



E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-auction sale notice for sale of Immovable/ movable 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 following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank Of India (secured creditor), the constructive/ physical possession of which has been taken by the Author-ized Officers of Bank Of India will be sold on "as is where is", "as is what is" and "whatever there is" on **25-07-2025 for Sr. No. 01 To 09 from 11 a.m. to 5 p.m. and 08-08-2025 for Sr. No. 10 to 17 from 11 a.m. to 5 p.m.** for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank Of India from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit is shown there against each secured asset

The sale will be done by the undersigned through e-auction platform (BAANKNET).

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWER/ GUARANTOR

(Rs. In Lakh)

Sr No	Names of the Branch/ Borrower/ Guarantor	Description of the properties	Reserve price/ EMD Amount	O/s Dues (Excluding Int, Penal Int & Exp) In Lakh	Date/Time of on site inspection of property	Contact No
1	Asset Recovery Branch- Navi Mumbai Borrower Mr Shashikant Kashiram Parab & Mrs Aarti Shashikant Parab (Original facility with Ghodbunder Branch)	Flat No. 1201, A wing on the 12th floor of building known as Vedic Heights constructed on land bearing CTS No.163-A (pt) at village Akurli at Veer Tanaji Nagar, Wadarpada Road No.02, Hanuman Nagar, Kandivali (E) Mumbai- 400 101. (admeasuring 376 sq. ft of carpet area including the balcony). (Symbolic Possession with Bank)	88.24/ 8.82	80.79	19.07.2025 (11am to 4 pm)	8861604742 02220872071/ 72
2	Asset Recovery Branch- Navi Mumbai Borrower: Mr.Raghuraman Venkat Subramani & Ms. Manisha Subramani (Original facility with Turbhe Branch)	Flat No 1604, 16th Floor, Building No 3, Buttercup, Hiranandani Meadows, Chitalsar, Manpada Thane West 400610 (Built Up area- 999 Sq Ft.) (Symbolic Possession with Bank)	170.00/ 17.00	260.91	19.07.2025 (11am to 4 pm)	8861604742 02220872071/ 72
3	Asset Recovery Branch- Navi Mumbai Borrower1: Mr.Vimal Mafatlal Patel & Mrs.Kinnari Vimal Patel (Joint)and also extended to Borrower 2:M/s Suwarn-sparsH Gems & Jewellery Pvt Ltd Director :- Mr.Vimal Mafatlal Patel & Mrs. Kinnari Vimal Patel (Original facility with Vashi branch)	Flat No C-401,C-402 (Combined) 4th floor, C wing Bhawani Apartment, New Survey no.1/7099 and 1/7099 cadastral survey no.801,802 and 834(p),situated at 10,Mahalaxmi Temple lane warden road, Village-Malabar hill andCumbala Hill division, Mahalaxmi Temple Compound Mahalaxmi, Mumbai-400026(Carpet area: 1420 Sq ft.(Physical possession is with bank)	680.74/ 68.07	1453.24	19.07.2025 (11am to 4 pm)	8861604742 02220872071/ 72
4	Asset Recovery Branch- Navi Mumbai Borrower:- Mr Ravindrasingh Shivrajsingh Sajwah & also extended to M/s Suhani Telecom (Original Facility with Mulund West Branch)	Flat No 102, 1st floor, B Wing Kasturi Valley Apartment, Plot No. E- 24 to E-27, Sector 9, Near Airoli D Mart, Airoli, Navi Mumbai 400708 (Carpet area: 529.61 Sq.ft.) (Symbolic Possession with Bank)	68.40/ 6.84	118.66	19.07.2025 (11am to 4 pm)	8861604742 02220872071/ 72
5	Asset Recovery Branch- Navi Mumbai Borrower: Mr. Neeraj Kumar & Mrs.Joili Sachan (Original facility with Kharghar Sec-19 Branch)	Flat no 602, 6th floor A Wing, Today Royal Elisium CHSL, Plot no 47, Sector 2, Karanjade, Taluka Panvel Dist Raigad 410206 (admeasuring 45.296 Sq Mtrs. Carpet area & 9.375 Sq. Mtrs,Open terrace area.) (Symbolic Possession with Bank)	56.72/ 5.67	56.40	19.07.2025 (11am to 4 pm)	8861604742 02220872071/ 72
6	Asset Recovery Branch- Navi Mumbai Borrower: Mr. Murlidhar Ganga Bishan Rathi, Mr. Ramavtar Ganga Bishan Rathi, Mr. Anand Prem Rathan Rathi Mr. Durgaprasad Ganga Bishan Rathi (Original facility with Bhiwandi Branch)	Flat No-302, 3rd Floor, Building No.B M.H.No.1533/302 B Wing, Kamatghar of Navkar Residency Building A & B Co-op HSG. Society Ltd, Bhiwandi, District Thane.(Built up Areas: 1288 sq. ft) (Symbolic Possession with Bank)	77.16/ 7.71	66.78	19.07.2025 (11am to 4 pm)	8861604742 02220872071/ 72
7	Asset Recovery Branch-Navi Mumbai Borrower: (Late) Mr. Prashant Kumar Mishra (Borrower)(through legal heirs),Mr. Pramod Kumar Mishra (Co- borrower) & Mrs. Chandrakala Pramod Mishra (Co- borrower) (Original facility with Kharghar Main Branch)	Residential Flat: Flat no. 502, 5th floor, B-Wing, Om Shivam Arjun, Plot no. 81, Sector 18, Village-Kamothe, Panvel -410209 (Carpet area: 877 sq. ft. (Symbolic Possession with Bank)	130.46/ 13.04	74.91	19.07.2025 (11am to 4 pm)	8861604742 02220872071/ 72
8	Asset Recovery Branch-Navi Mumbai Borrower M/s J M. Farms Pvt Ltd. (Original facility with Chembur Branch)	Shop No 8 on ground,Floor Building known as Shree Platinum commercial premises Co-op Society Ltd Ghatkopar East Mumbai 400 007 (Carpet Area: 144.61 sq ft)(Physical Possession with Bank)	58.46/ 5.84	122.49	19.07.2025 (11am to 4 pm)	8861604742 02220872071/ 72
09	Asset Recovery Branch-Navi Mumbai Borrower M/sSushitex Industries Private Limited (Original facility with Ghatkopar west Branch)	Building Unit No-1-1 1st Floor Roop Industrial Premises Andheri-Kurla Road Saki Naka Owned By Sushila Fabrics Pvt Ltd (Carpet area: 1480 Sq.ft) Property in the name of M/s SUSHILA FABRICS PRIVATE LIMITED (Symbolic Possession with Bank)	266.00/ 26.60	3155.22	19.07.2025 (11am to 4 pm)	8861604742 02220872071/ 72
10	Asset Recovery Branch-Navi Mumbai Borrower Mr.Omprakash Ranglal Dwivedi. (Original facility with Vikhroli Parksite Branch)	Flat no.301, 3rd floor,B Wing Srushti Raj Tower (Under Construction) Survey No- 14 (part) CTS No- 507/pt Village Kirol Tilak Nagar Chembur Mumbai 400089 (Carpet area: 426 Sq. ft.) (Symbolic Possession with Bank)	48.63/ 4.86	58.98	02-08-2025 (11am to 4 pm)	8861604742 02220872071/ 72
11	TURBHE Branch					

10	Asset Recovery Branch-Navi Mumbai Borrower Mr.Omprakash Ranglal Dwivedi. (Original facility with Vikhroli Parks site Branch)	Flat no.301, 3rd floor, B Wing, Srushti Raj Tower (Under Construction) Survey No- 14 (part) CTS No- 507/pt Village Kiroli Tilak Nagar Chembur Mumbai 400089(Carpet area: 426 Sq.ft.) (Symbolic Possession with Bank)	48.63/ 4.86	58.98	02-08-2025 (11am to 4 pm)	8861604742 02220872071/ 72
11	TURBHE Branch Taran Bijen Let (Borrower)	Primary Security: Residential Flat Flat no. 104, 1st floor, B4-Building, Arihant Amisha, Village-Mahodar, Taluka -Panvel, District-Raigad 410208 (RERA Carpet Area: 560 sq. ft.) (Physical possession with the bank)	25.985/ 2.5985	26.95	02-08-2025 11 am to 4 pm	9922792237
12	RAJAJIPATH Branch Madhividevi Deepak Bist (Borrower) Deepak Bist (Co-borrower)	Primary Security: Residential Flat no.1008, 10th floor, B- Wing, Building no.3, Shree Sai Raj Park CHS, Ltd., Near Madhavi Bungalow, Survey no. 42, 43/99, Hissa no. 1, Village Ayre Dombivli (East) - 421201 (Built up area: 668 sq. ft.) (Physical possession with the bank)	52.635/ 5.2635	40.50	02-08-2025 11 am to 4 pm	9867034584
13	PANCHPAKHADI Branch M/s Desire Prop. Vijay Pandey (Borrower)	Residential Flat: Address: Flat no. 19, 2nd floor, C Wing, Chhaya Nagar CHS Ltd., behind S.T. Workshop, Jondhali Bldg, Off. L.B.S. road, Survey no. 215, Hissa no. 2, Panchpakhadi, Thane West - 400604 Carpet Area: 341 Sq. Ft. (Physical possession is with bank)	45.725/ 4.5725	33.11	02-08-2025 11 am to 4 pm	7066874274
14	KALWA Branch Madhukar Nathu Gole, Avinash Madhukar Gole, Kishor Madhukar Gole & Aruna Madhukar Gole	Primary Security: Residential Flat Flat no. 1. Ground floor, Mahadev Villa CHS Ltd., CTS no. 1175, Village - Kalwa, Near Vighneshwar Hospital, Thane - 400605 (Carpet area: 500 sq. ft.) (Symbolic possession is with bank)	58.295/ 5.8295	44.91	02-08-2025 11 am to 4 pm	8210872541
15	KALWA Branch Rajeshkumar Sitaram Sharma (Borrower)	Primary Security: Residential Flat Flat no. 205, 2nd floor, B - Wing, Building no. 1, Om Sai Park, Survey no. 72/ 10/ 1, Village -Kalher, Kalherpada road, Near Kalher Fish Market, Bhiwandi, Thane - 421302 (Built - up area: 725 sq. ft.) (Symbolic Possession with Bank)	23.175/ 2.3175	20.29	02-08-2025 11 am to 4 pm	8210872541
16	KHARGHAR Branch Ashish Kumar (Borrower)	Residential Flat: Flat no. 506, 5th floor, F1- Wing, Akshar Rivergate, Survey no. 100/1/2, Village-Chavane, Tal - Panvel, Raigad - 410207 Carpet area: 295.31 Sq. ft. (Symbolic possession is with bank)	21.15/ 2.115	19.67	02-08-2025 11 am to 4 pm	9769443032
17	ASANGAON Branch Ajit Bhaskar Panda (Borrower)	Residential Flat: Flat no. 502, 5th Floor, E Wing, Building - Harmony Enclave Co-op Hsg. Soc. Ltd., Thanekar Hillcrest Road, Bhosle Nagar, Badlapur (East), Village-Shirgaon, Taluka - Ambernath, Thane - 421503 (Carpet Area: 440.25 Sq. Ft.) (Symbolic Possession with Bank)	22.45/ 2.245	18.40	02-08-2025 11 am to 4 pm	8793614055

*The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 25,000 (Rupees Twenty-Five Thousand only)

Terms and Conditions of the E-auction are as under:

E-Auction is being held on "as is where basis", "as is as what is basis" and "whatever there is basis" and will be conducted "On Line". The auction will be conducted through Government of India approved service provider BAANKNET Integrated Portal (<https://Baanknet.com>).

E-Auction bid form, Declaration, General Terms and Conditions of online auction sale are available in website (<https://www.bankofindia.co.in>).

Place: Navi Mumbai

Date: 03.07.2025

Authorised Officer(S)
BANK OF INDIA