ASSET RECOVERY BRANCH NAVI MUMBAI,

Plot No. 11, Sector - 11, Cbd Belapur, Navi Mumbai - 400 614

Email:- ARB.NaviMumbai@bankofindia.bank.in

बैंक ऑफ इंडिया
Bank of India BOI

Relationship beyond banking

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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 following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank Of India (secured creditor), the constructive/ physical possession of which has been taken by the Authorized Officers of Bank Of India will be sold on "as is where is", "as is what is" and "whatever there is" on **10.03.2026 from 11 am to 5 pm for Sr. No. 01 to 07 and 25.03.2026 from 11 am to 5 pm for Sr. No. 8 to 11** for recovery of respective dues as detailed hereunder against the secured assets mortgaged/ charged to Bank Of India from the respective Borrower(s) and Guarantor(s).The reserve price and the earnest money deposit is shown there against each secured asset

The sale will be done by the undersigned through e-auction platform (BAANKNET).

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWER/ GUARANTOR (Rs. In Lakh)

Sr. No	Names of the Branch/Borrower/ Guarantor	Description of the properties	Reserve price/ EMD Amount	O/s Dues (Excluding Int, Penal Int & Exp) In Lakh	Date/Time of on site Inspection of property	Contact No
1	**Asset Recovery Branch-Navi Mumbai M/s. Anand Foils (Prop. Late Dharmendra Bodhraj Anand) (Original Facility with Turbhe Branch)**	Gala No.105, 1st Floor, Building B, Komal Industrial Complex, Survey No.270 Hissa No. 3-A, Survey No.271, Hissa No.3, Kachigam, Nani Daman, District Daman -396210 **(Carpet Area 1200.00 sq ft) Symbolic Possesion with bank**	39.00/ 3.90	63.23	26.02.2026	8861604742 022-20872071/ 72
2	**Asset Recovery Branch-Navi Mumbai Borrower: M/s Savitri Agrotech Pvt Ltd (Original facility with Chembur Branch)**	Unit 501, 5th Floor Shree Platinum Commercial Co-operative Society Ltd, Jawahar Road Ghatkopar East Mumbai 400077 in the name of M/s Savitri Agrotech Pvt. Ltd **(1415 Sq ft Carpet area) (Physical possession with Bank)**	405.00/ 40.50	251.29	26.02.2026	8861604742 022-20872071/ 72
3	**Asset Recovery Branch-Navi Mumbai Borrower: M/s Medhekar Foods & Beverage Industries. (Original facility with Mhasala Branch)**	Land and Building situated at Gut no 230 At Post Kelte, Harihareshwar Shrivardhan Road, Taluka Mhasala Dist Raigad. **(Land admeasuring 1800 Sq.Mtr)** alongwith Plant & Machinery)**(Symbolic Possession with Bank)**	68.73/ 6.87	74.19	26.02.2026	8861604742 022-20872071/ 72
4	**Asset Recovery Branch-Navi Mumbai Borrower: M/s Vinayak Road Builder Proprietor: Mr Samir Yashwant Patil (Original Facility with Alibag Branch)**	Flat No-2 Ground Floor,B Wing,RameshwarApartment Plot No- 01 Sy No- 24 A Hissa No- 2B Alibag-Rewas Road Vidhya Nagar (East) Village -Chendhare Tal Alibag Distt-Raigad.Owned by Mrs Sheetal Samir Patil Guarantor in the account.(Built up Areas: 585 sq. ft) **(Symbolic Possession with bank)**	27.00/ 2.70	58.38	26.02.2026	8861604742 022-20872071/ 72
5	**Asset Recovery Branch-Navi Mumbai Borrower: Mr. Ashok Prasad Gupta. (Original facility with Kalwa Branch)**	Residential Flat: Flat no.1202, 12th Floor, Tower No.15, Atlanta Eden World, Near Water Tank, Temghar Road, Village Temghar, Taluka Bhiwandi Dist Thane **(Carpet Area: 716sq.ft) (Physical Possession with the Bank**	22.50/ 2.25	57.78	26.02.2026	8861604742 022-20872071/ 72
6	**Asset Recovery Branch-Navi Mumbai Borrower:-Jayesh Ashwin Thacker (Original Facility with Kalwa)**	Flat No.1001, 10th Floor, Tower No.14, Building known as 'Atlanta Eden World' Temghar Road, Village Temghar, Taluka Bhiwandi, Thane 421 302. **(Admeasuring 716 sq ft Carpet Area) (Under Physcial Possession)**	20.05/ 2.00	49.75	26.02.2026	8861604742 022-20872071/ 72
7	**Asset Recovery Branch-Navi Mumbai Mr. Shakil Ahmed Nazmuddin Sheikh (Original facility with Dombivali Branch)**	Flat no.402, 4th floor, Building No 5 "Fantasy", of building know as Green Woods Co-operative Housing Society Ltd., Village- Daighar, Kalyan Shill Road, Thane 421204 **(Carpet Area: 34.52 sq. mt.)(Under Physcial Possession)**	42.64/ 4.26	42.47	26.02.2026	8861604742 022-20872071/ 72
	[illegible]	[illegible]	52.00/	48.45	26.02.2026	8861604742

		Physcial Possession)				
8	**Asset Recovery Branch-Navi Mumbai Mrs. Archana Ganesh Banchod. Mr. Ganesh Banchod (Original facility with Ambernath Branch)**	Flat No 812 Eight Floor B Wing Magnolia Lodha Upper Thane on the 8th floor, in the Society know as" Magnolia" Village Anjur Taluka Bhiwandi Dist. Thane**(about 500.00 sq.ft. carpet area) (Symbolic Possession with bank)**	52.00/ 5.20	48.45	26.02.2026	8861604742 022-20872071/ 72
9	**Asset Recovery Branch Navi Mumbai Borrower: Mr Musharaf Ahmed Nazmuddin Shaikh & Mr Nazmuddin Mohd Ismail Shaikh (Original facility with Ulhasnagar Main Branch)**	Flat No1902 19th floor D Wing Europa co-operative Housing Society Ltd Case Bella Gold Shilphata Road Village Nilje Dombivli East Taluka Kalyan Distt Thane 421204**(Carpet Area 628.00 Sq ft) (Symbolic Possession with bank)**	48.60/ 4.86	64.64	26.02.2026	8861604742 022-20872071/ 72
10	**Asset Recovery Branch-Navi Mumbai Borrower Mr Shashikant Kashiram Parab & Mrs Aarti Shashikant Parab (Original facility with Ghodbunder Branch)**	Flat No.1201,A wing on the 12th Floor of building known as Vedic Heights constructed on land bearing CTS No.163-A (pt) at village Akurli at Veer Tanaji Nagar, Wadarpada Road No.02,Hanuman Nagar, Kandivali(E) Mumbai-400101,**(admeasuring 376 sq.ft of carpet area including the balcony) (Symbolic Possession with Bank)**	62.00/ 6.20	80.79	26.02.2026	8861604742 022-20872071/ 72
11	**Asset Recovery Branch-Navi Mumbai Borrower Mr. Vitthal Pandurang Pachupate,Mr. Krishnat Eknath Ramishte (Original facility with Ghatkopar West Branch)**	Shop cum Residence No.SS-I/579, Sector 17, Plot No.6, Sector 17, Koparkhairne Navi Mumbai 400709 **(admeasuring about 24.393 sq mt built up on) (Symbolic Possession with Bank)**	45.00/ 4.50	40.42	26.02.2026	8861604742 022-20872071/ 72

***The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 0.25 lakh (Rupees Twenty-Five Thousand only).**

Terms and Conditions of the E-auction are as under:

1. The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".
2. **Bidder will have to visit www.baanknet.com for registration and participation in E auction. EMD cut-off date and time will be the date of E Auction till 04:00 PM. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.**
3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and the claims/rights/dues/ affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
4. **The date of on line E-auction for properties listed will be between 11.00 AM to 5.00 PM on 10.03.2026 for items under Sr. No.1 to 7 and 25.03.2026 for items under Sr. No.8 to 11**
5. To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at **ARB.Navimumbai@bankofindia.bank.in and/or through contact numbers mentioned above and/or through Bank of India, ARB Navi Mumbai Branch contact no. 022-20872071/72 , to better facilitate the inspection.**
6. Bid shall be submitted through online procedure only.
7. **The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of Rs. 25,000/-(Rupees Twenty Five Thousand only) for properties listed above.**
8. Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.
9. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
10. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
11. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.
12. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
13. Neither the Authorised Officer / Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
14. The purchaser shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody.
15. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
16. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
17. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given

SALE NOTICE TO BORROWER/GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Place: Navi Mumbai
Date: 17.02.2026

Authorised Officer(S)
BANK OF INDIA