

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 **25.02.2026 for Sr No.1 to 09 and on 10.03.2026 for Sr No.10 to 13**, 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. Vimal Malatlal Patel & Mrs. Kinnari Vimal Patel (Joint) & also extended to Borrower 2: M/s Suwarn- sparsh Gems & Jewellery Pvt Ltd Director :- Mr. Vimal Malatlal 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 11/7099 cadas trial survey no.801.802 and 34(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). (Physical possession is with bank)	545.28/ 54.53	1453.24	23.02.2026	8861604742 022-20872071/72
2	Asset Recovery Branch-Navi Mumbai Borrower: M/s Vacc- Syn Biotech Pvt. Ltd. (Original facility with Panchpakhandi 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)	622.00/ 62.20	1584.07	23.02.2026	8861604742 022-20872071/72
3	Asset Recovery Branch-Navi Mumbai Borrower: Mr. Sujit Sunil Vichare Mrs. Sonali Bhanudas Sondkar (Sonali Sujit Vichare) (Original facility with Nerul Branch)	Flat No 601, 6th floor, A wing Elite Homes Co op Housing Society Ltd, Plot No 52, Sector 35 E Kharghar Navi Mumbai, Raigad, 410210 (Carpet area 330.654 sq ft) (Symbolic possession with Bank)	53.40/ 5.34	54.41	23.02.2026	8861604742 022-20872071/72
4	Asset Recovery Branch Navi Mumbai Borrower: Mr Jairam Chintaman Pawar Mrs Poonam Jairam pawar (Original facility with Kalyan (East))	Flat No 1104, 11th floor, Shubham Heights, Survey No. 31, Hissa No. 3, Tisgaon, Amrai Road, Vijaynagar Kalyan East - 421306 admeasuring 703 sq. ft. (carpet area)	48.09/ 4.80	56.28	23.02.2026	8861604742 022-20872071/72
5	Asset Recovery Branch- Navi Mumbai Mr. Rahul Harishchandra Pawar (Borrower) & Mrs. Tejashree Rahul Pawar (Co-borrower) (Original facility with Mulund West Branch)	Flat No 4 Ground Floor, W-26 Lodha Amara, Kolshet Thane 400607 (Carpet area 673 sq. ft.) (Symbolic Possession with Bank)	84.15/ 8.41	80.60	23.02.2026	8861604742 022-20872071/72
6	Asset Recovery Branch- Navi Mumbai Borrower: Mr Ibrar Hakiullah Shah Mrs Rukhsana Ibrar Shah (Original facility with Ghansoli Branch)	Flat No- 1201 12th Floor A Building, Building Known as Summit Apartments Near Mayor Nagar Last Bus Stop Aarey Milk Colony Near Unit No-2 Village Maroshi, Goregaon (East) Mumbai 400065. (Area 766 Sq.ft.) (Symbolic Possession with the Bank)	71.00/ 7.10	54.71	23.02.2026	8861604742 022-20872071/72
7	Asset Recovery Branch Borrower: Mukeshbhai Govind Vadhre. (Original Facility with Kalwa Branch)	Flat No.-1201, 12th Floor, Tower No.-15, Atlanta EdenWorld, Village- Temghar, Taluka- Bhiwandi, Dist.- Thane. (Carpet Areas: 716 sq. ft) (Physical Possession with Bank)	22.50/ 2.25	57.98	23.02.2026	8861604742 022-20872071/72
8	Asset Recovery Branch Amitkumar Devisharan Singh Ajeet Devisharan Singh (Original Facility with Kalwa Branch)	Flat no. 1002, 10th Floor, Tower No.14, Atlanta Eden World, Near Water Tank, Temghar Road, Village Temghar, Taluka Bhiwandi, Dist Thane (Carpet Area: 716sq. ft) (Physical Possession with Bank)	20.05/ 2.00	52.93	23.02.2026	8861604742 022-20872071/72
9	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 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	23.02.2026	8861604742 022-20872071/72
10	Asset Recovery Branch- Navi Mumbai Borrower 1 : Manjiri Mahendra Gaikwad Borrower 2 : Mr. Mahendra Atmaram Gaikwad Borrower 3 : Ms. Komal Mahendra Gaikwad (Original Facility with Mulund West Branch)	Flat No. 601, 6th Floor, Aayushi (Gomes) SRA CHS Ltd, Plot No. 56, Station Road, Village Hariyali, Vikhroli West, Mumbai - 400079 (Carpet area 675 Sq. Ft) (Symbolic Possession with Bank)	192.20/ 19.22	169.75	23.02.2026	8861604742 022-20872071/72
11	Asset Recovery Branch- Navi Mumbai	Flat No. 202, 2nd Floor, "Sangeetam 206 Co-operative Housing Limited" Flat No.	98.47/ 9.85	92.85	23.02.2026	8861604742 022-20872071/72

11	Asset Recovery Branch- Navi Mumbai Borrower: Mr. Jaydeep Pawar (Original facility with Turbhe Branch)	Flat No 303, 3rd Floor, "Geeee Aspira 206 Co-operative Housing Limited", Plot No. F-3, Sector 6, New Panvel (East), Taluka Panvel, District Raigad- 410206. (Carpet area: 41.21 Sq. Mt) (Symbolic Possession with Bank)	98.47/ 9.85	83.86	23.02.2026	8861604742 022-20872071/72
12	Asset Recovery Branch- Navi Mumbai Borrower: 1. Akshay Sahebrao Barbuddhe 2. Nisha Akshay Barbuddhe (Original Facility With Cbd Belapur Branch)	Fat No. 120112th Floor, "Satyam Imperia' Plot No.2, Sector 17, Taloja, Taluk Panvel District Raigad (Carpet Area – 48.087 Sq. Mt. enclosed balcony area 7.708 sq mt) (Symbolic possession with Bank)	53.00/ 5.30	112.38	23.02.2026	8861604742 022-20872071/72
13	Asset Recovery Branch- Navi Mumbai Borrower: 1. Akshay Sahebrao Barbuddhe 2. Nisha Akshay Barbuddhe (Original Facility With Cbd Belapur Branch)	Fat No. 1202 12th Floor, "Satyam Imperia' Plot No.2, Sector 17, Taloja, Taluk Panvel and District Raigad (Carpet Area – 48.087 Sq. Mt. enclosed balcony area 7.708 sq mt) (Symbolic possession with Bank)	53.00/ 5.30	112.38	23.02.2026	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:

- The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".
- Bidder will have to visit www.baanknet.com for registration and participation in E auction. EMD cut-off date and time will be the date of E Auction till 04:00 PM. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and the claims/rights/dues/ affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
- The date of on line E-auction for properties listed will be between 11.00 AM to 5.00 PM on 25.02.2026 for Sr No.1 to 09 and 11.00 AM to 5.00 PM on 10.03.2026 for Sr No.10 to 13.
- To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at ARB.Navimumbai@bankofindia.bank.in and/or through contact numbers mentioned above and/or through Bank of India, ARB Navi Mumbai Branch contact no. 022-20872071/72, to better facilitate the inspection.
- Bid shall be submitted through online procedure only.
- The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of Rs. 25,000/- (Rupees Twenty Five Thousand only) for properties listed above.
- Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.
- Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.
- The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
- Neither the Authorised Officer / Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
- The purchaser shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody.
- The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
- The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
- The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

SALE NOTICE TO BORROWER/GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Place : Navi Mumbai
Date : 03.02.2026

Authorised Officer(S)
BANK OF INDIA