



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 **09.12.2025 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 Possession Type:- Physical	RP:- Rs.21,10,000/- EMD:-Rs.211000/- 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 218, 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). Possession Type:- Symbolic	RP:- Rs.17,20,000/- EMD:-Rs.1,72,000/- Bid Increment: Rs20,000/-
3	Mr. Surendra Kisanrao Mohad (Borrower) Prop: M/s S Square Tele Infra and Mr. Surendra Kisanrao Mohad and Mrs. Charushila Najukrao Shrisat	NA	Rs.4106000/- plus interest @ less recovery if any	Flat No 702 D Wing Type IV , Mangalmurti Dham Katrap Road, Opposite Old Petrol Pump, Badlapur East, Maharashtra Boundaries: North- Garden, South- Open Space, East- Access Road & West- C Wing, Area- 462 SFT Possession Type:- Physical	RP:- Rs.1746000/- EMD: Rs.174600/- Bid Increment: Rs20,000/-
4	Debabrato Debendranath Mukherjee(Borrower) Flat No.708, 7th Floor, Building No 7, Mn Wing Shashwatpark 7 Mn Wing Chs Ltd. Near Deepali Park, Valivali Tal- Ambernath Thane 421503	NA	Rs.3220365.00 plus interest less recovery if any	Flat No.708, 7th Floor, Building No 7, Mn Wing Shashwat Park 7 Mn Wing Chs Ltd. Near Deepali Park, Valivali Tal-Ambernath Thane Maharashtra 421503 Area: 504 Sq Ft Possession Type:- Physical	RP:- Rs.19,60,000/- EMD:-Rs.196000/- Bid Increment: Rs20,000/-
5	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 - 421301. Area- 311 sqft. Possession Type:- Symbolic	RP- Rs. 14,50,000/- EMD- Rs.1,45,000/- Bid Increment: Rs20,000/-
6	Mrs. Sarla Lakhpat Chauhan Lakhpatsingh Hargovind Chauhan	NA	Rs.4057237/- plus Interest less recovery if any.	Flat no.304, 3rd floor E wing at Adriatica- E casa Rio Kalyan Shilroad, near pawan Public School Domb. East Thane M.H. Area of flat- 449 sqft Possession Type:- Symbolic	RP- Rs. 26,10,000/- EMD- Rs.261000/- Bid Increment: Rs20,000/-
7	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. Possession Type:- Physical	RP:- 3180000/- EMD- Rs.318000/- Bid Increment: Rs20,000/-
8	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. Possession Type:- Physical	RP:- Rs.1542000/- EMD- Rs.154200/- Bid Increment: Rs20,000/-
9	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 No168(P) CTS No.12717(P) Sheet No. 32 & 52 Ulhasnagar 3 Ulhasnagar, Dist. Thane Maharashtra Possession Type:- Physical	RP:- Rs.27600000/- EMD: Rs.2760000/- Bid Increment: Rs20,000/-
TATION ROAD BRACNH, THANE – 9579941952					
10	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 Possession Type:- Symbolic	RP:-Rs.6576000/- EMD- 657600/- Bid Increment: Rs20,000/-

11	Mr. Somnath Dagadu Shinde, 404, Hiral Apartment 2 Chs Ltd, Pandurang Wadisiddhivinayak Nagar Mira Road - 401107	Mrs. SUBHADRA SOMNATH SHINDE, 404 Hiral Apartment 2 Chs Ltd, Pandurang Wadi siddhivinayak Nagar Mira Road-401107	Rs.1229035.00 plus interest @ less recovery if any	Flat No.303,3rd Floor, Building No.6-D, Shubhvastu Housing Project, near Shubhvastu Commercial Complex, Sbhuhb Vastu Road, Vasind (W), Tal. Shahapur, Dist Thane 421604 Possession Type:- Physical	RP:- Rs.11,43,660/- (EMD: Rs.114366/-) Bid Increment: Rs20,000/-
KOPRI BRANCH, THANE – 9892717640					
12	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 No 3, 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 intrest @ less recovery if any	Flat No 706, 7th Floor, Building No 4, Daffodil Building in Jeevan Life Styles, Shirgaon Village, Badlapur (E), Dist Thane 421503 Possession Type:- Physical	RP:-Rs.2278400/- EMDRs. Rs.227840/- Bid Increment: Rs20,000/-
13	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, Majiwada Thane 400601	NA	Rs.20396519.7/- plus intrest @ less recovery if any	Industrial Gala No D/16, Ground Floor, GPH 1873/16, Pawar compound, Village Khoni, Taluka Bhiwandi, District Thane 421302 Possession Type:- Physical	RP:-Rs.1980000/- EMD- Rs.198000/- Bid Increment: Rs20,000/-
14	M/s IMPACT BIOMEDICAL Mr Ashokkumar Gautammuni Pandey (Proprietor) 9, Building no 5 Daulat Nagar, Kopri Thane (E) 400603 Shop No C-6, Building No R 3 Shree Sai Siddhi CHSL MMRDA Colony Hariom Nagar Mulund East Mumbai 400081 Flat no J 101, J wing Survey no 182,Hissa no 2 Abhilasha Park CHSLVillage Manda, Sangoda Road, Manda Titwala Dist Thane 421605	Mr. Umesh Ashokkumar Pandey Flat no J 101, J wing Survey no 182 Hsg Loan ac no 60297800851,Hissa no 2 Abhilasha park CHSL Village Manda, Sangoda Road, Manda Titwala Dist Thane 421605	Rs.1,89,62,654.88/- plus intrest @ 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 Possession Type:- Physical 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 Possession Type:- Physical	RP:Rs.11,60,000/- EMD:-Rs.116000/- Bid Increment:- Rs20,000/- RP:-Rs.2260000/- EMD:-Rs.226000/- Bid Increment:- Rs20,000/-
DANDI BRANCH - 8928029888					
15	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:- Akarpatti, Tal Dist Palghar, Parnali, Pin- 401501 2. Mr.Mangesh Pandhari Raut Ganeshnagar Dahisar,Tarapur, Tal Dist Palghar- 401502	Rs.3245209/- plus intrest 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 Possession Type:- Symbolic 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 Possession Type:- Symbolic	RP:- Rs.2134400/- EMD- Rs.213440/- Bid Increment:- Rs20,000/- RP: Rs.1846400/- EMD-Rs.184640/- Bid Increment:- Rs20,000/-
BADLAPUR – 7208445409					
16	"Mrs. Gauri Ganesh Paste (Borrower) Address:- Flat no 701 D wing Manjiri Heights, Yashwant nagar chowk,Badlapur west-421503 Mobile-8655549225"	Mahadeo tukaram Utakar (Guarantor) Address:-Room No-14, Sita Niwas chawl Hanuman Tekadi, Tulshetpada Near Teen Darga Mumbai- 00078	Rs.2525378/- plus intrest less recovery if any	Flat no-701 D-wingManjiri HeightsChintamani chowk,Badlapur Gaon Badlapur, West- 421503 Milkat no 185, total area 592.00 sqft." Possession Type:- Symbolic	RP:- Rs.1368000/- EMD:-Rs.136800/- Bid Increment:- Rs20,000/-

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 17.11.2025 to 08.12.2025. 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 - **08.12.2025** 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: 16.12.2025 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:- 15.11.2025

Place:- Thane

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