



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 15.09.2025 between 12.00 am and 4:00 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 –

Sl	Name of Borrower	Name of Guarantor	Amount Due	Short description of the immovable property with known encumbrances Possession Type	Reserve Price / Earnest Money Deposit Bid Increment
KALYAN MAIN BRANCH - 9730345789					
1	Mrs. Sheetal Dhanraj Bhatia Proprietor of Roshni Kirana Stores Flat No 201C Block Pinku Palace Ulhasnagar 3 Thane Maharashtra	Mr. Dhanraj Gurumukhdas Bhatia Flat No 201 C Block Pinku Palace Ulhasnagar 3 Thane Maharashtra	Rs.5962893.96 plus interest @ less recovery if any	Flat No 201 C-68 Block Pinku Palace, CTS NO 1807, V-Room No 253 And 254, Sheet no 80, Camp no 1 Ulhasnagar 3 Thane Maharashtra 606 Sq Feet (Built up) Possession Type :- Physical	Reserve Price:-Rs.23,40,000/- EMD- Rs.234000/- Bid Increment:- Rs.50,000/-
2	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 Dist:- 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 :- Physical	Reserve Price- Rs. 17,20,000/- EMD Rs.1,72,000/- Bid Increment:- Rs.50,000/-
3	Mr. Surendra Kisanrao Mohad (Borrower) Prop: M/s S Square Tele Infra and Mr. Surendra Kisanrao Mohad and Mrs. Charushila Najukrao Shrisat	NA	Rs.4106000/- plus interest @ less recovery if any	Flat No 702 D Wing Type IV , Mangalmurti Dham Katrap Road, Opposite Old Petrol Pump, Badlapur East, Maharashtra Boundaries: North- Garden, South- Open Space, East- Access Road & West- C Wing Area- 462 SFT. Possession Type :- Symbolic	Reserve Price- Rs.19,40,000 EMD: Rs.194000/- Bid Increment Rs.50,000/-
4	DEBABRATO DEBENDRANATH MUKHERJEE (Borrower) Flat No.708, 7th Floor, Building No 7, Mnwing Shashwat Park 7 Mn Wing Chs Ltd. Near Deepali Park, Valivali Tal-Ambernath 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 Parkvalivali Tal- Ambernath Thane Maharashtra 421503 (504 Sq Ft). Possession Type :- Physical	Reserve Price Rs.19,60,000/- EMD:Rs.196000/- Bid Increment:- Rs.50,000/-
5	Mrs. Sarla Lakhpat Chauhan Lakhpatsingh Hargovind Chauhan Flat no. 304, 3rd floor E wing at Adriatica- E casa Rio Kalyan Shilroad, Near Pawan Public School Domb. East Thane M.H.	NA	Rs. 4057237 plus Interest	Flat no. 304, 3rd floor E wing at Adriatica- E casa Rio Kalyan Shilroad , near pawan Public School Domb. East Thane M.H.Area of flat- 449 sqft Possession Type :- Symbolic	RP- Rs.32,70,000 EMD- Rs.327000/- Bid Increment:- Rs.50,000/-
6	Mrs. Vandana Doulratram Dodwani & Mr. Jeetu Doulratram Dodwani	NA	Rs.5048696/- plus Interest	Flat No.701,7th Floor, Building No. 1, Shree Balaji Tower CHS Ltd., Village- Varap, Tal- Kalyan, Ulhasnagar 1, Thane, Maharashtra-421002Area -55.44 sq.mtr. (Carpet Area) 597 sqft. Possession Type :- Physical	RP- 35,80,000/- EMD- Rs.3,58,000/- Bid Increment Rs.50,000/-
7	Mr. Sanjay Sarojit Patel & Mrs. Sandhya Sanjay Patel Flat No.-105, 1STFloor, Swarg Nagar, situated at S. NO.-24, H.NO.-5/B, Village- Mharal Budruk, Tal - Kalyan,Thane, Maharashtra-421301	NA	Rs.3198541/-(Rupees Thirty One Lakh Ninety Eight Thousand Five Hundred and Forty One Only) plus Interest @ 9.60%	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-96 sqft. Possession Type :- Physical	RP- 15,30,000/- EMD-Rs.153000/- Bid Increment Rs.50,000/-
8	Mr. Umesh Anil Patil & Mrs. Pooja Umesh Patil Flat No.-101, 1ST Floor, Swarg Nagar, situated at S.No.-24,H. No.-5/B, Village Mharal Budruk, Tal Kalyan, Thane,Maharashtra - 421301	NA	Rs.3216263/-(Rupees Thirty Two Lakh Sixteen Thousand Two Hundred and Sixty Three Only) plus Interest	Flat No.-101 1STFloor, Swarg Nagar, situated at S.No.-24,H. No.-5/B, Village Mharal Budruk, Tal Kalyan, Thane, Maharashtra - 421301Area -311 sqft. Possession Type :- Symbolic	RP- Rs.14,50,000/- EMD- Rs.1,45,000/- Bid Increment Rs.50,000/-
9	Mr. Karan Sunil Rohra & M/S Hotel Blue Diamond Restaurant And Bar Prop: Mr. Karan Sunil Rohra	Mr. Charan Singh Gurdassingh Alisinghani	Rs.3076620/- plus Interest	Flat No.101, 1st Floor, Ashirwad Building, Portion of Room No 12, Barrack No. 1694, Venus Talkies Chowk, Fountain, Section 25, Ulhasnagar- 421004 Thane Maharashtra Area-635 sq. ft.(Super Builtup Area) Possession Type :- Symbolic	RP- 1970000/- EMD- Rs.197000/- Bid Increment Rs.50,000/-

STATION ROAD BRANCH - 9579941952

10	Goga enterprises, H.n. 1092/10, gala n0 10, bhiwandi 421302 padmini complex, purna village, pearla brahmand, gb road, Mrs. Pravina Ramesh Panchal 203 Dosti Desire, Thane West 40060	Mr. Jaysing Gopalrao Rane, 101/102,Rane Apt,Saraswat Colony, Near Panchayat Weehir, Dombivli (E) Mr. Ramesh Gangaram Panchal 203 Dosti Desire, Pre-Possession Notice Pearla Brahmand, Gb Road, Mr. Ramesh Gangaram Panchal Thane West 400607	Rs.9777977.48 plus intrest @ less recovery if any	Lot 1- Flat No. 101 First Floor, Wing A, Rane Apartment, Village Chole, Saraswat Colony, Near Panchayat Well, Dombivli (East), Taluka Kalyan, District Thane 421201 Area: 550 Sq Ft Possession Type :-Symbolic Lot-2 Flat No.102 1st Floor, Wing A, Rane Apartment, Village Chole, Saraswat Colony, Near Panchayat Well, Dombivli (East), Taluka Kalyan, District Thane 421201 Area: 550 Sq Ft Possession Type :-Symbolic	Reserve Price- Rs.28,10,000 EMD- 2,81,000 Bid Increment Rs.50,000/- Reserve Price- Rs.28,10,000 EMD- 2,81,000 Bid IncrementRs.50,000/-
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BADLAPUR BRANCH, THANE -- 9730704909

11	Mr. Gauri Ganesh Paste, Flat No. 701, 7th Floor, D Wing, Manjiri Heights, Badlapur Gaon Road, Near Dhanlaxmi Hospital, Badlapur Tal Ambernath, Dist Thane 421503	NA	Rs.2391125/-(Rupees Twenty Three Lakhs Ninety One Thousand One Hundred and Twenty Five Only)	Flat No. 701, 7th Floor, D Wing, Manjiri Heights, Badlapur Gaon Road, Near Dhanlaxmi Hospital, Badlapur Tal Ambernath, Dist Thane 421503. Possession Type :-Symbolic	RP- Rs. 15,20,000/- EMD- Rs.1,52,000/- Rs.50,000/-
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KOPRI BRANCH, THANE -- 9049317025

12	Mrs Dakshata Rajesh Singh Prop. of M/s Ved Communications Office No 3, 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	Mr Rajesh Heera Singh Guarantor A) Office No 3, Siddhant Apt, Bhaskar Colony, M.G. Road, Naupada Thane (W) 400601 B) Building No A-3/102, Saket Complex, K.Koli Marg Near Mahalaxmi Temple, Majiwade Thane 400601	Rs.25474415.37 plus intrest @ 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	Reserve Price- Rs.28,35,200/- (EMD Rs.2,83,520/- Bid IncrementRs.50,000/-
13	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.20396519.77 plus intrest @ less recovery if any	Industrial Gala No D/16, Ground Floor, GPH 1873/16, Pawar compound, Village Khoni, Taluka Bhiwandi, District Thane 421302 Area: 1831.50 Sq Ft Possession Type :-Physical	Reserve Price:Rs.21,98,000/- EMD- Rs.219800/- Bid Increment:- Rs.50,000/-
14	M/S IMPACT BIOMEDICAL Mr Ashokkumar Gautammuni Pandey (Proprietor) 9, Building no 5 Daulat Nagar, Kopri Thane (E) 400603 Shop No C-6, Building No R 3 Shree Sai Siddhi CHSL MMRDA Colony Hariom Nagar Mulund East Mumbai 400081 Flat no J 101, J wing Survey no 182 Hissa no 2 Abhilasha Park CHSL Village Manda, Sangoda Road, Manda Titwala Dist Thane 421605	Mr. Umesh Ashokkumar Pandey Flat no J 101, J wing Survey no 182 Hsg Loan ac no 60297800851 Hissa no 2 Abhilasha park CHSL Village Manda, Sangoda Road, Manda Titwala Dist Thane 421605	Rs.1,89,62,654.88/- plus intrest @ less recovery if any.	Lot 1. Flat no 18, 1st floor Building No. D -03 Shubh Griha Complex, Sector D Village Khatiwali, Tal Shahapur Dist Thane Possession Type :-Physical Lot 2. Flat no J 101, Building known as Abhilasha park CHSL, Survey no 182, Hissa no 2 Part, Village Mande, Taluka Kalyan, District Thane Possession Type :-Physical	Reserve Price- Rs.11,60,000/- EMD Rs.1,16,000/- Bid Increment:- Rs.50,000/- Reserve Price- Rs.22,60,000/- EMD Rs.2,60,000/- Bid Increment:- Rs.50,000/-

NARPOLI BRANCH -- 9049317025

15	RAVENDRA TEXTILE (Proprietor -- Mr.Rajeshkumar Kailaschand Khanna) Residential Address: B 307 Sagar Complex Building no 5 Jesal Park Bhayander East Thane Maharashtra 401105	RAJENDRA LAXMIPATI KATLA	Rs.26059865.18 plus intrest @ less recovery if any.	Gala No 201,202,203 & 204 on 2nd floor, Bui Anjur Mankoli Riding A5 in Prerna Complex situated at Dapode, Anjur Mankoli Road Bhiwandi Possession Type :-Symbolic	Reserve Price: Rs.1,78,00,000/- EMD: 17,80,000- Bid increment Amount: Rs.50,000/-
16	DEEPIKA TEXTILES Mrs. Lavanya Shivram Katkam Office Address: House No 1084/5, Gayatri Nagar Varaldevi Road, Bhiwandi 421302	Mr. Shivram Gangaram Katkam Add-House No 1084/5, Gayatri Nagar Varaldevi Road, Padmanagar Bhiwandi 421302	Rs.7001715.43+ Unapplied Intt. Rs. 221649.53@9.55% Plus penal interest @ 2%, plus other Expenses, if any.	Part of House No. 1084/4 situated at New Kaneri, Padma Nagar, Gayatri Nagar Road, behind Darshan Hotel, opposite Adeep Bhagwan Building, off. Varala Devi Road in Bhiwandi 421302 Area: 3120 Sq Ft Possession Type :-Symbolic	Reserve Price: Rs.52,40,000/- EMD Rs.5,24,000/- Bid increment Amount: Rs.50,000/-
17	1)Sanjay Ramchandra Purvey & 2. Mrs. Neha Sanjay Purvey Flat No-602, 6th Floor, Jasmine Building Shruti Siddhi Mangal Murti Complex Temghar Pada, Behind Riddhi Siddhi Complex Bhiwandi	NA	Rs.4044151.72 plus intrest @ less recovery if any.	Flat No 602, 6th Floor, Jasmine Building, Mangalmurti Complex, Temghar Pada, Bhiwandi, Dist Thane Possession Type :-Symbolic	Reserve Price Rs.36,40,000/- EMD Rs.3,64,000/- Bid increment Amount: Rs.50,000/-

DOMBIVLI WEST - 9773081125

DOMBIVALI WEST - 9773081125				
18	1) Dipak Tanaji Pawar 2) Anita Dipak Pawar	NA	Rs. 5019373.00 plus interest less recovery if any	Lot no.1 Flat No 202,2nd Floor, Wing D, Shree Datta Plaza CHS, Near Bhagwati Hospital, Rameshwadi, Badlapur (W) 421503 Possession Type :-Symbolic Reserve Price Rs.1780000/- EMD:Rs.178000/- Bid increment Amount: Rs.50,000/-
				Lot no.2 :-Flat No 303, 3rd Floor, A Wing, Sai Paradise, Sai Ba Sai Paradise Coop Hsg Soc Ltd, S.No. 34, Hissa No 8, Village Katrap, Tal. Ambernath, Dist. Thane. Possession Type :-Symbolic Reserve Price:- Rs.17,00,000/- EMD: Rs.170000/- Bid increment Amount: Rs.50,000/-
19	"Shankar Nana Yadav B-411, Shalimar, Hill Garden CHSL, Koknipada, Manpada, Thane-400607"	NA	"Rs.5833785.87 plus interest less recovery if any"	Flat No 605, 6th Floor, E Wing, Trishul Ganga Coop Hsg. Soc. Ltd, Chembur Village, Tal Kurla, Dist.Mumbai Suburb Division, Road No 8, Sindh Society, Chembur, Mumbai Possession Type :-Symbolic Reserve Price:- Rs.6996000/- EMD: Rs.699600/- Bid increment Amount: Rs.50,000/-
DANDI BRANCH - 9867073102				
20	Mrs.Ashish Shashinath Ghumre Flat No 203, 2nd Floor, A Wing, Om Shripad CHSL, Siddheshwar Lane, Parnaka, Kalyan (W) 421301	NA	Rs.1576280/- plus interest less recovery if any	Flat No 203, 2nd Floor, A Wing, Om Shripad CHSL, Siddheshwar Lane, Parnaka Kalyan (W) 421301 Possession Type :-Symbolic Reserve Price Rs.25,20,000/- EMD: Rs.252000/- Bid increment Amount: Rs.50,000/-
21	Mr. Prem Kalicharan Karotiya (Prop Shree Radhe Krishna Tyre Service) Pista Niwas, Datta Wadi, Boisar, Near Chirag School, Tal Dist Palghar-401501	1.Mr. Ganesh Suresh Patil Akkarpatti, Tal Dist Palghar, Parnali, Pin-401501 2. Mr. Mangesh Pandhari Raut Ganeshnagar Dahisar, Tarapur, Tal Dist Palghar-401502	Rs.3245209/- plus interest less recovery if any	Lot 1. Flat No 11, A-Wing, 2nd Floor, Vaibhav Paradise, Co-op HSG Society Ltd, Plot No. RC-21, Village Saravali, Boisar West, Pin-401506 Possession Type :-Symbolic Reserve Price - Rs. 21,34,000/- EMD- 2,13,400/- Bid increment Amount: Rs.50,000/- Lot 2. Flat No 12, A-Wing, 2nd Floor, Vaibhav Paradise, Co-op HSG Society Ltd, Plot No. RC-21, Village Saravali, Boisar West, Pin-401506 Possession Type :-Symbolic Reserve Price:Rs.18,46,000/- EMD- 1,84,600 Bid increment Amount: Rs.50,000/-
22	"Mr. Somnath Dagadu Shinde, 404 Hiral Apartment 2 Chs Ltd, Pandurang Wadisiddhivinayak Nagar Mira Road - 401107"	Mrs. SUBHADRA SOMNATH SHINDE, 404 Hiral Apartment, 2 Chs Ltd, Pandurang Wadisiddhivinayak Nagar Mira Road - 401107"	"Rs.1229035.00 plus interest less recovery if any"	Flat No. 303, 3rd Floor, Building No. 6-D, Shubhvastu Housing Project, near Shubhvastu Commercial Complex, Shubh Vastu Road, Vasind (W), Tal. Shahapur, Dist Thane 421604 Possession Type :-Physical Reserve Price Rs.11,43,660/- EMD: Rs.114366 Bid increment Amount: Rs.50,000/-

Details mentioned in last column

Auction website - <https://baanknet.com/>

Inspection of the property:- Please Call Below Contact number Before 1 Day Prior

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: 15.09.2025 between 12.00 a.m. to 4:00 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), Mr. K Gopala Krishna Sr. Manager, Recovery Dept (M.No. 88066 40797)**

Date:- 29.08.2025

Place :-Thane

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