



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
A GOVT. OF INDIA UNDERTAKING

एक परिवार एक बैंक

Mumbai South Zonal Office, Legal Department, 2nd Floor,
Janamangal, 45/47, Mumbai Samachar Marg, Fort, Mumbai -
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Head Office: Lokmangal, 1501, Shivajinagar, Pune-5

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (Appendix - IV - A)

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 Borrower/s and Guarantor/s that the below described immovable properties mortgaged/charged to the Bank of Maharashtra, the possession of which have been taken by the Authorised Officer of Bank of Maharashtra, will be sold on As is where is, As is what is, and Whatever there is on 12.06.2025 between 11.00 a.m. to 3.00 p.m., for recovery of the balance due to the Bank of Maharashtra from the Borrower (s) and Guarantor(s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under -

ASSET RECOVERY BRANCH - 8657472946

Sr. No.	Name of Borrower	Name of Guarantor	Amount Due	Short description of the immovable property with known encumbrances / Possession Type	Reserve Price / Earnest Money Deposit/ Bid Increment (Rs. In Lacs)
1	M/s. Arnab Trading Corporation	M/s. Sharada Trading Corporation (Partnership firm)	Rs. 352.87 Lakhs (plus interest and expenses w.e.f. 22/04/2025)	Unit No. C-26, admeasuring 1120 Sqft Built up area on 2nd Floor, Raj Industrial Complex, situated at CTS No.312 & others of Village Marol, Marol Maroshi Road, Andheri East, Mumbai -400059 of M/s Sharada Trading Corporation (partnership firm) through its partners Mr. Rishi Todi & Mr. Viren Todi. Encumbrances Not known (Symbolic Possession)	Reserve Price: 136.00 lakhs EMD: 13.60 Lakhs Bid Increment Amount: 0.50 lakhs
2	Ms. Kavita Sunil Nakkum	Ms. Madhuri Tulsiram Nakkum & Ms. Kavita Sunil Nakkum	Rs. 97.54 Lakhs (plus interest and expenses w.e.f. 22/04/2025)	Bungalow No.37/38, Suvarna Villa CHSL; Plot No.37 & 38, S. No.75/1A, 75/1B, 75/1C, 75/1D (Pt) & 75/E, Village Khairi & S. No.381(Pt) at village Sathgaon, Taluka Shahpur, Distt. Thane admeasuring plot area 633 sqm + construction 2560 sqft owned by Ms Madhuri Nakkum & Ms. Kavita Sunil Nakkum. Encumbrances Not known (Physical Possession)	Reserve Price: 52.20 lakhs EMD: 5.22 lakhs Bid Increment Amount: 0.50 lakhs
3	Mr. Mohammad Ehsan Alimuddin	Mrs. Shagufta Parveen Ehsan	Rs. 66.84 Lakhs (plus interest and expenses w.e.f. 22/04/2025)	Flat No. 1201 & 1201 A (now amalgamated) having carpet area 295 sq. ft. & 410 sq. ft. built up area: 32.89 sqm & 45.72 sqm respectively, 12th Floor, Building No. 4, Gaurav Woods, Near Shuchan Hotel, Beverly Park, Evershine Woods Complex Road, Village Navghar, Mira Road East, Thane -401107 owned by Mr. Mohammad Ehsan Alimuddin Encumbrances Not known (Symbolic Possession)	Reserve Price: 54.90 Lakhs EMD: 5.40 lakhs Bid Increment Amount: 0.50 lakhs
4	M/s. Shrushti Mahila Udyog	Mr. Ravivansh Narain Mathur, Mr. Harbansh N Mathur & Mrs. Sangeeta Ravivansh Mathur	Rs. 1,186.20 Lakhs (plus interest and expenses w.e.f. 22/04/2025)	Commercial property at Gala No. 108, 1st Floor, admeasuring 935 Sq. ft. carpet area Building No.4, Nirav No. 3, Gaodevi Industrial Estate, S. No. 44, 45(2) and 94 of Village Sativali, Vasai East, District Thane owned by Mrs. Sangeeta Ravivansh Mathur & Mr. Harbansh Narain Mathur Encumbrances Not known (Symbolic Possession)	Reserve Price: 55.35 lakhs EMD: 5.54 lakhs Bid Increment Amount: 0.50 lakhs
5	M/s. SSS Interior Construction Pvt. Ltd.	Mr. Pradeep Seal, Mr. Purnima Seal, Mr. Dipak Seal & Mrs. Poonam Seal	Rs. 374.95 Lakhs (plus interest and expenses w.e.f. 22/04/2025)	Property No. I -> E-703, Remi Biz Court Premises CHSL, 7th floor, E-Wing, Off. Veera Desai Road, Versova, Village Ambivali, Andheri West, Mumbai- 400058, admeasuring 276 Sq. Ft. carpet area and owned by Mr. Pradeep Seal, Mr. Purnima Seal & Mr. Dipak Seal. Encumbrances Not Known (Physical Possession)	Reserve Price: 78.30 lakhs EMD: 7.83 lakhs Bid Increment Amount: 0.50 lakhs
6	M/s. SSS Interior Construction Pvt. Ltd.	Mr. Pradeep Seal, Mr. Purnima Seal, Mr. Dipak Seal & Mrs. Poonam Seal	Rs. 374.95 Lakhs (plus interest and expenses w.e.f. 22/04/2025)	Property No. II - E-704, Remi Biz Court Premises CHSL, 7th floor, E-Wing, Off. Veera Desai Road, Versova, Village Ambivali, Andheri West, Mumbai- 400058, admeasuring 340.37 Sq Ft carpet area and owned by Mrs. Poonam Seal. Encumbrances Not known (Physical Possession)	Reserve Price: 55.30 lakhs EMD: 9.63 lakhs Bid Increment Amount: 0.50 lakhs
7	Mr. Sunil Shilvaji Bhosale	Mr. Sunil Shilvaji Bhosale & Mrs. Reshma Sunil Bhosale	Rs. 54.60 Lakhs (plus interest and expenses w.e.f. 22/04/2024)	Flat No. 401, 4th Floor, Chandresh Jyoti CHSL, A-Wing, Village Nilje, Taluka Kalyan, Kalyan Shil Road, Dombivali East, Thane - 421204 (495 sq. ft. Built up area constructed on land bearing No. 138, 140-149, 202-204, Hissa 1 (pt)) Encumbrances Not known (Symbolic Possession)	Reserve Price: 21.50 lakhs EMD: 2.16 lakhs Bid Increment Amount: 0.50 lakhs
8	M/s. Universal Garments	Mr. Mohammad Bilal Jatu	Rs. 85.49 Lakhs (plus interest and expenses w.e.f. 22/04/2025)	All that premises being Shop No. 11, Basement Floor, Sunshine Shopping Centre, Sunshine Commercial Complex CHSL, Building No. 3, Opposite Railway Station, old S. No.362, New S. No. 140 Village Achole, Off Achole Road, Taluka Vasai, Nallasopara East, Palghar - 401209 Admeasuring 214 Sqft. Carpet area, 257 sq. ft., Built up area owned by Mr. Mohammad Bilal Jatu. Encumbrances Not known (Physical Possession)	Reserve Price: 23.40 lakhs EMD: 2.34 lakhs Bid Increment Amount: 0.50 lakhs
9	Ms. Ushma Bhavanji Katira & Mrs. Neeta Nilesh Katira	NA	Rs. 143.82 Lakhs (plus interest and expenses w.e.f. 22/04/2025)	Flat No. 2201, 22nd Floor, A Wing, Aswa Platinum, on the plot of land bearing CTS 755 (pt), Din Dayal Upadhyay Marg (Dumping Road), Mulund West, Taluka Kuria, within the limits of T ward of MMC of Greater Mumbai - 400080, admeasuring 617.10 Sq.ft. RERA carpet area alongwith enclosed balcony admeasuring 58.77 Sq.ft. carpet totalling to 675.87 Sq.ft. carpet area owned by Ms. Ushma Bhavanji Katira & Mrs. Neeta Nilesh Katira Encumbrances Not known (Symbolic Possession)	Reserve Price: 116.10 lakhs EMD: 11.61 lakhs Bid Increment Amount: 0.50 lakhs
10	Mr. Vivek Vinod Chaubey & Mrs. Asha Vinod Chaubey	NA	Rs. 32.21 Lakhs (plus interest and expenses w.e.f. 22/04/2025)	Flat No.306, 3rd Floor, A-wing, Building No. 4, Type A & B, Anand Excellency, on S. No.73, Hissa No.3/2, 2/1/2, 2/1/1, 3/1/P, 5, 2/1/1/3, 3/1/P, S. No.72, Hissa No.1 of village Tembode, Prithvi Shilshi, Tembode Road, Palghar - 401404, admeasuring 366.19 sq. ft. carpet area, 439.43 sq. ft. built up. Encumbrances Not known (Physical Possession)	Reserve Price: 15.70 Lakhs EMD: 1.57 lakhs Bid Increment Amount: 0.50 lakhs
11	M/s. P Saji Textiles Ltd	Vipul Vidur Bhatt, Vasudev P. Raval, Kashyap J. Pandya, Sanjay Limbad, Vidurkumar Mohanlal Bhatt & Sudhirkumar Mohanlal Bhatt	Rs. 699.75 Lakhs (plus interest and expenses w.e.f. 22/04/2025)	NA land situated at S. No. 492/P/2, admeasuring 16195.50 Sqm, Paik 2, Post & Taluka Lunawada, Vashladanwaja, Dist. Panchmahal, Gujarat-389230. Encumbrances Not known (Physical Possession)	Reserve Price: 458.00 lakhs EMD: 45.80 lakhs Bid Increment Amount: 0.50 lakhs
12	M/s. Surya Traders	Mr. Ravindra Subbaya Gambhir	Rs. 1,058.49 Lakhs (plus interest and expenses w.e.f. 22/04/2025)	Unit No. 202, 2nd Floor, carpet area 368 sq. ft. Raghuleela Mall, off S V Road, Near Poisar Gymkhana Road, Bus Depot, Village Kandivali (West), Mumbai-400067. Encumbrances Not known (Physical Possession)	Reserve Price: 68.00 lakhs EMD: 6.80 lakhs Bid Increment Amount: 0.50 lakhs
13	M/s. Suyog Pharmaceuticals and Distributors	Mrs. Rekha Ranjit Singh proprietor/Mortgagor, Mr. Sallish Rajwant Singh, Mr. Subhash B. Dive,	Rs. 79.89 Lakhs (plus interest and expenses w.e.f. 22/04/2025)	Shop No. S-1 Ground Floor M-2, Baba Vihar in MLC Panchsheel SRA M-2 CHSL, OS No. 25(pt), 45(pt), 55(pt) of Dharavi Division, situated at Matunga labour Camp on Maharashtra Valmik Road, behind Fish Market, Mahim East, Mumbai - 400019 owned by Mrs. Rekha Ranjit Singh Encumbrances Not known (Physical Possession)	Reserve Price: 47.25 lakhs EMD: 4.73 lakhs Bid Increment Amount: 0.50 lakhs

				Encumbrances Not known (Physical Possession)	Amount: 0.50 lakhs
13	M/s. Suyog Pharmaceuticals and Distributors	Mrs. Rekha Ranjit Singh proprietor/Mortgagor, Mr. Sailesh Rajwant Singh, Mr. Subhash B. Divte,	Rs. 79.89 Lakhs (plus interest and expenses w.e.f. 22/04/2025)	Shop No. S-1 Ground Floor M-2, Baba Vihar in MLC Panchsheel SRA M-2 CHSL, CS No. 25(pt), 45(pt), 55(pt) of Dharavi Division, situated at Matunga labour Camp on Maharishi Valmik Road, behind Fish Market, Mahim East, Mumbai - 400019 owned by Mrs. Rekha Ranjeet Singh	Reserve Price: 47.25 lakhs EMD: 4.73 lakhs Bid increment Amount: 0.50 lakhs
14	M/s. Lotekar Buildcon Private Limited	1) Miss. Vaishnavi Vijay Lotekar, 2) Mr. Prashant Bhagwan Gidde, 3) Mr. Sitaram Dhondiram Gujar	Rs.49,49,244.83 as per Demand Notice dated 03.05.2023 plus unapplied interest, legal and other expenses/ charges incurred till date of realization	Office No. A-402, 4th Floor, Steel Chambers CHSL Mandvi Division, Broach Street, Masjid Bunder, Mumbai-400 009. (CS No.47/01, Division Princess Dock Municipal B Ward, Mumbai). Admeasuring 156 Sq.Ft.	Reserve Price: 45.00 Lakhs EMD : 4.50 lakhs Bid increment Amount: 0.50 Lakhs
15	1) Mr. Santosh Shankar Phapale, 2) Monika Santosh Phapale	NA	Rs. 26,74,219/- (Rupees Twenty Six Lakhs Seventy Four thousand Two hundred Nineteen Only) upto 11.09.2023 with further contractual interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat No. 703, 7th Floor, B Wing, Omkar Heights, Near Nutan School, Village Manda, Titwala West, Thane- 421605. Carpet area - 380 sq. ft.	Reserve Price: 16.90 Lakhs EMD : 1.69 Lakhs Bid increment Amount: 0.50 Lakhs
16	M/s. V L Automobiles (Partnership Firm)	Mr. Mayankeshwar Vijay Singh	Rs. 164,53,074/- (Rupees One Crore Sixty Four Lakhs Fifty Three Thousand Seventy Four only) upto 07.08.2023 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Industrial Gal No A-2 at Renaissance Industrial Park, Kalyan Padgha Road , Bhiwandi -421302 admeasuring 1523 sq ft Bearing S No. 29/3,29/4,33/5/4,33/7,35/5 village Vashere Tal Bhiwandi Dist Thane.	Reserve Price: 16.56 Lakhs EMD : 1.66 Lakhs Bid increment Amount: 0.50 Lakhs
17	Mr. Pravin Telang	NA	Rs 1,12,07,187.52 as per Demand Notice dated 15.07.2023 plus unapplied interest, legal and other expenses/charges incurred till date of realization	Property I- Flat No. 1302, 13th Floor, D Wing, Versatile Valley, Village - Nilje, Dombivli East, Thane - 421204. Admeasuring 58.90 sq. mtrs.	Reserve Price: 57.00 Lakhs EMD : 5.70 Lakhs Bid increment Amount: 0.50 Lakhs
18	Mr. Pravin Telang	NA	Rs 1,12,07,187.52 as per Demand Notice dated 15.07.2023 plus unapplied interest, legal and other expenses/charges incurred till date of realization	Property II- Flat No.1702, 17th Floor, D Wing, Versatile Valley, Village - Nilje, Dombivli East, Thane 421204. Admeasuring 58.90 sq. mtrs.	Reserve Price: 57.00 Lakhs EMD : 5.70 Lakhs Bid increment Amount: 0.50 Lakhs
19	Mrs. Savali Sandeep Satam (Property owner) & Mr Sandeep Vasant Satam (Co-Borrower)	Mr Vilas Martandrao Pekhale	Rs.72,02,812.00 as per Demand Notice dated 01.02.2023 plus unapplied interest, legal and other expenses/ charges incurred till date of realization	Flat no. 603 6th floor Shivrui CHSL, Mogul Lane, Plot no 358, CTS no 651 near Big Bazaar, Mahim Mumbai 400016 (Area 225 sq. ft. Carpet) Encumbrances Not known (Symbolic)	Reserve Price: 75.00 Lakhs EMD : 7.50 Lakhs Bid increment Amount: 0.50 Lakhs
20	M/s Next Level Fitness Era (Prop. Mrs. Suchitra Santosh Pedamkar)	1. Mrs. Suchitra Santosh Pedamkar (proprietor) 2. Mr. Santosh Motiram Pedamkar (Guarantor/ spouse of proprietor) 3. Mr. Plus Varghese Pullikottil (property owner) 4. Mrs. Reena Plus Pullikottil (property owner)	Rs.3,38,19,162.80 as per Demand Notice dated 29.05.2023 plus unapplied interest, legal and other expenses/charges incurred till date of realization	Flat No. 504 5th Floor Left Wing Neptune Flying Kite Complex, Neptune Flying Point, Building No. 3 C.T.S No. 372, 372/1 to 372/65 LBS Marg Bhandup West L.B.SD Road Mumbai 400078 (Area 1017 sq ft Carpet)	Reserve Price: 173.00 Lakhs EMD : 17.30 Lakhs Bid increment Amount: 0.50 Lakhs
21	Mr Rohan Vijay Solanki (Property owner) & Mr Vijay Narshi Solanki (Co Borrower)	NA	Rs.35,43,050.96 as per Demand Notice dated 16.10.2023 plus unapplied interest, legal and other expenses/ charges incurred till date of realization	Flat No. 306, 3rd Floor, Wing C1, Building No. 02, MIDAS Heights, Survey No. 47 (old Survey No. 151), Hissa No. 1 to 5 & Survey No. 146 (Old Survey No. 148), Hissa No. + & 8 Village-Donare, (Old Village Narangli) Taluka- Vasai, Dist. Palghar, Virar West, Palghar 401303) Admeasuring Area 448.75 Sq.ft (Carpet Area)	Reserve Price: 16.00 Lakhs EMD : 1.60 Lakhs Bid increment Amount: 0.50 Lakhs
22	Mr Rohan Rajendra Mishra	NA	Rs.28,12,272.00 as per Demand Notice dated 07.11.2022 plus unapplied interest, legal and other expenses/ charges incurred till date of realization	Flat No. 403, 4th Floor, D Wing, Type A, Building No. 4, Tulip, Yashwant Sankalp Complex, new Survey No. 50/2, 51/1, 51/2, 51/3, 51/4, 51/5, 51/6, 52/2, 53, 54 Plot No. 1, Village Saravali, Tal. & Dist. Palghar Bolar West Palghar 401501. Area 491.37 sq. ft. Carpet.	Reserve Price: 18.00 Lakhs EMD : 1.80 Lakhs Bid increment Amount: 0.50 Lakhs
23	Mrs. Prajakta Uddhav Khandage & Mr. Dumber Abhijeet Umesh (Both are property owners)	NA	Rs.23,14,115.00 as per Demand Notice dated 06.02.2023 plus unapplied interest, legal and other expenses/ charges incurred till date of realization	Flat No. 104, 1st Floor, A Wing, Building No. 06, Avadh Township, S No. 127, Hissa No. 1, P.B Village, Gokhiware, tal- Vasai-5, Dist-Palghar, (Admeasuring 240 Sq. ft (carpet) i.e. 288 Sq ft. (built up)	Reserve Price: 8.57 Lakhs EMD : 0.86 Lakhs Bid increment Amount: 0.50 Lakhs
24	M/s Fayvert Private Limited, Director- 1.Mr Manan S Bhatt, 2.Ms Puja Balram Bhatt	1.Mr Manan S Bhatt, 2.Ms Puja Balram Bhatt, 3.Mrs Rupal S Bhatt (Property Owner)	Rs.1,13,14,932.93 as per Demand Notice dated 15.06.2021 plus unapplied interest, legal and other expenses/charges incurred till date of realization	Flat no 723 1st Floor A wing of the building Azad Nagar Siddheshwar CHSL Plot bearing Survey no 133P and Survey no 838P at village Amboli Building no 39 Azad nagar 2, Veera Desai road, Andheri West Mumbai 400053. Area 325 Sq ft carpet + a flower bed area of 70 sq ft, totalling 395 sq. ft. carpet.	Reserve Price: 82.00 Lakhs EMD : 8.20 Lakhs Bid increment Amount: 0.50 Lakhs
25	M/s AXS Solutions And Consulting Pvt Ltd., Director- 1.Mr. Girish Anant Deshpande, 2.Mr. Nachiket Girish Deshpande	1.Mr. Girish Anant Deshpande, 2.Mr. Nachiket Girish Deshpande	Rs.3,43,81,967.00 as per Demand Notice dated 02.02.2022 plus unapplied interest, legal and other expenses/charges incurred till date of realization	Flat No. 302, 3rd Floor, Kanchan Ganga Apartment, PMC colony, near petrol pump, S. No 25/F/2-B Final Plot No. 47 CTS H B, behind Hotel Rajyog off Pune Mumbai Road, Wakadewadi Shivaji Nagar, Pune 410103.	Reserve Price: 90.00 Lakhs EMD : 9.00 Lakhs Bid increment Amount: 0.50 Lakhs

Auction website - <https://baanknet.com/>

Inspection of the property Please contact concerned Branch for inspection and details of the property: Date 26.05.2025 to 10.06.2025 between 10 AM to 5 PM with prior appointment

Last Date of Submission of EMD/ letter of participation / KYC Documents by :- 11.06.2025 till 5.00 p.m or as per baanknet Rules, for detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on <https://baanknet.com/> (erstwhile E-bikray) portal.

Date & Time of e-auction: 12.06.2025 between 11.00 a.m. to 3:00 p.m. with auto extension for 5 minutes in case bid is placed within last 5 minutes

Date : 24.05.2025

Place : Mumbai

Sd/-

Chief Manager & Authorised Officer,
Bank of Maharashtra