

**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 **08-08-2025 from 11 am to 5 pm for Sr. No. 1 to 11 and 26-08-2025 from 11 am to 5 pm for Sr. No. 12 to 22** 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/<br>Borrower/Guarantor   | Description of the properties   | Reserve price/<br>EMD<br>Amount | O/s Dues<br>(Excluding Int,<br>Penal Int &<br>Exp) in Lakh | Date/Time<br>of on site<br>inspection of<br>property | Contact No                    |
|-------|--|---|---------------------------------|--|--|-------------------------------|
| 1     | Asset Recovery Branch-Navi Mumbai<br>Borrower: M/s Vace-Syn Biotech Pvt. Ltd.<br>(Original facility with Panchpakhadi Branch)                                  | Open Land bearing on survey no.121/10 and 21/11A situated in village Savare, Near Ghodyachi factory and Ashram, Next to Vrindavan Paradise Farm house Tal Ambarnath, Dist Thane 421503 (Land area: 24660 Sq. Mtr) (Physical possession is withbank)                                       | 754.60/<br>75.46                | 1584.06  | 01-08-2025<br>11am to 4pm                            | 8861604742<br>022-20872071/72 |
| 2     | Asset Recovery Branch-Navi Mumbai<br>Borrower: M/s G.D.EXPORT<br>(Original facility with Bhiwandi Branch)  | Shop nos. 16,19,20,29,30,128at Ground floor, Husain Arcade, Plot bearing Survey no 23/5 23/7 & 71,Municipal house no. 1015, Gauripada Bhiwandi 421302(Symbolic Possession with Bank)  | 28.45/<br>2.84                  | 52.80  | 01-08-2025<br>11am to 4pm                            | 8861604742<br>022-20872071/72 |
| 3     | Asset Recovery Branch-Navi Mumbai<br>Borrower: M/s KAIF FABRICS<br>(Original facility with Bhiwandi Branch)  | Commercial Gala No- 109 on First Floor Husain Arcade on Plot bearing Survey No- 23/5, 23/7 and 71Municipal House No- 1015, Village- Gauripada at near Asarabhai Mithalwala Taluka Bhiwandi Distt- Thane 421302 owned by Mrs Zarina Bano Gayasuddin Ansari (Symbolic Possession with Bank) | 4.21/<br>0.42                   | 51.80  | 01-08-2025<br>11am to 4pm                            | 8861604742<br>022-20872071/72 |
| 4     | Asset Recovery Branch-Navi Mumbai<br>Borrower: M/s KAIF FABRICS<br>(Original facility with Bhiwandi Branch)  | Commercial Gala No- 115 on 1st Floor Husain Arcade on Plot bearing Survey No- 23/5, 23/7 and 71Municipal House No- 1015, Village- Gauripada at near Asarabhai Mithalwala Taluka Bhiwandi Distt- Thane 421302 owned by Mr Abdul Waheed Hameed Khan (Symbolic Possession with Bank)         | 4.21/<br>0.42                   | 51.80  | 01-08-2025<br>11am to 4pm                            | 8861604742<br>022-20872071/72 |
| 5     | Asset Recovery Branch-Navi Mumbai<br>Borrower: M/s KAIF FABRICS<br>(Original facility with Bhiwandi Branch)  | Industrial Premises Having Municipal House No- 1995/8, Maccha Khoni Road Behind Masjid and Water Tank Village Khoni Bhiwandi Distt Thane 421302 (Symbolic Possession with Bank)   | 29.25/<br>2.93                  | 51.80  | 01-08-2025<br>11am to 4pm                            | 8861604742<br>022-20872071/72 |
| 6     | Asset Recovery Branch- Navi Mumbai<br>Borrower: Mr.Ashok Prasad Gupta.<br>(Original facility with Kalwa Branch)  | Residential Flat: Flat no. 1202, 12th Floor, Tower No.15,Atlanta Eden World, Near Water Tank, Temghar Road, Village Temghar, Ta- luka Bhiwandi, Dist Thane (Carpet Area: 716sq. ft) (Physical Posses- sion with the Bank)   | 28.97/<br>2.90                  | 57.79  | 01-08-2025<br>11am to 4pm                            | 8861604742<br>022-20872071/72 |
| 7     | Asset Recovery Branch- Navi Mumbai<br>Borrower: Mr.Bharath Gopinath Nair<br>(Original facility with Kalwa Branch)  | Residential Flat: Flat No-1004,10th floor tower No14 Atlanta Eden World Survey No- 69 Hissa No- 1(P) Survey No- 80 Hissa No-1 (p) and Survey No- 83 Situated at Village Temghar Tal-Bhiwandi Distt- Thane (Carpet Area:716 sq.ft.) (Physical Possession with the Bank)                    | 28.97/<br>2.90                  | 51.14  | 01-08-2025<br>11am to 4pm                            | 8861604742<br>022-20872071/72 |
| 8     | Asset Recovery Branch- Navi Mumbai<br>Amit Kumar Devisharan Singh (Borrower) &<br>Ajeet Devisharan Singh(Co-borrower)<br>(Original facility with Kalwa Branch) | Flat no.1002, 10th floor, Tower no. 14, Atlanta Eden World, Survey no.69/1(p),67/4(p),81(p) 2(p) and 83, near Atlanta Edenworld Tower -2, Temghar, Taluka Bhiwandi, District Thane -421302 (Carpet Area- 716 Sq. ft.) (Symbolic Possession withBank)                                      | 28.97/<br>2.90                  | 52.93  | 01-08-2025<br>11am to 4pm                            | 8861604742<br>022-20872071/72 |
| 9     | Asset Recovery Branch- Navi Mumbai<br>Borrower: Mukeshbhai Govind Vadher<br>(Original facility with Kalwa Branch)  | Residential Flat: Flat No-1201,12th Floor, Tower No.-15, Atlanta Eden World, Village- Temghar, Taluka-Bhiwandi, Dist-Thane (Carpet Areas: 716 sq.ft) (Physical Possession with Bank)  | 30.06/<br>3.00                  | 57.98  | 01-08-2025<br>11am to 4pm                            | 8861604742<br>022-20872071/72 |
| 10    | Asset Recovery Branch-Navi Mumbai<br>Borrower:M/s Savitri Agrotech Pvt Ltd<br>(Original facility with Chembur Branch)  | Unit 501, 5th Floor Shree Platinum Commercial Co- operative Society Ltd, Jawahar Road Ghatkopar East Mumbai 400077 in the name of M/s Savitri Agrotech Pvt. Ltd (1415 Sq ft Carpet area)(Physical possession with Bank)   | 405.00/<br>40.50                | 251.29   | 01-08-2025<br>11am to 4pm                            | 8861604742<br>022-20872071/72 |
| 11    | Asset Recovery Branch Navi Mumbai  | Flat No-301, 3rd floor Shalu Palace Plot No-661.662 & 679 Sheet No- 60 Chonra Court   | 82.43/<br>8.24                  | 234.15   | 01-08-2025   | 8861604742                    |

|    |  |  |                   |        |                           |                                   |  |
|----|--|--|-------------------|--------|---------------------------|-----------------------------------|--|
|    | (Original facility with Chembur Branch)  | Carpet area (Physical possession with Bank)  |                   |        |                           |                                   |  |
| 11 | Asset Recovery Branch Navi Mumbai<br>Borrower: M/s Sona Enterprises Huf<br>(Original facility with Kalyan Branch)  | Flat No-301, 3rd floor Shalu Palace Plot No-661,662 & 679 Sheet No- 60 Chopra Court Turning Near Syndicate Bank Ulhasnagar (Built-up Area 1347 sq.ft.)(Symbolic Possession with Bank)  | 82.43/<br>8.24    | 234.15 | 01-08-2025<br>11am to 4pm | 8861604742<br>022-<br>20872071/72 |  |
| 12 | Asset Recovery Branch- Navi Mumbai<br>Mr. Rahul Harishchandra Pawar (Borrower)<br>& Mrs Tejashree Rahul Pawar (Co-borrower)<br>(Original facility with Mulund West Branch) | Flat No 4 Ground Floor , W-26 Lodha Amara, Koishet Thane 400607 (Carpet area 673 sq. ft.) (Symbolic Possession with Bank)  | 93.50/<br>9.35    | 80.60  | 01-08-2025<br>11am to 4pm | 8861604742<br>022-20872071/72     |  |
| 13 | Asset Recovery Branch- Navi Mumbai<br>Borrower: M/s Magna Opus Hospitality Pvt Ltd<br>(Original facility with Vashi Branch)  | Residential Flat No.1, Ground Floor, Dhanlaxmi CHSL, Plot no.101, Sector-16, Koparkhairne, Navi Mumbai in the name of Mr. Prem Chhabra (Built up area 805 sq ft) (Symbolic Possession with Bank)   | 79.23/<br>7.92    | 241.77 | 01-08-2025<br>11am to 4pm | 8861604742<br>022-20872071/72     |  |
| 14 | Asset Recovery Branch- Navi Mumbai<br>Borrower: M/s Magna Opus Hospitality Pvt Ltd<br>(Original facility with Vashi Branch)  | Office no.415, 2nd floor, A-415, Vashi Plaza Commercial Premises Co-op. Society Ltd., Plot no.-80 & 81, Sector- 17, Vashi Navi Mumbai, Tal. Dist.Thane-400703 in the name of M/s Magna Opus Advertising Services Proprietor Mr. Rohit P Chhabra (Carpet area: 300 sq ft / Built up area 360 sq. ft.) (Symbolic Possession with Bank) | 65.82/<br>6.58    | 241.77 | 01-08-2025<br>11am to 4pm | 8861604742<br>022-20872071/72     |  |
| 15 | Asset Recovery Branch- Navi Mumbai<br>Borrower: M/s Magna Opus Hospitality Pvt Ltd<br>(Original facility with Vashi Branch)  | Office no.417, 2nd floor, A-417, Vashi Plaza Commercial Premises Co-op. Society Ltd., Plot no.-80 & 81, Sector- 17, Vashi Navi Mumbai, Tal. Dist.Thane-400703 in the name of M/s Magna Opus Advertising Services Mr. Rohit P Chhabra (Built up area 64.40 sq. mt.) (Symbolic Possession with Bank)                                   | 126.70/<br>12.67  | 241.77 | 01-08-2025<br>11am to 4pm | 8861604742<br>022-20872071/72     |  |
| 16 | Asset Recovery Branch- Navi Mumbai<br>Borrower: M/s Magna Opus Hospitality Pvt Ltd<br>(Original facility with Vashi Branch)  | Flat No-1301, A-6, Sunny Cluster, Megapolis Rajiv Gandhi Info Tech Park, Next to Tech Mahindra & TCS, Hinjewadi,Phase -3, Pune in the name of Rohit P Chhabra & Mrs.Rajni Rohit Chhabra.(Carpet Area 964 sq ft)(Symbolic ossession with Bank)  | 63.67/<br>6.36    | 241.77 | 01-08-2025<br>11am to 4pm | 8861604742<br>022-20872071/72     |  |
| 17 | ASANGAON Branch<br>Amit Sukhsagar Dubey (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.) (Physical Possession with Bank)   | 19.175/<br>1.9175 | 22.12  | 22/08/2025<br>11am to 4pm | 8328264045                        |  |
| 18 | KALWA Branch<br>Minakshi Rahul Lokhande (Borrower) &<br>Rahul Sanjay Lokhande (Co-borrower)  | Primary Security: Residential Flat Flat no. 703, 7th floor, B - Wing, Shrutika Complex, Survey no. 7, Hissa no. 1, Village - Kharvai, Kharvai Naka, Mankivali, Badlapur - East, 421503(Carpet area: 453 sq. ft.) (Physical Possession with Bank)   | 22.01/<br>2.201   | 27.60  | 22/08/2025<br>11am to 4pm | 8210872541                        |  |
| 19 | KALWA Branch<br>Nazeem Hussain Shaikh (Borrower) &<br>Naeem Hussain Shaikh(Co- borrower)   | Primary Security: Residential Flat Flat no. 403, 4th floor, 'AI - Zainab Apartment, GTS no. 251 to 256, Village - Kalwa, Jama Masjid Road, Near Siddhi Vinayak Mandir, Thane - 400605(Built - up area: 320 sq. ft.) (Physical Possession with Bank)  | 25.24/<br>2.524   | 20.14  | 22/08/2025<br>11am to 4pm | 8210872541                        |  |
| 20 | THANE MAIN Branch<br>Sangeeta Rajesh Gaikwad (Borrower)<br>Rajesh Dattatray Gaikwad (Co-borrower)  | Primary Security: Residential Flat Flat no. 204, 2nd floor, Soham Ranjai, Survey no. 109, Hissa no. 4, Near Tulsi Vihar and Siddhivinayak Residency, Asangaon, Thane. (Carpet Area - 398 Sq. ft.) (Physical Possession with Bank)  | 14.81/<br>1.481   | 26.28  | 22/08/2025<br>11am to 4pm | 9830940560                        |  |
| 21 | KALWA Branch<br>Jayendra Balu Pawar (Borrower)   | Primary Security: Residential Flat Flat no. 04, Ground floor, Om Krushna CHS Ltd., Survey no. 764 to 770, Village - Kalwa, Thane - 400605 (Built - up area: 310 sq. ft.) (Physical possession is with bank)  | 12.425/<br>1.2425 | 20.49  | 22/08/2025<br>11am to 4pm | 8210872541                        |  |
| 22 | CHEMBUR Branch<br>Nandkumar A. Kirdawkar (Borrower) &<br>Nutan Nandkishor Kirdawkar (Co-borrower)  | Residential Flat: Flat no. A/ 505, 5th Floor, Wing - A, Regency Arcade Apartments, Shanti Nagar, Manjarli Road, Village - Manjarli, Taluka - Ambernath, District - Thane, Badlapur (West) - 421503 (Carpet Area: 470 sq. ft.) (Physical possession with the bank)  | 20.595/<br>2.0595 | 17.88  | 22/08/2025<br>11am to 4pm | 9892520306                        |  |

\*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", "is as is 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:20.07.2025

Authorised Officer(S)

BANK OF INDIA