

**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 **30.10.2025 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                                                           |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>KALYAN MAIN BRANCH - 9730345789</b>  |                                                                                                                                                                                                                                                                                                      |                                                                                                                          |                                                                                                                  |                                                                                                                                                                                                                                                  |                                                                                                               |
| 1                                       | <b>Mrs. Sheetal Dhanraj Bhatia</b> Proprietor of Roshni Kirana Stores Flat No 201C Block Pinku Palace Ulhasnagar 3 Thane Maharashtra                                                                                                                                                                 | <b>Mr. Dhanraj Gurumukhdas Bhatia</b> 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) <b>Possession Type :- Physical</b>                                                         | <b>Reserve Price:-Rs.23,40,000/-</b><br><b>EMD:- Rs.234000/-</b><br><b>Bid Increment:- Rs.50,000/-</b>        |
| 2                                       | <b>Mr. Surendra Kisanrao Mohad (Borrower)</b><br><b>Prop: M/s S Square Tele Infra and</b><br><b>Mr. Surendra Kisanrao Mohad and</b><br><b>Mrs. Charushila Najukrao Shrisat</b>                                                                                                                       | 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. <b>Possession Type :- Physical</b> | <b>Reserve Price:- Rs.19,40,000</b><br><b>EMD:- Rs.194000/-</b><br><b>Bid Increment</b><br><b>Rs.50,000/-</b> |
| 3                                       | <b>DEBABRATO DEBENDRANATH MUKHERJEE (Borrower)</b><br>Flat No.708, 7th Floor, Building No 7, Mnwing 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 Parkvalivali Tal- Ambarnath Thane Maharashtra 421503 (504 Sq Ft). <b>Possession Type :- Physical</b>                                                | <b>Reserve Price Rs.19,60,000/-</b><br><b>EMD:Rs.196000/-</b><br><b>Bid Increment:- Rs.50,000/-</b>           |
| 4                                       | <b>Mrs. Vandana Doulatram Dodwani &amp; Mr. Jeetu Doulatram Dodwani</b><br>Flat No. 701, 7th Floor, Building No. 1, Shree Balaji Tower CHS Ltd., Village- Varap, Tal- Kalyan, Ulhasnagar 1, Thane, Maharashtra- 421002<br>Area – 55.44 sq.mtr. (Carpet Area) 597 sqft.                               | 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-421002Area -55.44 sq.mtr. (Carpet Area) 597 sqft. <b>Possession Type :- Physical</b>                           | <b>RP- 31,80,000/-</b><br><b>EMD- Rs. 3,18,000/-</b><br><b>Bid Increment</b><br><b>Rs.50,000/-</b>            |
| 5                                       | <b>Mr. Sanjay Sarojit Patel &amp; Mrs. Sandhya Sanjay Patel</b><br>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 ThousandFive Hundred and Fourty 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. <b>Possession Type :- Physical</b>                                                          | <b>RP- 15,30,000/-</b><br><b>EMD-Rs.153000/-</b><br><b>Bid Increment</b><br><b>Rs.50,000/-</b>                |
| 6                                       | <b>M/S MANISH WINES</b><br><b>Prop- Mr. Praveen Godhumal Kishnani</b><br>Ashirwad Bungalow Near Ramayan Radhabai Chowk, Ulhasnagar -3 Ulhasnagar Distt Thane Maharashtra                                                                                                                             | NA                                                                                                                       | Rs.14926564.66 plus interest @ 12% less recovery if any                                                          | Shop No 11 Ground Floor Area 3005 sq ft Carpet, Plot No 168(P) CTS No. 12717(P) Sheet No. 32 & 52 Ulhasnagar 3 Ulhasnagar, Dist. Thane Maharashtra <b>Possession Type :- Physical</b>                                                            | <b>RP- 3,33,00,000/-</b><br><b>EMD-Rs.33,30,000/-</b><br><b>Bid Increment</b><br><b>Rs.50,000/-</b>           |
| 7                                       | <b>Mr. Nutan Kalpesh Shah,</b><br>6/405 Sarvodaya Garden Chs Near Bhanusagar Cinema Kalyan W 421301                                                                                                                                                                                                  | NA                                                                                                                       | Rs.1196391.00 plus interest @ 10.35% less recovery if any.                                                       | Flat No.603, Sixth Floor, C Wing, Kaveri Building, Kailash Nagar Kaveri Coop Hsg Soc Ltd, Near Cancer Hospital, Manjarli Valivali Road, Badlapur West – 421503 Area 473 Sqft <b>Possession Type :-Physical</b>                                   | <b>RP- 22,00,000/-</b><br><b>EMD-Rs.2200000/-</b><br><b>Bid Increment</b><br><b>Rs.50,000/-</b>               |
| <b>VIRAR (94) – 9819068954</b>          |                                                                                                                                                                                                                                                                                                      |                                                                                                                          |                                                                                                                  |                                                                                                                                                                                                                                                  |                                                                                                               |
| 8                                       | <b>Mr. Somnath Dagadu Shinde, 404 Hiral Apartment 2 Chs Ltd, Pandurang Wadisiddhivinayak Nagar Mira Road - 401107</b>                                                                                                                                                                                | <b>Mrs. SUBHADRA SOMNATH SHINDE, 404 Hiral Apartment 2 Chs Ltd, Pandurang Wadisiddhivinayak Nagar Mira Road - 401107</b> | 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, Sbhuh Vastu Road, Vasind (W), Tal. Shahapur, Dist Thane 421604 <b>Possession Type :- Physical</b>                                     | <b>Reserve Price- 11,43,660/-</b><br><b>EMD- 114366/-</b><br><b>Bid Increment</b><br><b>Rs.50,000/-</b>       |
| <b>AMBERNATH (0145) – 9766018038</b>    |                                                                                                                                                                                                                                                                                                      |                                                                                                                          |                                                                                                                  |                                                                                                                                                                                                                                                  |                                                                                                               |
| 9                                       | <b>Mrs. Reshma Vivek Mumbarkar &amp; Vivek Mumbarkar, Vaibhav Apt Buiding Block No 7, Shiv Mander Road Paranjipee Chawl, Ambarnath East, Thane - 421501</b>                                                                                                                                          | NA                                                                                                                       | Rs.1907432/- plus interest less recovery if any.                                                                 | Flat No. 108, 1st Floor, J P Harmony, Behind Dharmaji Palace, Ambarnath East, Thane Dist 421501 <b>Possession Type :- Physical</b>                                                                                                               | <b>RP- Rs. 1800000/-</b><br><b>EMD- Rs. 180000/-</b><br><b>Rs.50,000/-</b>                                    |
| <b>KOPRI BRANCH, THANE – 9049317025</b> |                                                                                                                                                                                                                                                                                                      |                                                                                                                          |                                                                                                                  |                                                                                                                                                                                                                                                  |                                                                                                               |
| 10                                      | <b>BONSAI HERBAL / Prop : Mrs. Meena Manoj Agarwal</b><br>Plot no 24, Gut no. 109, Near Deepak Fertilizers, Village-Valap.Taluka Panvel, Dist. Raigad 410208 Flat no 301, Prabha, Plot no 85, sector 28, Vashi, Navi Mumbai 400703 RH1, Raj Villa, Plot no 194, Sector 28, Vashi, Navi Mumbai 400705 | NA                                                                                                                       | Rs.22576478.60 plus interest @ less recovery if any                                                              | Plot No. 24, Survey No. 109, Village Valap, Tal. Panvel, Dist Raigad <b>Possession Type :- Physical</b>                                                                                                                                          | <b>Reserve Price- Rs. 23,80,000</b><br><b>(EMD Rs. 238000/-</b><br><b>Bid IncrementRs.50,000/-</b>            |

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| 400705 |                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                 |                                                          |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
| 11     | <b>M/s Balaji Enterprises (Prop. Mr Bhargav Rohit Trivedi)</b><br>Industrial Gala No D/16,Ground Floor, GPH 1873/16,Pawar compound, Village Khoni, Taluka Bhiwandi,District Thane 421302<br>Add-1301, Valentina Chs Ltd,Lodha Paradise, Sainath Nagar, Majiwada Thane 400601                                                                                                              | NA                                                                                                                                                                                                                              | Rs.20396519.7/-<br>plus intrest @ less recovery if any   | Industrial Gala No D/16, Ground Floor, GPH 1873/16, Pawar compound, Village Khoni, Taluka Bhiwandi, District Thane 421302Area: 1831.50 Sq Ft<br><b>Possession Type :-Physical</b>                                                                                                                                                                                   | <b>Reserve Price: 19,80,000/-</b><br><b>EMD- Rs. 198000/-</b><br><b>Bid Increment:- Rs.50,000/-</b>                                                                                                                          |
| 12     | <b>M/S IMPACT BIOMEDICAL</b><br><b>Mr Ashokkumar Gautammuni Pandey (Proprietor)</b><br>9, Building no 5 Daulat Nagar, Kopri Thane (E) 400603<br>Shop No C-6, Building No R 3 Shree Sai Siddhi CHSL MMRDA Colony Hariom Nagar Mulund East Mumbai 400081<br>Flat no J 101, J wing Survey no 182 Hissa no 2 Abhilasha Park CHSL Village Manda, Sangoda Road, Manda Titwala Dist Thane 421605 | <b>Mr. Umesh Ashokkumar Pandey</b><br>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. | <b>Lot 1 :</b> Flat no 18, 1st floor Building No. D -03 Shubh Griha Complex, Sector D Village Khatiwali, Tal Shahapur Dist Thane<br><b>Possession Type :-Physical</b><br><br><b>Lot 2 :</b> Flat no J 101, Building known as Abhilasha park CHSL, Survey no 182, Hissa no 2 Part, Village Mande, Taluka Kalyan, District Thane<br><b>Possession Type :-Physical</b> | <b>Reserve Price-</b><br>Rs.11,60,000/-<br><b>EMD Rs.1,16,000/-</b><br><b>Bid Increment:- Rs. 50,000/-</b><br><br><b>Reserve Price-</b><br>Rs.22,60,000/-<br><b>EMD Rs.2,60,000/-</b><br><b>Bid Increment:- Rs. 50,000/-</b> |
| 13     | <b>Mrs Dakshata Rajesh Singh</b><br><b>Prop. of M/s Ved Communications</b><br>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                                                                                                                                 | <b>Mr Rajesh Heera Singh - Guarantor</b><br>A) Office No 3, Siddhant Apt,Bhaskar Colony, M.G. Road, Naupada Thane (W) 400601<br>B) Building No A-3/102, Saket Complex, K.Koli Marg Near Mahalaxmi Temple, Majiwade Thane 400601 | Rs.25474415.37<br>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<br><b>Possession Type :-Physical</b>                                                                                                                                                                                              | <b>Reserve Price: 22,78,400/-</b><br><b>EMD- Rs.227840/-</b><br><b>Bid Increment:- Rs.50,000/-</b>                                                                                                                           |

#### NARPOLI BRANCH – 9049317025

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| 14 | <b>1)Sanjay Ramchandra Purvey &amp; 2. Mrs. Neha Sanjay Purvey</b><br>Flat No-602, 6th Floor, Jasmine Building Shruti Siddhi Mangal Murti Complex Temghar Pada, Behind Riddhi Siddhi Complex Bhiwandi | NA | Rs.4044151.72<br>plus intrest @ less recovery if any. | Flat No 602, 6th Floor, Jasmine Building, Mangalmurti Complex, Temghar Pada, Bhiwandi, Dist Thane<br><b>Possession Type :-Physical</b> | <b>Reserve Price Rs.36,40,000/-</b><br><b>EMD Rs.3,64,000/-</b><br><b>Bid increment Amount: Rs.50,000/-</b> |
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#### KALWA – 9096626289

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| 15 | <b>1)Mrs. Karuna Baldeo Kharate</b><br><b>2) Mrs. Savita Garud,</b><br>Flat No 004, A Wing, Ground Floor, Paras Dham CHS Ltd, S No 73/7, Shivaji udyog Nagar, Manpada Road, Dombivalli East 421201. Tal-Kalyan, Dist Thane | NA | Rs.1877798.00 plus intrest less recovery if any | Flat No 4, A Wing, Ground Floor, Parasdham CHS Ltd, Shivaji Udyog Nagar, Manpada Road, Dombivalli (E) 421201<br><b>Possession Type :-Physical</b> | <b>Reserve Price: 2400000/-</b><br><b>EMD- Rs. 240000/-</b><br><b>Bid Increment:- Rs.50,000/-</b> |
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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 13.10.2025 to 29.10.2025. between 11:00 a.m.to 05:00 p.m., with prior appointment**

Last Date of Submission of EMD/ letter of participation / KYC Documents by - **29.10.2025** 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: 30.10.2025 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).

**Date:- 11.10.2025 / Place:- Thane**

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