



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (APPENDIX-IV-A)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/charged to the Bank of Maharashtra, the possession of which have 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 **18.04.2026 between 11.00 AM and 2:00 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 the Borrower/s and Guarantor/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 –

SI	Name of Borrower	Name of Guarantor	Amount Due	Short description of the immovable property with known encumbrances	Reserve Price (RP) / Earnest Money Deposit (EMD) Bid Increment
KALYAN MAIN BRANCH - 9730345789					
1	Mr. Dhanraj Gurumukhdas Bhatia (Borrower) Prop: M/s Sheetal Traders Flat No 201 C Block Pinku Palace, Ulhasnagar 3 Thane Maharashtra	Mrs. Sheetal Dhanraj Bhatia , Flat No 201C Block Pinku Palace Ulhasnagar 3 Thane Maharashtra	Rs.3200340.84/- plus interest @ less recovery if any	Room No -16 Barrack No 218, Ward No 17, Khata No 113/110 Ulhasnagar Distt.-Thane Maharashtra Boundaries: East: Passages, West- Portion of Room No. 16, North-Passage, South- Room No. 15 and Measurements Area-322 Sq. ft. (Built up). Possession Type:- Symbolic	RP-Rs.17,20,000/- EMD-Rs.1.72,000/- Bid Increment:- Rs.20,000/-
2	Mr. Umesh Anil Patil and & Mrs. Pooja Umesh Patil Bk No 204 Near Shivsena Office Ulhasnagar 1, Dist.Thane 421001	NA	Rs.3509696/- plus Interest less recovery if any	Flat No.-101, 1st Floor, Swarg Nagar, situated at S.No.24, H. No.-5/B, Village Mharal Budruk, Tal- Kalyan, Thane, Maharashtra-421301 Area-311 sqft Possession Type:-Symbolic	RP- Rs.14,50,000/- EMD- Rs.1.45,000/- Bid Increment:- Rs.20,000/-
3	Mr. Sanjay Sarojit Patel & Mrs. Sandhya Sanjay Patel Room No, 009 Chawl No. 003 Aagra Road Malhar Nagar Kalyan West- Kalyan Thane 421301	NA	Rs.3393709/- plus interest less recovery if any	Flat No.-105, 1ST Floor, Swarg Nagar, situated at S.NO.-24, H.NO.-5/B, Village-Mharal Budruk, Tal- Kalyan, Thane, Maharashtra-421301 Area-396 sqft Possession Type:- Physical	R.P.Rs.1530000/- EMD- Rs.153000/- Bid Increment:- Rs.20,000/-
4	Mrs. Vandana Doulratram Dodwani & Mr. Jeetu Doulratram Dodwani	NA	Rs.5048696/- plus interest less recovery if any	Flat No. 701, 7th Floor, Building No. 1, Shree Balaji Tower CHS Ltd., Village- Varap, Tal- Kalyan, Ulhasnagar 1, Thane, Maharashtra- 421002 Area – 597 sqft. Possession Type:- Physical	R.P:- Rs..3180000/- EMD:- Rs.318000/- Bid Increment:- Rs.20,000 /-
5	Debabrato Debendranath Mukherjee (Borrower) Flat No.708, 7th Floor, Building No 7, Mn Wing Shashwat Park 7 Mn Wing Chs Ltd. Near Deepali Park, Valivali Tal- Ambarnath Thane 421503	NA	Rs.3220365.00 plus interest less recovery if any	Flat No.708, 7th Floor, Building No 7, Mn Wing Shashwat Park 7 Mn Wing Chs Ltd. Near Deepali Park, Valivali Tal- Ambarnath Thane Maharashtra 421503 Area: 504 Sq Ft Possession Type:- Physical	R.P:- Rs.19,60,000/- EMD: Rs.196000/- Bid Increment:- Rs.20,000 /-
THANE STATION ROAD BRANCH - 9579941952					
6	M/s S M Enterprises , 1st floor, H. No. 1591, Gala No. 02, New Kaneri, Behind Darshan Hotel, Padma Nagar, Bhiwandi, Thane, Maharashtra, 421302 Proprietor: Mrs.Smita Mitul Dodhia , Hissa No 271 3rd Floor room no 302 Yog dashan Building Telipada, Bhiwandi Thane Maharashtra 421302	Mr Mitul Navinchandra Dodhia Hissa No 271 3rd floor room no 302 Yog dashan Building Telipada Bhiwandi Thane Maharashtra 421302	Rs.21247026.12 plus interest less recovery if any	Flat no 602 sixth floor tower 11 ATLANTIS EDEN WORLD village Temghar opposite Pwd Guest house pipeline Road bhiwandi thane 421302 Area: 815 Sq Ft Possession Type:- Physical	R.P:- Rs.3464880/- EMD: Rs.346488/- Bid Increment:- Rs.20,000/-
VIRAR (94) – 9819068954					
7	1) Mr. Rohit Singh Rathore & 2) Mrs. Pooja Rohit Singh Rathore , Flat No 1102, Wing E, Building No 16 known as Panthan Synergy Village Dongare, Tal Vasai Virar West, Dist Palghar 401303	NA	Rs.2770177.38 plus interest less recovery if any	Flat No 1102, Wing E, Building No 16 known as Panthan Synergy Village Dongare, Tal Vasai Virar West, Dist Palghar 401303 Area: 516 Sq Ft. Possession Type:- Physical	R.P:-Rs.1988840/- EMD:-Rs.198884/- Bid Increment:- Rs.20,000/-

BADLAPUR - 9730704909

8	M/s Akeen R Impex Private Limited, PLOTNO A65, Ambarnath MIDC Ambarnath East - 421501 Directors: 1) Mr. Ajay Bishnu Sahani:- 202, RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004. 2) Miss: Aarti Kamlesh Vishu, 402 RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004.	Mr. Ajay Bishnu Sahani 202, RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004. Miss: Aarti Kamlesh Vishu, 402 RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004.	Rs.39524843.38 Plus interest less recovery if any.	Lot No. 1: Flat No. G-1, Ground Floor, Radha Krishna Apartment, Block No A-104, Kailash Colony, Padmashree Mohammad Rafi Marg, Near Akash Gym, Ulhasnagar 4, Dist Thane - 421004 Possession Type:- Physical	R.P:- Rs.1728000/- EMD: Rs.172800/- Bid Increment:- Rs.20,000/-
				Lot No.2: Flat No. G-2, Ground Floor, Radha Krishna Apartment, Block No A-104, Kailash Colony, Padmashree Mohammad Rafi Marg, Near Akash Gym, Ulhasnagar 4, Dist Thane - 421004 Possession Type:- Physical	R.P:- Rs.1728000/- EMD: Rs.172800/- Bid Increment:- Rs.20,000/-
				Lot No.3: Flat No. 102, 1st Floor, Radha Krishna Apartment, Block No A-104, Kailash Colony, Padmashree Mohammad Rafi Marg, Near Akash Gym, Ulhasnagar 4, Dist Thane - 421004 Possession Type:- Physical	R.P:- Rs.2556000/- EMD: Rs.255600/- Bid Increment:- Rs.20,000/-
				Lot No. 4: Flat No. 401, 4th Floor, Radha Krishna Apartment, Block No A-104, Kailash Colony, Padmashree Mohammad Rafi Marg, Near Akash Gym, Ulhasnagar 4, Dist Thane - 421004 Possession Type:- Physical	R.P:- Rs.2340000/- EMD: Rs.234000/- Bid Increment:- Rs.20,000/-
				Lot No. -5:- Flat No. 402, 4th Floor, Radha Krishna Apartment, Block No A-104, Kailash Colony, Padmashree Mohammad Rafi Marg, Near Akash Gym, Ulhasnagar 4, Dist Thane - 421004 Possession Type:- Physical	R.P:- Rs.2376000/- EMD: Rs.237600/- Bid Increment:- Rs.20,000/-

PALGHAR BRANCH

9	Mr. Ujjwal Bharat Kumar Yadav and Mrs. Poonam Ujjwal Yadav, Flat No. 101, First Floor, Swastik Laxmi, Satpati Road, Shirgaon, Tal & Dist. Palghar 401404	NA	Rs.1149857.13 plus interest less recovery if any	Flat No. 101, First Floor, Swastik Laxmi, Satpati Road, Shirgaon, Tal & Dist. Palghar 401404 Area 300 Sq Ft Possession Type:- Physical	R.P:- Rs. 600000/- EMD: Rs.60000/- Bid Increment:- Rs.20,000/-
---	--	----	---	--	---

KOPRI BRANCH - 9049317025

10	Mrs Dakshata Rajesh Singh, Prop. of M/s Ved Communications Office No 3, Siddhant Apt, Bhaskar Colony, M.G. Road, Naupada Thane (W) 400601 And Also Building No A-3/102, Saket Complex, K.Koli Marg Near Mahalaxmi Temple, Majiwade Thane 400601	Mr Rajesh Heera Singh Guarantor Office No3, Siddhant Apt, Bhaskar Colony, M.G. Road, Naupada Thane (W) 400601 Building No A- 3/102, Saket Complex, K.Koli Marg Near Mahalaxmi Temple, Majiwade Thane 400601	Rs.25474415.37 plus interest @ less recovery if any	Flat No 706, 7th Floor, Building No 4, Daffodil Building in Jeevan Life Styles, Shirgaon Village, Badlapur (E), Dist Thane 421503 Possession Type:- Physical	R.P:- Rs.2278400/- EMD:-Rs.227840/- Bid Increment:- Rs.20,000/-
11	M/s Balaji Enterprises (Prop: Mr Bhargav Rohit Trivedi), Industrial Gala No D/16, Ground Floor, GPH 1873/16, Pawar compound, Village Khoni, Taluka Bhiwandi, District Thane 421302 Add-1301, Valentina Chs .Ltd, Lodha Paradise, Sainath Nagar, Majiwade Thane 400601	NA	Rs.20396519.7/- plus interest @ less recovery if any	Industrial Gala No D/16, Ground Floor, GPH 1873/16, Pawar compound, Village Khoni, Taluka Bhiwandi, District Thane 421302 Possession Type:- Physical	R.P:- Rs.1782000/- EMD- Rs.178200/- Bid Increment:- Rs.20,000/-

Details mentioned in last column

Auction website - <https://baanknet.com/>, Inspection of the property Please contact concerned Branch for inspection and details of the property: **Date 04.04.2026 to 17.04.2026 between 11:00 a.m.to 02:00 p.m., with prior appointment**

Last Date of Submission of EMD/ letter of participation / KYC Documents by - **17.04.2026** 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-bray) portal.

Date & Time of E-auction: 18.04.2026 between 12.00 a.m. to 5:00 p.m. with auto extension for 5 minutes in case bid is placed within last 5 minutes For information in respect of the above properties, you may contact **Mr. Pankaj Kumar Sa, Chief Manager - Asset Recovery Cell, Thane (M.No.8530414078).** Senior Manager Gopala Krishna Mob:- 88066 40797

Date:- 03.04.2026

Place:- Thane

Sd/-,
Authorised Officer
Bank of Maharashtra, Thane Zone.