बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
A GOVT. OF INDIA UNDERTAKING
एक परिवार एक बैंक

Mumbai South Zonal Office, Legal Department, 2nd Floor, Janamangal, 45/47, Mumbai Samachar Marg, Fort, Mumbai - 400001. **Tel :** 022-22675899 **E-mail :** legal_mcr@mahabank.co.in

ASSET RECOVERY BRANCH:-Janmangal, 4th Floor, 45/47, Mumbai Samachar Marg, Fort, Mumbai- 400023 , **Tel.:** 022-22630884 /**Email :** bom1450@mahabank.co.in / brmgr1450@mahabank.co.in

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 provision 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 Physical / Symbolic 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 and Whatever there is basis in e-auction as on 17.02.2026 between 11.00 a.m. to 3.00 p.m.** for recovery of the amount due to the Bank of Maharashtra from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers & Guarantors, amount due, Short Description of the immovable property/ies, encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as:

Sn	Name Of Borrower	Name Of Guarantor	Amount Due In Actual	Amount Due in Lakhs as per 13(2) Notice under SARFAESI	Possession Type	Reserve Price Lakhs	Emd Lakhs	Increment Lakhs
1	**M/s C Space Enterprises Pvt Ltd, thru its Auth Signatories**	**Mr Mukesh Krishnakumar Sharma Mr Jagdish Jaisa Ram**	Rs 308.92 Lakh as per Demand Notice plus unapplied Interest, legal and other expenses/ charges incurred till date of realization	Row House No 04 on Ground+ 3 Floors project Known as Shreeji Villas, on Plot no 41 & 42, of NA property at village Talegaon Budruk, Tal Igatpuri Dist Nashik 422403 **Area – 152.824 sq mt carpet**	Symbolic (Order Received)	69.00	6.90	0.50
2	**Ms. Hemlata R Giri Mr. Rumspringa V Giri**	**NA**	Rs 81.74 Lakh as per Demand Notice plus unapplied Interest, legal and other expenses/ charges incurred till date of realization	Flat No .302, Wing -A, 3rd Floor, Sai Residency, City Survey No 329 to 334, Village Diva, Tal Airoli, Dist Thane Navi Mumbai-400708. **Area: 920 Sq. Ft. Built up**	Physical	78.50	7.85	0.50
3	**Mr. Santosh Shankar Phapale**	**Mrs. Monika Santosh Phapale (co borrower)**	Rs 26,74,219.00 as per Demand Notice dated 11.09.2023 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Flat No.703, 7th floor, B Wing, Omkar Heights CHSL, Near Nutan School, S no 183, Hissa no 7, S no 230 Hissa no A & B of Village Manda, Titwala West, Thane- 421605.**Area - 380 sq ft carpet**	Physical	21.60	2.16	0.20
4	**Mr Rohan Vijay Solanki & Mr Vijay Narshi Solanki**		Rs 35,43,050.96 as per Demand Notice dated 16.10.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No. 306, 3rd Floor, Wing C1, Building No. 02, MIDAS Heights. Survey No. 47 (old Survey No. 151), Hissa No. 1 to 5 & Survey No. 146 (Old Survey No. 148), Hissa No. + & 8 Village-Donare, (Old Village Narangi) Taluka- Vasai, Dist. Palghar, Virar West, Palghar 401303) **Area 448.75 Sq.ft (Carpet Area)**	Physical	30.00	3.00	0.20
5	**Marbella Corp.**	**Mrs. Kamala Gyanshankar Shukla & Mr Gyanshankar Kamlashankar Shukla**	Rs 4,11,38,884.00 as per Demand Notice dated 27.08.2024 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Land At Survey No 267, Village Alate, Tal Hatkanangle, Dist Kolhapur-416109 Area 53206 sq ft	Physical	302.00	30.20	1.00
6	**Mr. Vivek Vinod Chaubey & Mrs. Asha Vinod Chaubey**		Rs 24,32,547.00 as per Demand Notice dated 29.08.2022 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No.306, 3rd floor, A- wing, Building No.-4, Type A & B, Anand Excellency, on S. No.73, Hissa No.3/2, 2/1/2, 2/1/1, 3/1/P, 5,2/1/1/3, 3/1/P, S. No.72,Hissa No.1 of village Tembode, Prithvi Srishti, Tembhode Road, Palghar- 401404, admeasuring366.19 sqft carpet area,439.43 sq ft built up.	Physical	19.60	1.96	0.20

vibrantauction.com 9920045671

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<td>M/s. Ekdant Food & Beverages Prop. Ms.Pradnya Shantanu Bandivadekar</td>
<td>Mr. Shantanu Bandivadekar & Mr. Kishor Narayan Sutar</td>
<td>Rs 2,68,57,595.00 as per Demand Notice dated 30.08.2022 plus unapplied Interest, legal and other expenses/charges incurred till date of realization</td>
<td>Plant & Machinery Located at Industrial property bearing survey no 7, Hissa no 1, Post Gadmath, Tal Vaibhavwadi Dist Sindhudurg 416810. Details of Machinery as per Annexure:
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<tr><th>Sr. No</th><th>Description of Machinery</th><th>Year of Installation</th><th>Quantity</th></tr>
<tr><td>1)</td><td>German Make fully Automatic forging machine with 7 HP Motor, Capacity - 7 mm to 12 mm</td><td>2009</td><td>1</td></tr>
<tr><td>2)</td><td>Forging Machine, Make - Indian</td><td>2010</td><td>1</td></tr>
<tr><td>3)</td><td>Flashing Machine with 805 Plate and Conveyor, Make - China</td><td>2009</td><td>1</td></tr>
<tr><td>4)</td><td>Hydraulic Hard Grinding Machine with 36''shone and Conveyor with 20 HP motor</td><td>2008</td><td>1</td></tr>
<tr><td>5)</td><td>Lapping machine with 805 Plate water / oil, Make - German</td><td>2008</td><td>4</td></tr>
<tr><td>6)</td><td>Lathe Machine</td><td>2008</td><td>1</td></tr>
<tr><td>7)</td><td>Barrels</td><td>2010</td><td>2</td></tr>
<tr><td>8)</td><td>Furnace with oil tank, Capacity - 100 Kg</td><td>2010</td><td>1</td></tr>
<tr><td>9)</td><td>Grinding Plate,</td><td>2012</td><td>2</td></tr>
<tr><td>10)</td><td>Flashing Plates</td><td>2012</td><td>2</td></tr>
<tr><td>11)</td><td>Cold Forging machine with 15 HP motor, Make - Shastha Engineering Works, Capacity - 11 mm to 20 mm</td><td>2010</td><td>1</td></tr>
<tr><td>12)</td><td>Cold Forging machine with 7 HP motor, Make - Shastha Engineering Works, Capacity - 6 mm to 11 mm</td><td>2010</td><td>1</td></tr>
<tr><td>13)</td><td>Cold Forging machine with 3 HP motor, Make - Shastha Engineering Works, Capacity - 3 mm to 8 mm</td><td></td><td></td></tr>
<tr><td>14)</td><td>Automatic Flashing Machine driven by 40 HP motor along with automatic hydraulic system with coolant pump, tank, panel board, DC panel, etc, Make-Shastha Engineering Works</td><td>2010</td><td>2</td></tr>
<tr><td>15)</td><td>Lapping Machine (Barrel type), Make - German</td><td>2008</td><td>1</td></tr>
<tr><td>16)</td><td>Lapping Machine, Make - German</td><td>2008</td><td>2</td></tr>
<tr><td>17)</td><td>Grinding Machine with 30 HP motor, DC Panels, Coolant system, etc</td><td>2007</td><td>1</td></tr>
<tr><td>18)</td><td>Rotary type Furnace, Capacity -1200 deg C</td><td>2010</td><td>1</td></tr>
<tr><td>19)</td><td>Tempering Furnace, Make - Unitemp, Capacity - 300 deg C</td><td>2010</td><td>1</td></tr>
<tr><td>20)</td><td>Lathe Machine, Make - Rajkot, Size - 12"</td><td>2010</td><td>1</td></tr>
<tr><td>21)</td><td>Lathe Machine, Make - Rajkot, Size - 3"</td><td>2011</td><td>2</td></tr>
<tr><td>22)</td><td>Pillar Drilling</td><td>2010</td><td>1</td></tr>
<tr><td>23)</td><td>Electrical Panel with 18 Feeders, Make - Sai Electricals</td><td>2011</td><td>1</td></tr>
<tr><td>24)</td><td>Grinding Machine</td><td>2011</td><td>2</td></tr>
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</td>
<td>Symbolic</td>
<td>159.00</td>
<td>15.90</td>
<td>0.50</td>
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<td>8</td>
<td></td>
<td></td>
<td></td>
<td>Landed property with construction thereon situated at Survey no 7/1 A, A/P Gadmath , Gaothwadi, Vaibhavwadi, Tal-Vaibhavwadi , Dist Sindhudurg Maharashtra 416810. Area-13460.00sq mt</td>
<td>Symbolic</td>
<td>123.00</td>
<td>12.30</td>
<td>0.50</td>
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bhmatale@gmail.com 9920045671

Additional Details of Auction

Auction website - https://baanknet.com/

Inspection of the property Please contact (Mr. Sanjeev Verma) AGM, ARB - 8657472946, (Mr. Vishal Yadav) Sr. Manager, ARB-99677 38016,

Last Date of Submission of EMD/ letter of participation / KYC Documents by :- 16.02.2026 Upto 5.00 Pm or as per baanknet Rules,

For detailed terms and conditions of the sale, please refer to the link https://bankofmaharashtra.in/asset-for-sales-search provided in the Bank's website and also on https://baanknet.com (erstwhile E-bikray) portal.

Date & Time of e-auction: 17.02.2026 between 11.00 a.m. to 3:00 p.m. with auto extension for 5 minutes in case bid is placed within last 5 minutes

Date:-24.01.2026

Place:- Mumbai

Sd/-

Authorised Officer, Bank Of Maharashtra