



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 - 400001. Tel : 022-22675899 E-mail : legal_mcr@mahabank.co.in

ASSET RECOVERY BRANCH:-Janmangal, 4th Floor, 45/47, Mumbai Samachar Marg, Fort, Mumbai- 400023 , Tel.: 022-22630884 /Email : bom1450@mahabank.co.in / brmgr1450@mahabank.co.in

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 14.11.2025 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	Description Of The Property	Possession Type	Reserve Price Lakhs	Emd Lakhs	Increment Lakhs
1	M/s Universal Garments	Mr. Mohammad Bilal Jatu	Rs 54,89,818.34 as per Demand Notice dated 09.09.2021 plus unapplied Interest, legal and 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-401208 Admeasuring 214 Sqft. Carpet area, 257 sqft. Built up area owned by Mr. Mohammad Bilal Jatu	Physical	24.20	2.42	0.25
2	Mr. Vivek Vinod Chaubey & Mrs. Asha Vinod Chaubey	---	Rs 24,32,547.00 as per Demand Notice dated 29.08.2022 plus unapplied Interest, legal and other expenses/ charges incurred till date of realization	Flat No.306, 3rd floor, A-wing, Building No.-4, Type A & B, Anand Excellence, on S. No.73, Hissa No.3/2, 2/1/2,2/1,3/1/P, 5, 2/1/1/3, 3/1/P, S. No.72, Hissa No.1 of village Tembode, Prithvi Srishti, Tembode Road, Palghar- 401404, admeasuring 366.19 sqft carpet area, 439.43 sq ft built up.	Physical	14.80	1.48	0.20
3	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 2,16,46,069.77 as per Demand Notice dated 24.10.2016 plus unapplied Interest, legal and 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	413.00	41.30	0.50
4	Mr. Santosh Shankar Phapale, (property owner)	Mrs. Monika Santosh Phapale (co borrower)	Rs 26,74,219.00 as per Demand Notice dated 11.09.2023 plus unapplied Interest, legal and 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	19.10	1.91	0.20
5	Mr. Ankush Rameshkumar Pandey & Mrs. Preeti Ramesh Pandey	Mr. Ramesh Chhabinath Pandey	Rs 1,66,52,777.00 as per Demand Notice dated 03.12. 2024 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Royal Bunglow No. 116, Ground Floor + 1 Floor admeasuring 1260 Sq ft Built up (117.10 Sq mt) plus additional FSI 360 sq ft (33.45 Sq mt) in The Green Park CHSL, Kalyan Shil Road, Lodha Heaven, Village Nilje, Phase IV Dombivali East, Tal Kalyan, Thane 421204. Survey no.138/1,2,140,141,142/1P,(A II),147/1,2,4,5,6,7,148/2,149/2, 202/1,2,3,4,5,6,7,203/1,2,3,204/1 & others of Village Nilje, Tal Kalyan Dist Thane.	Symbolic (Order received U/s.14 of Sarfaesi act)	88.00	8.80	0.50
6	M/s. Ekdant Food & Beverages Prop. Ms. Pradnya Shantanu Bandivadekar	Mr. Shantanu Bandivadekar & Mr. Kishor Narayan Sutar	Rs 2,68,57,595.00 as per Demand Notice dated 30.08.2022 plus unapplied Interest, legal and 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: 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	141.00	14.10	0.50
7	Mr Rohan Vijay Solanki (Property owner) & Mr Vijay Narshi Solanki (Co-Borrower)	---	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)	Physical	24.50	2.45	0.20
8			Rs 82,16,957.00 as per Demand Notice	Flat No 1002, 10th floor, Building No 1, A Wing Nakhtra	Physical	85.00	8.50	0.50

7	Mr Rohan Vijay Solanki (Property owner) & Mr Vijay Narshi Solanki (Co-Borrower)	---	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	Dist Sindhadurg Maharashtra 416810. Area-13460.00 sq mt 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)	Physical	24.50	2.45	0.20
8	Mr Rajendra Punaarvasi Bari & Mrs. Jyoti Rajendra Bari	---	Rs 82,16,957.00 as per Demand Notice dated 22.11.2022 plus unapplied Interest, legal and other expenses/ charges incurred till date of realization	Flat No 1002, 10th floor, Building No 1, A Wing Nakshtra Tower CHSL, Padma Nagar Road, Chikuwadi, Kandivali West Mumbai-400061 Area 471 Sq ft Built up	Physical	85.00	8.50	0.50
9	Mr. Santosh Devidas Randive Prop.Kushal Display	Ms Sonali Bendre	Rs 42,51,001.00 as per Demand Notice dated 25.03.2022 plus unapplied Interest, legal and other expenses/ charges incurred till date of realization	Shop No 312, Hammer Smith Industries Premises CHSL, Narayan Pathare Marg, Off Sitiladevi Temple Marg, mahim (W), Mumbai 400016. Area 365 sq ft Built up	Symbolic	60.00	6.00	0.25
10	Mr. Ankit Binod Banka & Mrs. Nidhi Ankit Banka	---	Rs 4,41,61,548.99.00 as per Demand Notice dated 02.11.2021 plus unapplied Interest, legal and other expenses/ charges incurred till date of realization	Equitable Mortgage of Flat No. 811, 8th Floor, C – Wing, RAJ INFANIA, Village Vahni, Tal Borivali, Mumbai 400064, CTS No.307/66/A. Area of Flat- 1031.00 Sq ft Carpet	Symbolic	256.00	25.60	1.00
11	M/S Saibaba Developers Prop Mirza Azar Baig	----	Rs 79,43,983.70 as per Demand Notice dated 05.08.2023 plus unapplied Interest, legal and other expenses/ charges incurred till date of realization	Flat No 801 8th Floor Jamuna Tower, Kannakiya Road, Near Cinema, Mira Road East Thane-401107 Area- 520 Sq Ft Build up	Physical	44.00	4.40	0.50
12	M/s Mahaveer Food Colour	Mr. Ajay Jain, Mr Mukesh Roshanlal Jain, Mr Priyesh Mahendra Jain, Mr Yuvraj Popatlal Bhandari, Mr Jigar Narshi Patel, Mr Nitin Khimji Patel, Mr Anand Chaganraj Shrimali, Mr Jitendra Parasmas Nahar	Rs 5,05,73,447.00 as per Demand Notice dated 30.09.2023 plus unapplied Interest, legal and other expenses/ charges incurred till date of realization	Plot No B-7/1, M.I.D.C, Mahad Industrial Area, Vill Asanpoi, Near Fire Station, Mahad, Tal.Mahad, Dist Raigad,Admeasuring- 6000SqMt, Milkat No 1661, Bounded	Symbolic	720.00	72.00	1.00
13	J J Corporation	Mr. Kantibhai G patel, Smt.Kailash K Patel, & Smt Dwarka Patel	Rs. 1,86,14,336.29 as per Demand Notice dated 03.08.2015 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Shop No 3, GF, New Manglam Chs Ltd, Plot No 246, Pherozhshah Mehta Road Vile Parle E Mumbai-400057. Area 279.50 sq ft Carpet	Symbolic (Order received U/s.14 of Sarfaesi act	101.50	10.15	0.50
14				Flat No B 3/16, Sukumar Society, Dayaldas Road, Vile Parle E Mumbai-400057 Area 800 sq ft Built up		161.00	16.10	0.50

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,(Ms. Deepali Sarmalkar) Manager, ARB-91371 09848

Last Date of Submission of EMD/ letter of participation / KYC Documents by :- 13.11.2025 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: 14.11.2025 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:- 18.10.2025

Place:- Mumbai

Sd/-

Authorised Officer, Bank Of Maharashtra