



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 Physical / Symbolic possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **As is where is, As is What is and Whatever there is basis in e-auction as on 25.03.2026 between 11.00 a.m. to 3.00 p.m.** for recovery of the amount due to the Bank of Maharashtra from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers & Guarantors, amount due, Short Description of the immovable property/ies, encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as:

Sn	Name Of Borrower	Name Of Guarantor	Amount Due In Actual	Amount Due in Lakhs as per 13(2) Notice under SARFAESI	Possession Type	Reserve Price Lakhs	Emd Lakhs	Increment Lakhs
1	M/s C Space Enterprises Pvt Ltd, thru its Auth Signatories	Mr Mukesh Krishnakumar Sharma, Mr Jagdish Jaisa Ram	Rs 308.92 Lakh as per Demand Notice plus unapplied Interest, legal and other expenses/ charges incurred till date of realization	Row House No 04 on Ground + 3 Floors project Known as Shreeji Villas, on Plot no 41 & 42, of NA property at village Talegaon Budruk, Tal Igatpuri Dist Nashik 422403, Area - 152.824 sq mt carpet	Symbolic (Order Received)	62.500	6.250	0.500
2	Ms. Hemlata R Giri Mr. Rumspringa V Giri	NA	Rs 81.74 Lakh as per Demand Notice plus unapplied Interest, legal & other expenses/ charges incurred till date of realization	Flat No 302, Wing -A, 3rd Floor, Sai Residency, City Survey No 329 to 334, Village Diva, Tal Airoli, Dist Thane Navi Mumbai-400708, Area: 920 Sq. Ft. Built up	Physical	71.000	7.100	0.500
3	M/s I Mata Super Market Prop-Karan Singh	NA	Rs 66.54 Lakh as per Demand Notice plus unapplied Interest, legal and other expenses/ charges incurred till date of realization	Shop no 38 Basement Floor Sunshine Commercial Complex Coop Hsg Soc Ltd , Land Bearing survey no 362(old), 140 (new) Hissa no-2 Village Achole Nalasopara East Tal Vasai Dist Palghar., Area 191 sq ft carpet	Physical	22.600	2.260	0.200
4	Mr Swapnil R Pawar, Mrs Sitabal R Pawar	NA	Rs 51.72 Lakh as per Demand Notice plus unapplied Interest, legal and other expenses/ charges incurred till date of realization	Flat no 807 8 th floor H Wing Shiv Savli Complex, Kumbharkhan Pada, Near Khandoba Temple, Shivaji Nagar, Dombivli West Kalyan Thane 421202, Area 845 sq ft built up	Symbolic (Order Received)	42.800	4.280	0.200
5	M/s Universal Garments	Mr. Mohammad Bilal Jatu	Rs 54.89 Lakh as per Demand Notice dated 09.09.2021 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	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 Adm 214 Sqft. Carpet area, 257 sqft, Built up area	Physical	28.000	2.800	0.200
6	Mr. Santosh Shankar Phapale	Mrs. Monika Santosh Phapale (co borrower)	Rs 26.74 Lakh as per Demand Notice dated 11.09.2023 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Flat No.703, 7th floor, B Wing, Omkar Heights CHSL, Near Nutan School, S no 183, Hissa no 7, S no 230 Hissa no A & B of Village Manda, Titwala West, Thane- 421605. Area - 380 sq ft carpet	Physical	19.500	1.950	0.200
7	Mr Rohan Vijay Solanki & Mr Vijay Narshi Solanki	NA	Rs 35.43 Lakh as per Demand Notice dated 16.10.2023 plus unapplied Interest, legal & 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) Area 448.75 Sq.ft (Carpet Area)	Physical	27.000	2.700	0.200
8	Mr Rajendra Punaarvasi Bari & Mrs. Jyoti Rajendra Bari	NA	Rs 82.16 Lakh as per Demand Notice dated 22.11.2022 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Flat No 1002, 10th floor, Building No 1, A Wing Nakshttra Tower CHSL, Padma Nagar Road, Chikuwadi, Kandivali West Mumbai-400061 Area 471 Sq ft Built up	Physical	80.000	8.000	0.500
9	Mr. Bansilal D Khopkar	NA	Rs.32.08 Lakh as per Demand Notice dated 04.10.2021 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Flat no 307 3rd Floor, Everest Heights Apt Jalgaon, Dapoli Ratnagiri 417212.. Area 426 sq ft carpet	Physical	10.800	1.080	0.200
10				Flat no 308 3rd Floor, Everest Heights Apt Jalgaon, Dapoli Ratnagiri 417212. Area 565 sq ft carpet	Physical	14.400	1.440	0.200
11	Mr. Suresh Rajaram Kumbhar	NA	Rs 29.09 Lakh as per Demand Notice dated 01.08.2019 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Flat no 005 Ground Floor, Everest Heights Apt Jalgaon, Dapoli Ratnagiri-417212. Area 431 sq ft carpet	Physical	11.300	1.130	0.200
12				Flat no 006 Ground Floor, Everest Heights Apt Jalgaon, Dapoli Ratnagiri 417212.. Area 435 sq ft carpet	Physical	11.300	1.130	0.200
13	Marbella Corp. Prop Mrs. Kamala Gyanshankar Shukla	Mrs. Kamala Gyanshankar Shukla & Mr Gyanshankar Kamleshankar Shukla	Rs 411.39 Lakh as per Demand Notice dated 27.08.2024 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Land At Sy No 267, Village Ajlate, Tal Hatkanangle, Dist Kolhapur-416109. Area 53206 sq ft	Physical	272.000	27.200	1.000

14	Mr. Vivek Vinod Chaubey & Mrs. Asha Vinod Chaubey	NA	Rs 24.32 Lakh as per Demand Notice dated 29.08.2022 plusunapplied Interest, legal & other expenses/charges incurred till date of realization	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 Srishti, Tembhode Road, Paighar-401404, admeasuring 366.19 sqft carpet area, 439.43 sq ft built up.	Physical	17.700	1.770	0.200																																																																																																				
15	M/s. Ekdant Food & Beverages.,Prop. Ms. Pradnya Shantanu Bandivadekar	Mr. Shantanu Bandivadekar & Mr. Kishor Narayan Sutar	Rs 268.57 Lakh as per Demand Notice dated 30.08.2022 plusunapplied Interest, legal & other expenses/charges incurred till date of realization	Plant & Machinery Located at Industrial property bearing survey no 7, Hissa no 1, Post Gadmath, Tal Vaibhavwadi Dist Sindhudurg 416810., Details of Machinery as per Annexure: <table><tr><th>Sr. No</th><th>Description of Machinery</th><th>Year of Installation</th><th>Quantity</th></tr><tr><td>1)</td><td>German Make fully Automatic forging machine with 7 HP Motor, Capacity - 7 mm to 12 mm</td><td>2009</td><td>1</td></tr><tr><td>2)</td><td>Forging Machine, Make - Indian</td><td>2010</td><td>1</td></tr><tr><td>3)</td><td>Flashing Machine with 805 Plate and Conveyor, Make - China</td><td>2009</td><td>1</td></tr><tr><td>4)</td><td>Hydraulic Hard Grinding Machine with 36" shone and Conveyor with 20 HP motor</td><td>2008</td><td>1</td></tr><tr><td>5)</td><td>Lapping machine with 805 Plate water / oil, Make - German</td><td>2008</td><td>4</td></tr><tr><td>6)</td><td>Lathe Machine</td><td>2008</td><td>1</td></tr><tr><td>7)</td><td>Barrels</td><td>2010</td><td>2</td></tr><tr><td>8)</td><td>Furnace with oil tank, Capacity - 100 Kg</td><td>2010</td><td>1</td></tr><tr><td>9)</td><td>Grinding Plate,</td><td>2012</td><td>2</td></tr><tr><td>10)</td><td>Flashing Plates</td><td>2012</td><td>2</td></tr><tr><td>11)</td><td>Cold Forging machine with 15 HP motor, Make - Shastha Engineering Works, Capacity - 11 mm to 20 mm</td><td>2010</td><td>1</td></tr><tr><td>12)</td><td>Cold Forging machine with 7 HP motor, Make - Shastha Engineering Works, Capacity - 6 mm to 11 mm</td><td>2010</td><td>1</td></tr><tr><td>13)</td><td>Cold Forging machine with 3 HP motor, Make - Shastha Engineering Works, Capacity - 3 mm to 8 mm</td><td></td><td></td></tr><tr><td>14)</td><td>Automatic Flashing Machine driven by 40 HP motor along with automatic hydraulic system with coolant pump, tank, panel board, DC panel, etc, Make Shastha Engineering Works</td><td>2010</td><td>2</td></tr><tr><td>15)</td><td>Lapping Machine (Barrel type), Make - German</td><td>2008</td><td>1</td></tr><tr><td>16)</td><td>Lapping Machine, Make - German</td><td>2008</td><td>2</td></tr><tr><td>17)</td><td>Grinding Machine with 30 HP motor, DC Panels, Coolant system, etc</td><td>2007</td><td>1</td></tr><tr><td>18)</td><td>Rotary type Furnace, Capacity - 1200 deg C</td><td>2010</td><td>1</td></tr><tr><td>19)</td><td>Tempering Furnace, Make - Unitemp, Capacity - 300 deg C</td><td>2010</td><td>1</td></tr><tr><td>20)</td><td>Lathe Machine, Make - Rajkot, Size - 12"</td><td>2010</td><td>1</td></tr><tr><td>21)</td><td>Lathe Machine, Make - Rajkot, Size - 3"</td><td>2011</td><td>2</td></tr><tr><td>22)</td><td>Pillar Drilling</td><td>2010</td><td>1</td></tr><tr><td>23)</td><td>Electrical Panel with 18 Feeders, Make - Sai Electricals</td><td>2011</td><td>1</td></tr><tr><td>24)</td><td>Grinding Machine</td><td>2011</td><td>2</td></tr></table>	Sr. No	Description of Machinery	Year of Installation	Quantity	1)	German Make fully Automatic forging machine with 7 HP Motor, Capacity - 7 mm to 12 mm	2009	1	2)	Forging Machine, Make - Indian	2010	1	3)	Flashing Machine with 805 Plate and Conveyor, Make - China	2009	1	4)	Hydraulic Hard Grinding Machine with 36" shone and Conveyor with 20 HP motor	2008	1	5)	Lapping machine with 805 Plate water / oil, Make - German	2008	4	6)	Lathe Machine	2008	1	7)	Barrels	2010	2	8)	Furnace with oil tank, Capacity - 100 Kg	2010	1	9)	Grinding Plate,	2012	2	10)	Flashing Plates	2012	2	11)	Cold Forging machine with 15 HP motor, Make - Shastha Engineering Works, Capacity - 11 mm to 20 mm	2010	1	12)	Cold Forging machine with 7 HP motor, Make - Shastha Engineering Works, Capacity - 6 mm to 11 mm	2010	1	13)	Cold Forging machine with 3 HP motor, Make - Shastha Engineering Works, Capacity - 3 mm to 8 mm			14)	Automatic Flashing Machine driven by 40 HP motor along with automatic hydraulic system with coolant pump, tank, panel board, DC panel, etc, Make Shastha Engineering Works	2010	2	15)	Lapping Machine (Barrel type), Make - German	2008	1	16)	Lapping Machine, Make - German	2008	2	17)	Grinding Machine with 30 HP motor, DC Panels, Coolant system, etc	2007	1	18)	Rotary type Furnace, Capacity - 1200 deg C	2010	1	19)	Tempering Furnace, Make - Unitemp, Capacity - 300 deg C	2010	1	20)	Lathe Machine, Make - Rajkot, Size - 12"	2010	1	21)	Lathe Machine, Make - Rajkot, Size - 3"	2011	2	22)	Pillar Drilling	2010	1	23)	Electrical Panel with 18 Feeders, Make - Sai Electricals	2011	1	24)	Grinding Machine	2011	2	Symbolic	143.000	14.300	0.500
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16				Landed property with construction thereon situated at Survey no 7/1 A, A/P Gadmath , Gaothwadi, Vaibhavwadi, Tal-Vaibhavwadi , Dist Sindhudurg Maharashtra 416810. Area- 13460.00 sq mt	Symbolic	111.000	11.100	0.500																																																																																																				
17	M/s P Saji Textiles Ltd	1. Vipul Vidur Bhatt 2. Vasudev P Raval. 3. Kashyap J Pandya. 4. Sanjay Limbad 5. Vidurkumar Mohanlal Bhatt. & 6. Sudhirkumar Mohanlal Bhatt.	Rs 216.46 Lakh as per Demand Notice dated 24.10.2016 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	NA land situated at S.No. 492/P/2, admeasuring 16195.50 Sqm, Paiki 2, Post & Taluka Lunawada, Vashiadarwaja, Dist. Panchmahal, Gujarat-389230 Area 16,195.50 sq mtr	Physical	413.000	41.300	1.000																																																																																																				

Additional Details of Auction

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

Inspection of the property Please contact (Mr. Sanjeev Verma) AGM, ARB - 8657472946, (Mr. Vishal Yadav) Sr. Manager, ARB-99677 38016,

Last Date of Submission of EMD/ letter of participation / KYC Documents by :- **24.03.2026 Upto 5.00 Pm** 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: 25.03.2026 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:-06.03.2026

Place:- Mumbai

Sd/-

Authorised Officer, Bank Of Maharashtra