

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 **11-11-2025 from 11 am to 5 pm for Sr. No. 1 to 12 & 09-12-2025 from 11 am to 5 pm for Sr. no. 13 to 19** 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 onsite inspection of property	Contact No
1	Asset Recovery Branch-Navi Mumbai Borrower: M/s Vacc- Syn Biotech Pvt. Ltd. (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 Ambernath, Dist Thane 421503 (Land area: 24660 Sq. Mtr)(Physical possession is with bank)	754.60/ 75.46	1584.06	07.11.2025	8861604742 022- 20872071/72
2	Asset Recovery Branch-Navi Mumbai Borrower: M/s KAIF FABRICS (Original facility with Bhiwandi Branch)	Commercial Gala No- 109 on First Floor Husain Arcade on Plot bearing Survey No- 23/5, 23/7 and 71 Municipal House No- 1015, Village- Gauripada at near Asarabhai Mithaiwala Taluka Bhiwandi Distt- Thane 421302 owned by Mrs Zarina Bano Gayasuddin Ansari(Symbolic Possession with Bank)	4.21/ 0.42	51.80	07.11.2025	8861604742 022- 20872071/72
3	Asset Recovery Branch-Navi Mumbai Borrower: M/s KAIF FABRICS (Original facility with Bhiwandi Branch)	Commercial Gala No- 115 on First Floor Husain Arcade on Plot bearing Survey No- 23/5, 23/7 and 71 Municipal House No- 1015, Village- Gauripada at near Asarabhai Mithaiwala Taluka Bhiwandi Distt- Thane 421302 owned by Mr Abdul Waheed Hameed Khan(Symbolic Possession with Bank)	4.21/ 0.42	51.80	07.11.2025	8861604742 022- 20872071/72
4	Asset Recovery Branch-Navi Mumbai Borrower: M/s KAIF FABRICS (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/ 2.92	51.80	07.11.2025	8861604742 022- 20872071/72
5	Asset Recovery Branch- Navi Mumbai Amit Kumar Devisharan Singh (Borrower) & Ajeet Devisharan Singh (Co-borrower) (Original facility with Kal wa Branch)	Flat no. 1002, 10th floor, Tower no. 14, Atlanta Eden World, Sur-vey 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.) (Physical Possession with Bank)	28.97/ 2.89	52.93	07.11.2025	8861604742 022- 20872071/72
6	Asset Recovery Branch-Navi Mumbai Borrower Mr. Ompra- kash 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	07.11.2025	8861604742 022- 20872071/72
7	Asset Recovery Branch-Navi Mumbai Borrower: M/s Savitri Agrotech Pvt Ltd (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/ 40.50	251.29	07.11.2025	8861604742 022- 20872071/72
8	Asset Recovery Branch- Navi Mumbai Borrower: Mr Siddhesh Prakash Piliwalkar & Mrs Megha Mahendra Sonawane (Original facility with Kopri colony Branch)	Flat no 1103, 11th Floor, Building no B-1 Mitir Chs Ltd Purnakumari Bali Complex Bhyander Pada Ghodbunder road, Thane (West) 400615 (Carpet area: 44 Sq.Mt (Symbolic Possession with Bank)	52.50/ 5.20	53.44	07.11.2025	8861604742 022- 20872071/72
9	Asset Recovery Branch- Navi Mumbai	Land and Building situated at Cut no 230 At Post Kalyan	69.72/ 6.97	90.08	07.11.2025	8861604742

9	Asset Recovery Branch- Navi Mumbai Borrower: M/s Medhekar Foods & Beverage Industries. (Original facility with Mhasala Branch)	Land and Building situated at Gut no 230 At PostKelte, Harihareshwar Shrivardhan Road, TalukaMhasala Dist Raigad. (Land admeasuring 1800Sq.Mtr) alongwith Plant & Machinery)(Symbolic Possession with Bank)	68.73/ 6.87	90.08	07.11.2025	8861604742 022- 20872071/72
10	KHARGHAR Branch Ashish Kumar (Borrower)	Residential Flat: Flat no. 506, 5th floor, F1-Wing, Aksha 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	07.11.2025	8239055259
11	Dhamankar Naka Branch Saiva Ramchandra Ramlu (Borrower) & Bhagyalaxmi Ramchandra Saiva (Co-borrower)	Residential Flat Flat no. 103, First floor, A-1 Wing, Adarsh Park 'AB' CHSL, near Nana Nani Park, Adarsh Park Road, Kasar Alley, Bhiwandi, District Thane-421302 (Carpet area: 471 sq. ft.) (Symbolic Possession with bank)	28.05/ 2.805	22.83	07.11.2025	8793614055
12	Badlapur West Branch Hasmukh Virajibhai Patel (Borrower) & Varsha Hasmukh Patel (Co-borrower)	Residential Flat Flat no. 603, 6th floor, Om Yashwant Plaza, Survey no. 97, Hissa no. 1 (p), near Bank of India, Village-Belavali, Badlapur-421503 (Carpet area: 466 sq. ft.) (Symbolic Possession with bank)	33.165/ 3.3165	21.18	07.11.2025	9987655693
13	Gavhan Branch Bharat Jagannath Deshmukh (Borrower)	Residential Flat:Flat no. 201, 2nd floor, Building no. L01, CIDCO Mass Housing Scheme (LIG), Society known as Malhar CHSL, Sector-12, Near JNPT Township, Dronagiri, Navi Mumbai, Taluka-Uran, District-Raigad-400707 (Carpet area: 321 Sq. Ft.)(Symbolic Possession with bank)	25.69/ 2.569	20.51	05.12.2025	8369179863
14	KHARGHAR SECTOR – 19Branch Dhananjay Chandrakant Gandhi (Borrower) Reshma Dhananjay Gandhi (Co-borrower)	Residential Flat:Flat no. 103, 1st floor, A-Wing, Building known as Sai GreensCHS, House no. 191 (A), Brahman Ali, Village-Palasphe, Taluka-Panvel, District -Raigad- 410221 (Carpet area: 384 Sq. Ft.)(Symbolic Possession with bank)	28.07/ 2.807	22.98	05.12.2025	9545355487
15	Mulund West Branch Laxman Surendra Raut (Borrower) & Urmila Laxman Raut (Co- borrower)	Residential Flat:Flat no. 304, 3rd floor, Rajeshree Deep C.H.S. Ltd., Survey no. 14, Hissa no. 10B, Near Sachin Industries, Village – Panchpakhadi, Kolbad Road, Thane (West), Thane - 400601(Built - up area: 450 Sq. Ft.) (Symbolic Possession with bank)	36.94/ 3.694	32.38	05.12.2025	9909938169
16	Thane Branch Shrihari Bhadrachalam Adep (Borrower) & Bhadrachalam Rajesham Adep (Co-borrower)	Residential Flat Flat no. 1101, 11th Floor, Building known as Shyamdhani Heights, Survey no. 53, Hissa no. 8, Village-Kamatghar, Brahmanand Nagar,Bhiwandi, Thane-421302 (Carpet area: 770 Sq. Ft.)(Symbolic Possession with bank)	42.48/ 4.248	17.44	05.12.2025	8369457205
17	Badlapur East Branch Abhijeet Bhaguram Pawar (Borrower)	Residential Flat Flat no. 302, 3rd floor, A Wing, Sai Prasad Apartment, New Sai PrasadCHSL, Gat no. 76, Hissa no. 6/1, Village-Valivall, Near Deepali Park, Valivall Road, Badlapur West, Taluka -Ambernath, District-Thane 421503. (Carpet area: 464 Sq. Ft.)(Symbolic Possession with bank)	23.38/ 2.338	27.35	05.12.2025	9870616490
18	Uran Branch M/s Suraj Bar Proprietor: Mr. Nandkumar Mhatre (Deceased) Through Legal Heirs	House no. 503D1 & 503D2 (Ground+ 2 Upper floors), Umashankar Niwas, Kharkhand, Survey no. 9/ 4, Village- Kegaon, Taluka-Uran, District-Raigad, 400702(Built up area: 4660 sq. ft)(Symbolic Possession with bank)	110.91/ 11.091	26.48	05.12.2025	9136488929
19	Thane Branch Sangram Pandurang Alvade (Borrower)	Residential FlatFlat no. 702, 7th floor, A Wing, Building known as Aphrodiate, Lodha Paradise Complex, Survey no. 2P, 3P and others, Village - Majiwade, Sainath Nagar, Majiwade, Thane West-400601 (Built- up Area: 840 sq.ft.) (Symbolic Possession with bank)	103.46/ 10.346	5.69	05.12.2025	8369457205

*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

Authorised Officer(S)

Date: 25-10-2025

BANK OF INDIA