

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 05.08.2025 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
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 intrest @ less recovery if any	Flat No 201C-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)	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 intrest @ 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).	Symbolic	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 intrest @ 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	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- Ambarnath Thane 421503	NA	Rs.3220365.00 plus intrest 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 (504 Sq Ft)	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	Symbolic	Reserve Price- Rs. 32,70,000 EMD- Rs.327000/- Bid increment: Rs.50,000/-
6	Mrs. Vandana Doulatram Dodwani & Mr. Jeetu Doulatram 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- 421002 Area -55.44 sq. mtr. (Careserve Priceet Area) 597 sqft.	Physical	Reserve Price- 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, 1ST Floor, 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 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-396 sqft.	Symbolic	Reserve Price- Rs.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, 1ST Floor, Swarg Nagar, situated at S. No.-24, H. No.-5/B, Village Mharal Budruk, Tal Kalyan, Thane, Maharashtra -421301 Area - 311 sqft.	Symbolic	Reserve Price- Rs. 14,50,000/- EMD- Rs.1,45,000/- Bid increment: Rs.50,000/-

		Interest		BID LAPUR BRANCH, THANE - 9730704909	
9	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 Area 450 Sq Ft	Symbolic Reserve Price- Rs. 15,20,000/- EMD- Rs.1,52,000/- Bid increment: Rs.50,000/-
KOPRI BRANCH, THANE - 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 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 Area 633 Sq Ft	Symbolic Reserve Price- Rs.28,35,200/- EMD- Rs.2,83,520/- Bid increment: Rs.50,000/-
11	M/s Balaji Enterises (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 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	Symbolic Reserve Price- Rs.21,98,000/- EMD- Rs.219800/- Bid increment: Rs.50,000/-
NARPOLI BRANCH - 9049317025					
12	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 second floor, Bui Anjur Mankoli Riding A5 in Prerna Complex situated at Dapode, Anjur Mankoli Road Bhiwandi Area 10620 Sq Ft.	Symbolic Reserve Price: Rs.1,78,00,000/- EMD: Rs.17,80,00,000/- Bid increment: Rs.50,000/-
13	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	Symbolic Reserve Price: Rs.52,40,000/- EMD- Rs.5,24,000/- Bid increment: Rs.50,000/-
14	1) Sanjay Ramchandra Purvey & 2. Mrs. Neha Sanjay Purvey Flat No-602, 6th Floor, Jasmine Building Shruti Siddhimangal 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 Area 722 Sq Ft.	Symbolic Reserve Price Rs.36,40,000/- EMD Rs.3,64,000/- Bid increment: 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: 05.08.2025 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:- 17.07.2025

Place :-Thane

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