883	1,05,988																																																																																																																																																																																																																																																																																																																												
31	PAUD B	B3	206	SECOND	393.62	10,59,019	1,05,902																																																																																																																																																																																																																																																																																																																												
32	PAUD B	B2	211	SECOND	393.62	10,59,019	1,05,902																																																																																																																																																																																																																																																																																																																												
33	PAUD B	B3	105	FIRST	395.00	10,34,105	1,03,419																																																																																																																																																																																																																																																																																																																												
34	PAUD B	B2	110	FIRST	392.56	10,55,962	1,05,596																																																																																																																																																																																																																																																																																																																												
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36	PAUD B	B1	108	FIRST	393.62	10,59,019	1,05,902																																																																																																																																																																																																																																																																																																																												
37	PAUD B	B1	106	FIRST	393.47	10,58,807	1,05,881																																																																																																																																																																																																																																																																																																																												
38	PAUD B	B3	4	GROUND	393.17	10,57,723	1,05,772																																																																																																																																																																																																																																																																																																																												
TOTAL					14942.29	4,02,01,130	40,20,114																																																																																																																																																																																																																																																																																																																												
05	Reserve Price	1) Playtor Paul Landmark Pvt. Ltd. (A/c No. - 96/1) Rs. 1,38,12,188/- (Total 13 Flats) 2) Playtor Paul Home's Pvt. Ltd. (A/c No. - 96/2) Rs. 4,02,01,130/- (Total 38 Flats) Total Rs. 5,40,13,318/- (Total 51 Flats)																																																																																																																																																																																																																																																																																																																																	
06	Earnest Money Deposit (EMD) 10% of Reserve Price	1) Playtor Paul Landmark Pvt. Ltd. (A/c No. - 96/1) Rs. 13,81,224/- (Total 13 Flats) 2) Playtor Paul Home's Pvt. Ltd. (A/c No. - 96/2) Rs. 40,20,114/- (Total 38 Flats) Total Rs. 54,01,338/- (Total 51 Flats)																																																																																																																																																																																																																																																																																																																																	
		Note : Bids / Tenders not accompanied by the EMD shall be treated as invalid. No interest shall be Payable by Bank on the EMD amount. EMD shall be paid by way of Demand Draft / Pay Order / NEFT / RTGS only; no other mode of EMD payment shall be allowed.																																																																																																																																																																																																																																																																																																																																	
07	Date and Time of Inspection of immovable property at site	From 25/11/2025 upto 29/12/2025 Between 10.30 am. to 05.00 p.m. by making pre call 2 Hrs. before Inspection of property to bank Authorized Officer (Mob. No. 942224511)																																																																																																																																																																																																																																																																																																																																	

08	Last date, Time and place for submission of tender offer	By 30/12/2025 upto 5.00 p.m. @ Bank HO, Sangamner
09	Date Time & Place of opening Tender Form & Auction	On 31/12/2025 from 11.00 A.M. onwards. The Sangamner Merchant's Co-op. Bank Ltd., Sangamner (HO), Indira Gandhi Marg, Sangamner A/P/T. Sangamner, Dist. Ahilyanagar (Ahmednagar) - 422605
10	Tender Form price	Tender Form offer letter and other detailed Terms and Conditions are available @ Bank H.O. Sangamner (Dist. Ahilyanagar) above address on payment of Rs. 500/- (Non Refundable) Tender Form Fee. Tender Form are available From 25/11/2025 to 29/12/2025 Between 10.30 AM To 5.00 PM.
11	Tender Form Available Date	
12	Details of the dealing officials & contact No.	Mr. Vijay Dakshinam Rajai - DGM/Authorized Officer: (Mob. No. 942224511)
(B) Term and conditions of Sale		
01	Tender invited for immovable property	Description of the immovable property - As per Sr. No. 4 as above Total Flats 51
02	Reserve Price	1) Playtor Paul LandMark Pvt. Ltd. (Loan A/c 96/1) - Rs. 1,38,12,188-00 2) Playtor Paul Homes Pvt. Ltd. (Loan A/c 96/2) - Rs. 4,02,01,130-00 TOTAL Rs. 5,40,13,318-00
03	Earnest Money Deposit (EMD)	10% of Reserve price Rs. 1) Playtor Paul LandMark Pvt. Ltd. (Loan A/c 96/1) - Rs. 13,81,224-00 2) Playtor Paul Homes Pvt. Ltd. (Loan A/c 96/2) - Rs. 40,20,114-00 TOTAL Rs. 54,01,338-00 Note : Bids / Tenders not accompanied by the EMD shall be treated as invalid. No interest shall be payable by Bank on the EMD amount. EMD shall be paid by way of Demand Draft / Pay Order / RTGS / NEFT only. No Cash mode of EMD payment shall be allowed.
04	Basic	As is where is and what is there is and non recourse basis.
05	Last date & place for submission of tender	By 30/12/2025 upto 5.00 PM. At: The Sangamner Merchant's Co-op. Bank Ltd., Sangamner, Indira Gandhi Marg, A/P/T. Sangamner, Dist. Ahilyanagar (Pin No. 422605)
06	How to submit the tender	Interested parties may participate in auction by sending / submitting their offer for purchasing the said assets alongwith with 10% EMD payment by DD / PO/ RTGS / NEFT with proof of original document in sealed cover superscribed "Offer for purchase of Immovable property of Mauje Paul, Building No. Flat No." The sealed envelope should be submitted upto to 30/12/2025 (05.00 PM) on any bank working day on or before the last date of submission tender as mentioned herein above at Bank H.O.
07	Mode of payment of EMD	By way of "original" DD/Pay Order drawn in favor of "The Sangamner Merchant's Co-op. Bank Ltd." Payable at Sangamner (Photocopies shall not be accepted) OR By way of RTGS/NEFT as per sr. No. 12 d)
08	Refund of EMD	Within 7 working days of opening of tenders. The tenders will not be entitled to claim any interest for any reason whatsoever.
09	Adjustment of EMD and payment of Full Amount by successful Bidder	The successful bidder shall pay initial Deposit being 25% of the offer amount Sanction by Bank within 2 working days from the date of sale confirmation in his favor after adjusting EMD as part payment and the balance amount 75% of Sanction offer amount within 15 days without giving any further notice by Authorized Officer of Bank. Amount of EMD as above shall be forfeited on failure to pay the amount as mentioned above. In case of default, the secured assets shall be resold and the defaulting purchaser shall not have any claim. Extension in time for payment, due to unavoidable circumstances shall be allowed at the sole discretion of Authorized Officer of Bank. However interest @ 15% p.a. shall be charged for the extended period on the amount due.
10	Forfeiture of EMD	For bidders not complying with the terms and conditions as mentioned above and specified in the Tender-cum-auction Documents, the EMD amount shall be forfeited.
11	Rejection of Tender / Bid	Tenders not received in the prescribed tender form or incomplete in any respect or unsigned or not accompanied by DD/PO OR RTGS / NEFT amount for the requisite EMD are liable to be summarily rejected at the sole discretion of Authorized Officer without assigning any reason.
12	Type of offer and manner of payment	a) The purchaser shall within 2 working days from the date of sale confirmation pay a deposit of 25% by way of a Demand Draft / Pay Order OR RTGS / NEFT from the mode of auction and sanction sale to the Authorized Officer conducting the sale. b) The balance amount 75% of the sanction purchase price payable shall be paid by the purchaser within 15 days without giving any further notice by Authorized Officer of bank or as may be decided by Authorized Officer of The Sangamner Merchant's Co-op. Bank Ltd. c) In default of the payment within the period mentioned above, the EMD or 25% payment deposit shall be forfeited and the property be resold and the defaulting purchaser all claim shall be forfeit in respect of the said immovable property or to any part of the sum for which it may be subsequently sold. d) The payment towards EMD, balance payment can be made through DD/PO OR by RTGS/NEFT the accounts are as under: Name of Beneficiary - The Sangamner Merchants Co-Op bank Pvt Ltd Account No. - 60070380000536 IFSC Code - HDFC0000007 Bank name and Branch - HDFC BANK, PUNE
13	Presence of Bidders	Bidders himself Off through their authorized representative with authority letter signed by Bidder alongwith KYC Documents such as i) Address Card ii) PAN Card (self attested photocopy) with passport size photo (2 copy) of Bidder will be allowed to remain present at the time of opening of tenders subject to submitting authority letter & valid proof of identity of representative.
14	Selection of best offer	Shall be decided by Authorized Officer of Bank
15	Liability of the purchaser, if any	a) All charges for conveyance / Sale Deed Stamp duty, Transfer Fee (premium fee) and Registration Fee alongwith all document charges / expenses of typing and Govt. Taxes, if any as applicable shall be borne by the successful bidder only. b) Bank does not undertake any responsibility to procure any permission / license etc. in respect of the property offered for sale or for settlement of any dues, taxes etc. whatsoever in respect of the said immovable property assets. c) All statutory / non statutory dues, taxes, rates, charges and fees owing to anyone, if any, shall be the responsibility of the prospective buyer. d) Immovable property shall be sold on "As is where is and what is there is basis" & all other Govt. Taxes, other Revenue taxes & charges of whatsoever shall be paid & clear by purchaser himself and should be confirmed by him before submission of Tender Form & Bid amount.
16	Negotiation of tenders and in also allow inter or bidding after getting the highest bid for improvement in the offer	Bank Authorized Officer reserves its right and shall have discretion to negotiate with the bidders after opening of tenders and in also allow inter or bidding after getting the highest bid for improvement in the offer and in accept or to reject any or all offers without assigning any reasons whatsoever. The inter or bidding is allowed in the multiples of Rs.10000/- (Rs. Ten Thousand)
17	Disputes / Litigations	In case of disputes in tender / auction, the decision of Authorized Officer of Bank shall be final and binding on all and any litigation shall be subject to jurisdiction of Sangamner (Dist. Ahilyanagar)
18	Inspection of assets	The interested parties are advised to submit their tenders after inspection of (immovable assets). The prospective bidder shall visit / inspect the properties at sight at their own costs within the schedule as specified in sale notice. The interested parties / bidders coordinate with Mr. Vijay Dakshinam Rajai (Deputy General Manager) Cell Phone : 942224511 OR Land Line No. (04245) 225435, 225436, 225789
19	Miscellaneous Other	a) Tenders with conditional offer will be treated as invalid. b) Correspondence about any change / modification in the offer after submission of tender will not be entertained. c) If any tenderer wishes to give a fresh offer for a property before the last date prescribed for submission of the tender in the concerned advertisement, he may file a fresh tender with appropriate Earnest Money Deposit. d) The successful purchaser will not manufacture or do such activities at the property site after acquisition any of the hazardous/prohibited items as specified by the Government from time to time and he will be sole responsible for the same. e) Tender opening process will be stopped & cancelled if Borrower / Mortgagor / Guarantor paid full outstanding NPA Loan balance amount & close the loan account 1 day before the auction date scheduled.
(C) Miscellaneous Terms and Conditions of Auction		
1.	The property/ies shall be sold in "AS IS WHERE IS AND WHAT IS THERE IS AND NON RECOURSE BASIS" condition, including encumbrances, if any.	
2.	After opening the tenders, the bidders shall be given an opportunity to improve their offer by inter se bidding at the discretion and decision of the authorized officer. Sale shall be confirmed in favor of the successful bidder subject to confirmation of the same by the authorized officer of the secured creditor. The inter se bidding shall be allowed in multiples of Rs.10,000/-.	
3.	The interested purchaser (s) shall themselves satisfy about the right and title of the property (ies) from the concerned authorities and no claim shall be entertained by the Authorized officer / Bank in this regard after the auction.	
4.	All payments shall be made by Demand Draft/ Pay Order drawn in favour of The Sangamner Merchant's Co-op. Bank Ltd. payable at Sangamner OR by RTGS / NEFT as said above.	
5.	Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of auction without assigning any reason thereof.	
6.	The intending bidder may please see details of the term and conditions mentioned in the Tender Cum Auction document available on Bank Web site : www.smbank.in The same is also available at office of Authorized Officer, The Sangamner Merchant's Co-op. Bank Ltd. @ H.O. Narin Nagar Road, Sangamner (Dist. Ahilyanagar)	
7.	Tender Forms are available @ H.O. Sangamner of payment of Rs. 500/- (Non Refundable) by cash / DD/ PO / NEFT between 10.30 am to 5.00 pm of bank working hours From 25/11/2025 To 29/12/2025	
8.	No offer / bids below reserve price will be accepted. The Buyer will be required to submit 2 separate offers for the above 2 Loans mentioning the flat numbers. The offer can be made for all or one flat.	
9.	The action will be conducted under the supervision of the Authorized Officer of the Bank.	
10.	Bank would first go for the tender process and thereafter, if decided by AO / Overdue Committee of Bank, the inter se bidding / auction would be held. If the results of the tender are satisfactory, inter se bidding/auction process would not be held.	
11.	The enhanced bid can be submitted in the auction either by the prospective buyer himself in the appropriate tender form as enclosed in the Tender document or by the representative of the purchaser duly authorized along with proper authority letter and acceptable KYC documents.	
	For further details please see our Web site : (www.smbank.in) and contact on Bank Land Line Phone No. (04245)225435, 225436, 225789 OR A.O. Mobile No. 942224511 during office hours between 10.30 am to 5.30 pm on all bank working days.	
Date: 24/11/2025		(V.D.RAJAI) Authorized Officer - (Mob. 942224511) The Sangamner Merchant's Co-op. Bank Ltd, Sangamner