



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

Thane Zonal Office:-B-37, Wagle Industrial Estate, Thane (W) – 400 604,
TELE : 022 25829406, 25823040 e-mail :dzmthane@mahabank.co.in,
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 31.01.2026 between 12.00 Noon and 4:00 PM 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 –

Sl	Name of Borrower	Name of Guarantor	Amount Due	Short description of the immovable property with known encumbrances	Possession Type	Reserve Price:-(RP) / Earnest Money Deposit(EMD) Bid Increment
KALYAN MAIN BRANCH - 9730345789						
1	Mrs. Sheetal Dhanraj Bhatia Proprietor of Roshni Kirana Stores Flat No 201C Block Pinku Palace Ulhasnagar 3 Thane Maharashtra	Mr. Dhanraj Gurumukhdas Bhatia Flat No 201 C Block Pinku Palace Ulhasnagar 3 Thane Maharashtra	Rs.5962893.96 plus interest @ less recovery if any	Flat No 201 C-68 Block Pinku Palace, CTS NO 1807, V Room No 253 And 254, Sheet no 80, Camp no 1 Ulhasnagar 3 Thane Maharashtra Area: 652 Sq Ft	Physical	RP-Rs.20,00,000/- EMD-Rs.2,00,000/- Bid Increment:- Rs.20,000/-
2	Mr. Dhanraj Gurumukhdas Bhatia (Borrower) Prop: M/s Sheetal Traders Flat No 201 C Block Pinku Palace Ulhasnagar 3 Thane Maharashtra	Mrs. Sheetal Dhanraj Bhatia Flat No 201C Block Pinku Palace Ulhasnagar 3 Thane Maharashtra	Rs.3200340.84/- plus interest @ less recovery if any	Room No -16 Barrack No 216, Ward No 17, Khata No 113/110 Ulhasnagar Distt-Thane Maharashtra Boundaries: East: Passages, West- Portion of Room No. 16, North- Passage, South- Room No. 15 and Measurements Area- 322 Sq. ft. (Built up).	Symbolic	RP-Rs.17,20,000/- EMD-Rs.1,72,000/- Bid Increment:- Rs.20,000/-
3	Debabrato Debendranath Mukherjee (Borrower) Flat No.708, 7th Floor, Building No 7, Mn Wing Shashwat Park 7 Mn Wing Chs Ltd. Near Deepali Park, Valivali Tal-Ambarnath Thane 421503	NA	Rs.3220365.00 plus interest less recovery if any	Flat No.708, 7th Floor, Building No7, Mn Wing Shashwat Park 7 Mn Wing Chs Ltd. Near Deepali Park, Valivali Tal-Ambarnath Thane Maharashtra 421503 Area: 504 Sq Ft	Physical	RP:-Rs.19,60,000/- EMD: Rs.196000/- Bid Increment:- Rs.20,000/-
4	Mr. Umesh Anil Patil and & Mrs. Pooja Umesh Patil	NA	Rs.3509696/- plus interest less recovery if any	Flat No.-101, 1ST Floor, Swarg Nagar, situated at S.No.-24, H. No.-5/B, Village Mharal Budruk, Tal Kalyan, Thane, Maharashtra -42130 Area – 311 sqft.	Symbolic	RP- Rs.14,50,000/- EMD- Rs.1,45,000/- Bid Increment:- Rs.20,000/-
5	Mrs. Vandana Doulatram Dodwani & Mr. Jeetu Doulatram Dodwani	NA	Rs.5048696/- plus interest less recovery if any	Flat No.701, 7th Floor, Building No.1, Shree Balaji Tower CHS Ltd., Village-Varap, Tal- Kalyan, Ulhasnagar 1, Thane, Maharashtra- 421002 Area – 597 sqft.	Physical	RP- Rs.3180000/- EMD- Rs.318000/- Bid Increment:- Rs.20,000/-
6	Mr. Sanjay Sarojit Patel & Mrs. Sandhya Sanjay Patel	NA	Rs.3393709/- plus interest less recovery if any	Flat No.-105, 1ST Floor, Swarg Nagar, situated at S.NO.-24, H.NO.-5/B, Village-Mharal Budruk, Tal- Kalyan, Thane, Maharashtra -421301 Area- 396 sqft.	Physical	RP Rs.1542000/- EMD- Rs.154200/- Bid Increment:- Rs.20,000/-
7	M/S MANISH WINES Prop- Mr. Praveen Godhumal Kishnani Ashirwad Bungalow Near Ramayan Radhabai Chowk, Ulhasnagar -3 Ulhasnagar Distt Thane Maharashtra	NA	Rs.14926564.66 plus interest less recovery if any	Shop No 11 Ground Floor Area 3005 sq ft Carpet, Plot No 168(P) CTS No. 12717(P) Sheet No. 32& 52 Ulhasnagar 3 Ulhasnagar, Dist. Thane Maharashtra	Physical	RP Rs.24840000/- EMD: Rs.2484000/- Bid Increment:- Rs.50,000/-
STATION ROAD BRANCH, THANE – 9579941952						
8	Goga enterprises, H.n, 1092/10, Gala No 10, Bhiwandi 421302 Padmini complex, Purna village, Pearla Brahmand, GB Road, Mrs. Pravina Ramesh Panchal 203 Dosti Desire, Thane West 40060	Mr. Jaysing Gopalrao Rane, 101/102, Rane apt, saraswat colony, near panchayat weehir, Dombivli (e) Mr. Ramesh Gangaram Panchal 203 Dosti Desire, Pearla Brahmand, GB Road, Thane west 400607	Rs.9777977.48 plus interest @ less recovery if any	Flat No.101 & 102 First Floor, Wing A, Rane Apartment, Village Chole, Saraswat Colony, Near Panchayat Well, Dombivli (East), Taluka Kalyan, District Thane 421201 Area: 1100 Sq Ft	Symbolic	RP-Rs.6576000/- EMD- 657600/- Bid Increment:- Rs.20,000/-

9	M/s Veedon Textiles, H N 1244 sattu seth compound, Subhash Nagar, super hotel, Bhiwandi Thane 421302 Prop: Mr. Vikram Ladhuram Patel, A1, 302 Sai Mansarovar CHS, Varai devi road, Bhiwandi Thane 421302	NA	Rs.17751883.91 Plus interest less recovery if any.	Flat 1301, 13th Floor, Shree Mahavir Krupa Building, Vasai Road, Mouje Narpoli, Bhiwandi - 421302 Area: 684 Sq Ft	Physical	R.P Rs.3492000/- EMD: Rs.349200/- Bid Increment:- Rs.20,000/-
10	M/s Umiya Garments Pvt. Ltd., Plot No. 3, Hansa Building, Bldg No.3, S.no. 36, Dhimal Nagar, Walliv Vasai (East) Palghar 401208 Directors:	1) Mr. Deepak Kumar Trivedi & 2) Mrs. Heena Deepak Trivedi 1904, wasabi Bldg No.5, Kanti Park link Road, Chikuwadi Borivali West, 400092 3) Mr. Sumeet P Deshpande & Mrs. Priya P Deshpande, Pushkaraj soc, Flat no.13, Lokmanya ali, Near ST John school, Charai Thane West 400601	Rs.23451807.85 Plus interest less recovery if any	Office No. 503, Floor No.5, Navarang Shopping Arcade, Gokhale Road, Naupada, Thane w 400601 Area: 490 Sq Ft	Symbolic	RP Rs.8496000/- EMD: Rs.849600/- Bid Increment:- Rs.20,000/-
11	M/s S M Enterprises, 1st floor, H.No.1591, Gala No.02, New Kaneri, Behind Darshan Hotel, Padma Nagar, Bhiwandi, Thane, Maharashtra, 421302 Proprietor: Mrs. Mitul Dodhia Hissa No 271 3rd Floor room no 302 Yog dashan Building Telipada, Bhiwandi Thane Maharashtra 421302	Mr Mitul Navinchandra Dodhia Hissa No 271 3rd floor room no 302 Yog dashan Building Telipada Bhiwandi Thane Maharashtra 421302	Rs.21247026.12 plus interest less recovery if any	Lot 1: Flat no 602 sixth floor tower 11 ATLANTIS EDEN WORLD village Temghar opposite Pwd Guest house pipeline Road bhiwandi, Thane 421302 Area: 815 Sq Ft	Physical	R.P:- Rs.3464880/- EMD: Rs.346488/- Bid Increment:- Rs.20,000/-
12	M/s Unione Lights INC, B/42 Giriraj Industrial Estate, Mahakali Caves Road, Andheri East Mumbai 400093 Partners: 1) Mr. Jayesh Bhikubai Desai, B 403, Aditya Apartments, D N Nagar, Andheri West Mumbai 400053 2) Mrs. Darshini Jaikishan Shah, Anjali Apartment, 2nd Floor, Gulmohar Road, JVPD Vile Parle West, Mumbai 400059	1) Mr. Jayesh Bhikubai Desai, B 403, Aditya Apartments, D N Nagar, Andheri West Mumbai 400053 2) Mrs. Darshini Jaikishan Shah, Anjali Apartment, 2nd Floor, Gulmohar Road, JVPD Vile Parle West, Mumbai 400059	Rs.17997768.70 plus interest less recovery if any	Gala No. 209 and 210, 2nd Floor, B Wing, Kohinoor Industrial Complex, Talaja MIDC Road, Talaja Industrial Area, Opp. Hindalco Company, Talaja, Navi Mumbai - 410208 Area: 915 Sq Ft	Symbolic	R.P:- Rs.5490000/- EMD: Rs.549000/- Bid Increment:- Rs.20,000/-
13	M/s Radhamohan Marketing Pvt. Ltd, 2nd Floor Room No 25, Shanti Bhavan 198, Near Nanumal Bhojnalay Kalbadevi Road Mumbai 400002	1) Mr. Abhishek Gupta, 2) Ms. Nidhi Gupta Flat No 601 A Wing, Julian, Bhakti Park, Wadala East Mumbai 400037	Rs.30006850.22 plus interest less recovery if any	Flat no 101/C CTS No 415, Sai Krupa CHSL, Nirmal Nagar, Bandra East Tal Andheri Mumbai 400051 Area: 575 Sq Ft	Symbolic	R.P:- Rs.12096720/- EMD: Rs.1209672/- Bid Increment:- Rs.20,000/-
14	M/s CM Jewels, Prop: Mr. Mansukh Jivraj Nisar 203 A Bank House Building, R No 5 Kalbadevi Road Mumbai 400 002	Proprietor: Mr. Mansukh Jivraj Nisar Room No 203 2nd floor, Jai Jagdamba CHS Edalji Road, Near Ganesh Cinema Charai, Thane West Thane aupada, Maharashtra 400602	Rs.30100075.40 plus interest less recovery if any	Gala No F-16 Sonale S No 134/0, 13 Guru Dev Compound Village, Sonale Bhiwandi District Thane, Maharashtra-421 303 Area: 2880 Sq Ft	Symbolic	R.P:- Rs.7350000/- EMD: Rs.7,35,000/- Bid Increment:- Rs.20,000/-
15	M/s Sachin Textiles 702, 7th Floor, Shri Mahavir Apartment, Kamatghar, Bhiwandi, Thane 421302	NA	Rs.30277414.12 plus interest less recovery if any	Gala No G-2, Ground Floor, Municipal House No. 497, Raj Complex, Ajanta Compound, Jain Mandir, Near Dhamankar Naka, Off Mandai Road, Village Gauripada, Bhiwandi Dist Thane 421305 Area: 1345 Sq Ft	Symbolic	R.P:- Rs.3280000/- EMD: Rs.328000/- Bid Increment:- Rs.20,000/-
VIRAR (94) - 9819068954						
16	1) Mr. Rohit Singh Rathore & 2) Mrs. Pooja Rohit Singh Rathore, Flat No 1102, Wing E, Building No 16 known as Panthan Synergy Village Dongare, Tal Vasai Virar West, Dist Palghar 401303	NA	Rs.2770177.38 plus interest less recovery if any	Flat No 1102, Wing E, Building No 16 known as Panthan Synergy Village Dongare, Tal Vasai Virar West, Dist Palghar 401303 Area: 516 Sq Ft	Physical	R.P:- Rs.2093515/- EMD: Rs.209351/- Bid Increment:- Rs.20,000/-
17	M/s Kissan Agro Products, Partners: 1) Mr. Virendrakumar Jugalkishor Mehta 2) Mrs. Reena Virendra Mehta, S No 200/1/23, 1st floor, Hingraj Industrial Estate, Atiyawad, Dabhel, Daman 396210	1) Mr. Virendrakumar Jugalkishor Mehta 2) Mrs. Reena Virendra Mehta, Flat No 104, Vasant Vihar, Vapi Daman Road, Opp TBZ Chala, Pardi Valsad, Vapi 396191 Address 2: Flat No 203, 2nd floor, Wing D, Fortune Royal Lifestyle, Vapi Daman Road, near GST Bhavan, Chala Pardi, Vapi Gujrat 396215 Address 3: Flat No 203, 2nd floor, Tatva In Urja, CTS 68, off Dattapada, Opp Tata Steel, Borivali East, Mumbai 400066	Rs.15737208/- Plus interest less recovery if any	Lot 1: Residential property of Mr Virendra Kumar Jugalkishor Mehta Flat no 101, 102, 103, & 104 on 1st floor, Qureshi Apartment, Near Astha Apartment, Village Balitha, Vapi, Dist Valsad, Gujrat 396191 Area: 1860 Sq Ft Lot 2: Residential Property of Mrs. Reena Virendra Mehta Flat no G1, G2, G3 and G4, Ground floor, Qureshi Apartment, Near Astha Apartment, Village Balitha, Vapi, Dist Valsad, Gujrat 396191 Area: 1800 Sq Ft	Symbolic Symbolic	R.P:- Rs.2734200/- EMD: Rs.273420/- Bid Increment:- Rs.20,000/- R.P:- Rs.2646000/- EMD: Rs.264600/- Bid Increment:- Rs.20,000/-

AMBERNATH - 9766018038					
18	Mrs. Reshma Vivek Mumbarkar & Vivek Mumbarkar, Vaibhav Apt Building Block No 7, Shiv Mander Road, Paranjpe Chawl, Ambarnath East, Thane - 421501	NA	Rs.1907432/- plus interest less recovery if any	Flat No. 108, 1st Floor, J P Harmony, Behind Dharmaji Palace, Ambarnath East, Thane Dist 421501	Physical R.P- Rs. 1620000/- EMD- Rs.162000/- Bid Increment:- Rs.20,000/-
KOPRI BRANCH - 9049317025					
19	Mrs Dakshata Rajesh Singh Prop. of M/s Ved Communications Office No 3, Siddhant Apt, Bhaskar Colony, M.G. Road, Naupada Thane (W) 400601 Building No A-3/102, Saket Complex, K.Koli Marg Near Mahalaxmi Temple, Majiwade Thane 400601	Mr Rajesh Heera Singh Guarantor A) Office No3, Siddhant Apt,Bhaskar Colony, M.G. Road, Naupada Thane (W) 400601 B) Building No A- 3/102, Saket Complex, K.Koli Marg Near Mahalaxmi Temple, Majiwade Thane 400601	Rs.25474415.37 plus interest @ less recovery if any	Flat No 706, 7th Floor, Building No-4, Daffodil Building in Jeevan Life Styles, Shirgaon Village, Badliapur (E), Dist Thane 421503	Physical R.P:-Rs.2278400/- EMD:-Rs.227840/- Bid Increment:- Rs.20,000/-
20	M/s Balaji Enterprises (Prop. Mr Bhargav Rohit Trivedi) Industrial Gala No D/16, Ground Floor, GPH 1873/16, Pawar compound, Village Khoni, Taluka Bhiwandi, District Thane 421302 Add-1301, Valentina Chs Ltd, Lodha Paradise,Sainath Nagar, Majiwade Thane 400601	NA	Rs.20396519.7/- plus interest @ less recovery if any	Industrial Gala No D/16, Ground Floor, GPH 1873/16, Pawar compound, Village Khoni, Taluka Bhiwandi, District Thane 421302	Physical R.P Rs.1782000/- EMD- Rs.178200/- Bid Increment:- Rs.20,000/-
NARPOLI - 9892717640					
21	M/s Subh Mangal Cotton Mills Partners: 1) Dilip Ladhuram Patel alias Dalaram Ladhuram Patel, Flat No.302, 3rd Floor Building No.A1, in the building known as Sai Mansarovar Co.Op Hsg. Society Ltd. Mansarovar, Varaldevi Road, Bhiwandi, Dist- Thane, Maharashtra-421305 2) Mr. Piyush Punaram Patel, Res. Address: B no. 24/B, Flat No 701, Kalyan Road, Opp Jain mandir, Ashok nagar, Bhiwandi, Thane, Maharashtra-421302	1) Mr. Dalaram Ladhuram Patel, Flat No.302,3rd Floor Building No.A1, in the building known as Sai Mansarovar Co.Op Hsg.Society Ltd, Mansarovar,Varaldevi road, Bhiwandi,Dist- Thane,Maharashtra- 421305 2) .Mr. Piyush Punaram Patel, Res. Address: B no. 24/B,Flat No 701, Kalyan road,opp jain mandir, ashoknagar Bhiwandi,Thane, Maharashtra-421302	Rs.55063927.44 plus interest less recovery if any	Lot 1:-Flat No. 302, 3rd Floor, Building No. A-1 in the building known as Sai Mansarovar Co.Op Hsg. Society Ltd. House No. 21, Situated at S. No. 15/1 Paiki and others of Village- Fene, Tal- Bhiwandi, Dist. Thane (Owner- Mr. Dilip Ladhuram Patel alias Dalaram Ladhuram Patel)Area: 750 Sq Ft Lot 2:- Equitable Mortgage of Flat No. 303, 3rd Floor, Building No. A-1 in the building known as Sai Mansarovar Co.Op Hsg. Society Ltd. House No. 21, Situated at S. No. 15/1 Paiki and others of Village- Fene, Tal- Bhiwandi, Dist. Thane (Owner- Mr. Dilip Ladhuram Patel Dalaram Ladhuram Patel)Area: 750 Sqft	Physical R.P-Rs.2420000/- EMD:Rs.242000/- Bid Increment:- Rs.20,000/- Physical R.P-Rs.2180000/- EMD: Rs.218000/- Bid Increment:- Rs.20,000/-
PACHPAKADI - 8805707972					
22	M/s Shreeji Cinemas,Proprietor Shri Jilendra C Gupta Official Address: C 818 Raj Legacy,Surya Nagar , Kannam Nagar Vikhroli West,Mumbai-400083 Business Address:A/2 Regent textile market , Ring Road, Kamela Darwaja Chowk , Surat Textile Market Surat City Gujrat State- 395002Cinema Hall Address:	Mrs Geeta Chhaganlal Gupta C 818 Raj Legacy,Surya Nagar , Kannam Nagar Vikhroli West Mumbai- 400083	Rs.14849337/- plus interest less recovery if any	Eq. Mortgage of Residential Flat No. 02, C Wing Ramnik Smruti SRA CHSL, Behind Laxmi Dairy, Manibai Chawl, Station Road, Vikhroli (West), Mumbai 400083Area: 270 Sq Ft	Symbolic Rs.3888000/- EMD:Rs.388800/- Bid Increment:- Rs.20,000/-
DANDI BRANCH - 8928029888					
23	Mr. Prem Kalicharan Karotiya (Prop Shree Radhe Krishna Tyre Service) Pista Niwas, Datta Wadi, Boisar, Near Chirag School, Tal Dist Palghar-401501	1.Mr. Ganesh Suresh Patil:-Akkarpatti, Tal Dist Palghar, Parnali, Pin-401501 2. Mr. Mangesh Pandhari Raut Ganeshnagar Dahisar, Tarapur, Tal Dist Palghar-401502	Rs.3245209/- plus interest less recovery if any	Lot 1. Flat No 11, A-Wing, 2nd Floor, Vaibhav Paradise, Co-op HSG Society Ltd, Plot No. RC-21, Village Saravali, Boisar West, Pin-401506 Lot 2. Flat No 12, A-Wing, 2nd Floor, Vaibhav Paradise, Co-op HSG Society Ltd, Plot No. RC-21, Village Saravali, Boisar West, Pin-401506	Symbolic R.P- Rs.1920950/- EMD- Rs.192095/- Bid Increment:- Rs.20,000/- Symbolic R.P:- Rs.1661760/- EMD- Rs.166176/- Bid Increment:- Rs.20,000/-

Details mentioned in last column

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

Inspection of the property Please contact concerned Branch for inspection and details of the property: **Date 13.01.2026 to 29.01.2026 between 11:00 a.m.to 05:00 p.m., with prior appointment**

Last Date of Submission of EMD/ letter of participation / KYC Documents by - **30.01.2026** 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-bray) portal.

Date & Time of E-auction: 31.01.2026 between 12.00 a.m. to 4:00 p.m. with auto extension for 5 minutes in case bid is placed within last 5 minutes For Information In respect of the above properties, you may contact **Mr. Pankaj Kumar Sa, Chief Manager – Asset Recovery Cell, Thane (M.No.8530414078), Senior Manager Gopala Krishna Mob:- 88066 40797**

Date:- 13.01.2026

Place:- Thane

Sd/-, Authorised Officer
Bank of Maharashtra, Thane Zone.