

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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 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 Authorized Officers of Bank Of India will be sold on "as is where is", "as is what is" and "whatever there is" on **26.08.2025 from 11 am to 5 pm for Sr. No. 1 to 19 for 09.09.2025 from 11 am to 5 pm for Sr. No. 20 to 26** 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: Barkatali Mandarbakh Sheikh (Original facility with Kalwa Branch)	Flat No 2003, 20th Floor, Dosti Emerald project, Dosti Planet North, Shilphata, Nilje Village, Dombivili East Old Mumbai- pune road Thane 421204 in the name of Mr. Barkatali M Shaikh (Carpet Area:57.32 sq.mt)(Symbolic possession with bank)	49.37/ 4.94	41.79	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
2	Asset Recovery Branch- Navi Mumbai Borrower: M/s. R.P Dubey & Co (Original facility with Chembur Branch)	Shop Cum Godown At G-193,APMC Market Yard, Sector-18, Turbhe, Navi Mumbai, Taluka (admeasuring 68.75 sq.mt) (Symbolic possession with bank)	100.93/ 10.09	607.57	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
3	Asset Recovery Branch- Navi Mumbai Borrower: M/s. R.P Dubey & Co (Original facility with Chembur Branch)	Godown No. M 29, 1st Floor, Dana Market II, Phase II, Sector 19 (b), Vashi Turbe, Navi Mumbai-400703 (admeasuring 740 sq. ft) (Symbolic possession with bank)	75.02/ 7.50	607.57	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
4	Asset Recovery Branch- Navi Mumbai Borrower: M/s.R.P Dubey & Co (Original facility with Chembur Branch)	Shop Cum Godown, M 27, First Floor in Additional Shop cum Godown Complex Market II Plot No.7, Sector 19 (b), Vashi Turbhe, Navi Mumbai-400703. (admeasuring 879.83 sq.ft) (Symbolic possession with bank)	90.63/ 9.06	607.57	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
5	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, HanumanNagar, Kandivali (E) Mumbai-400101, (admeasuring 376 sq. ft of carpet area including the balcony) (Symbolic Possession with Bank)	79.41/ 7.95	80.79	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
6	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, Chitlarsar, Manpada Thane West 400610 (Built Up area-999 Sq Ft.) (Symbolic Possession with Bank)	170.00/ 17.00	260.91	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
7	Asset Recovery Branch- Navi Mumbai Borrower1: Mr.Vimal Mafatlal Patel & Mrs.Kinnari Vimal Patel (Joint)& also extended to Borrower 2:M/s Suwarn-sparsah Gems & Jewellery Pvt Ltd Director :- Mr.Vimal Mafatlal Patel & Mrs. Kinnari Vimal Patel (Original facility with Vashibranch)	Flat No. C-401,C-402(Combined) 4th floor, C wing Bhawani Apartment,New Survey no.1/7099 and 11/7099 cadastral survey no.801,802 and 834(p),situated at 10,Mahalaxmi Temple lane warden road, Village Malabar hill and Cumbala Hill division, Mahalaxmi Temple Compound Mahalaxmi, Mumbai- 400026 (Carpet area: 1420 Sq ft.(Physicalpossession is with bank)	680.74/ 68.07	1453.24	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
8	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.)(SymbolicPossession with Bank)	68.40/ 6.84	118.66	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
9	Asset Recovery Branch- Navi Mumbai Borrower: Mr. Neeraj Kumar & Mrs.Jooli 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. Carpetarea & 9.375 Sq. Mtrs,Open terrace area.)(Symbolic Possession with Bank)	56.72/ 5.67	56.40	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
10	Asset Recovery Branch- Navi Mumbai Borrower: Mr. Murlidhar Ganga Bishan Rathi, Mr. Ramavtar Ganga Bishan Rathi, Mr. Anand Prem Rathan Rathi Mr.DurgaprasadGanga 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: 1286 sq. ft) (Symbolic Possession with Bank)	77.16/ 7.71	66.78	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
11	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)	Residential Flat: Flat no. 502, 5th floor, B- Wing, Qm Shivam Arjun,Plot no. 81, Sector 18, Village- Kamothhe, Panvel - 410209(Carpet area: 877 sq. ft.) (Symbolic Possession with Bank)	130.46/ 13.04	74.91	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
12	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	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72

13	Asset Recovery Branch-Navi Mumbai Borrower M/s Sushitex Industries Private Limited (Original facility with Ghatkopar west Branch)	Building Unit No-1-1 1st Floor Industrial Premises Andheri Kurta 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	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
14	CHEMBUR Branch Prakash Dilip Khemani (Borrower)	Residential Flat: Flat no. 302, 3rd floor, Building no.A -10, Mateshwari Regency, Near Good Shephard School, Survey no. 1 & 2, Hissa no. 2 & 3, Mouje - Gundage, Taluka-Karjat, District -Raigad, 410201(Built up Area - 537 sq. ft.) (Physical possession is with bank)	20.25/ 2.03	36.71	25.08.2025 11 a.m. to 4 p.m.	9892520306
15	NEW PANVEL Branch Amit Dashrath Rokade (Borrower)	Residential Flat Flat no. 12, 2nd floor, Shivtirth Co-operative housing society Ltd., Plot no. 20, Survey no. 4, Hissa no. 9, Village- Lodhivali, Taluka-Khalapur, Dist-Raigad 410206 (Built up Area-507 sq. ft.)(Physical possession is with bank)	13.50/ 1.35	13.32	25.08.2025 11 a.m. to 4 p.m.	6392575328
16	BELAPUR Branch Balasaheb Suryabhan Roham (Borrower) Manisha Balasaheb Roham(Co-borrower)	Residential Flat:Flat no. 401, 4th Floor, A Wing, Building no. 4, Shankar Dwarka-1, Survey no. 195, Hissa no. 1,2 & 4, Village - Morbe, Panvel, Raigad- 410206 (Built up Area - 297 sq. ft.)(Physical possession is with bank)	13.65/ 1.37	16.69	25.08.2025 11 a.m. to 4 p.m.	9629965498
17	PALAVA CITY (NILJE) Branch Rajeshkumar Keshwaram Upadhyay (Borrower)	Residential Flat:Flat no. 603, 6th floor, Wing C - 1, Gokuldham Complex, Old Survey no. 122, Hissa no. 2B & new survey no. 73, Hissa no. 2B, Village - Nilje, Lodha Heaven, Kalyan - Shil Road, Dombivli (East) - 421204 Built up area: 440 sq. ft. (Physical Possession with Bank)	23.19/ 2.319	32.31	25.08.2025 11 a.m. to 4 p.m.	9029152124
18	TALOJA Branch Kapila Dhanraj Fulsunge(Borrower)	Residential Flat:Flat no. 302, 3rd floor, Building no. 4, Phase- I, Sai Moreshwar Complex, Survey no. 15/ 02, Village Vanjarpada,Taluka Karjat, District Raigad 410101 Built up area: 348 sq. ft.(Physical Possession with Bank)	9.00/ 0.90	17.29	25.08.2025 11 a.m. to 4 p.m.	8897414375
19	TALOJA Branch Umesh Upendranath Singh(Borrower)	Residential Flat:Flat no. 204, 2nd floor, B-Wing, Building no. 10, Phaseli, Sai Moreshwar Complex , Survey no. 15/02, Village Vanjarpada, Taluka Karjat, District Raigad 410101 Built up area: 586 sq. ft.(Physical Possession with Bank)	17.25/ 1.73	24.41	25.08.2025 11 a.m. to 4 p.m.	8897414375
20	Asset Recovery Branch- Navi Mumbai Borrower: M/s Dhanlaxmi Electricals Pvt.Ltd (Original facility with Belapur Branch)	Office No. 905, 9th Floor, Concorde Premises CHSL, Plot no. 66a, Sector-11, CBD Belapur, Navi Mumbai-400614 (admeasuring Carpet area 885.00 sq ft) (Symbolic possession withbank)	172.00/ 17.20	1044.41	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
21	Asset Recovery Branch- Navi Mumbai Borrower: M/s Dhanlaxmi Electricals Pvt. Ltd (Original facility with Belapur Branch)	Flat No. 501, 5th Floor, white House Villa CHSL, Plot No. 10, Sector-19, NERUL, Navi Mumbai-400 706.(admeasuring Carpet area 1100.00 sq.ft.) (Symbolic possession withbank)	199.00/ 19.90	1044.41	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
22	Asset Recovery Branch- Navi Mumbai Borrower: M/s Dhanlaxmi Electricals Pvt.Ltd (Original facility with Belapur Branch)	Flat No. 1, Gr. Floor, and 1st Floor, Crescent Corner CHSL, Plot No.G-28 and G-29, Sector-20, Belapur, Navi Mumbai- 400614. (admeasuring Built-up area 73 sq. mt.) (Symbolic possession with bank) (The Flat is Originally Mortgaged in Housing Loan Account in the name of M.M.Khan)	240.00/ 24.00	1093.43	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
23	Asset Recovery Branch- Navi Mumbai Borrower: M/s Dhanlaxmi Electricals Pvt.Ltd (Original facility with Belapur Branch)	Flat No. 207, 2nd Floor, Crescent Corner CHSL, Plot No. G-28and G-29 ,Sector-20, Belapur, Navi (admeasuring Built Up area 73 sq. mt.) Mumbai- 400 614. (Symbolicpossession with bank)	117.00/ 11.70	1044.41	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
24	Asset Recovery Branch- Navi Mumbai Borrower: M/sDhanlaxmi Electricals Pvt. Ltd (Original facility with Belapur Branch)	Office No. 906, 9th Floor, Concorde Premises CHSL, Plot no. 66-a, Sector-11, CBD Belapur, Navi Mumbai-400614. (admeasuring Carpet area 885.00 sq.ft.)(Symbolic possession with bank)	172.00/ 17.20	1044.41	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
25	Asset Recovery Branch- Navi Mumbai Borrower: M/s Dhanlaxmi Electricals Pvt.Ltd (Original facility with Belapur Branch)	Flat No. 208, 2nd Floor, Crescent Corner CHSL, Plot No. G-28and G-29, Sector-20, Belapur, Navi Mumbai- 400 614 (Built up area admeasuring 73.00 sq. mtrs.) (Symbolic possession with bank)	107.00/ 10.70	1044.41	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72
26	Asset Recovery Branch- Navi Mumbai Borrower: M/s VAKRATUND INTERNATIONAL (Original facility with Kalwa Branch)	Flat No- 401, 4th Floor Tower No-14C Atlanta Eden World Temghar Bhiwandi Owned by Mr Dinesh S Shetty (716 Sq Ft Built up Area) (Symbolic possession with bank)	22.11/ 2.21	45.23	25.08.2025 11 a.m. to 4 p.m.	8861604742 022- 20872071/72

*The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 0.25 lakh (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: 02.08.2025

Authorised Officer(S)
BANK OF INDIA