

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 **30-10-2025 from 11 am to 5 pm for Sr. No. 1 to 24 and 11-11-2025 from 11 am to 5 pm for Sr. No. 25 to 32** 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	BELAPUR Branch Balasaheb Suryabhan Roham (Borrower) Manisha Balasaheb Roham (Co-borrower)	Residential Flat: Flat no. 401, 4th Floor, A Wing, Building no. 4, Shankar Dwarka-1, Survey no. 195, Hissa no.1,2 & 4, Village-Morbe,Parvel, Raigad - 410206 (Built up Area – 297 sq. ft.) (Physical possession is with bank)	13.65/ 1.365	16.69	23.10.2025	9629965498
2	KALWA Branch Minakshi Rahul Lokhande (Borrower) & Rahul Sanjay Lokhande (Co-borrower)	Residential Flat:- Flat no.703, 7th floor, B-Wing, Shrutika Complex, Survey no.7, Hissa no.1, Village-Kharvai, Kharvai Naka, Mankivali,Badlapur-East, 421503 (Carpet area: 453 sq. ft.) (Physical Possession with Bank)	22.01/ 2.201	27.60	23.10.2025	8210872541
3	KALWA Branch Nazeem Hussain Shaikh (Borrower) & Naeem Hussain Shaikh(Co-borrower)	Residential Flat:- Flat no. 403, 4th floor, 'Al Zainab Apartment, CTS no. 251 to 256, Village-Kalwa, Jama Masjid Road, Near Siddhi Vinayak Mandir, Thane - 400605 (Built - up area: 320 sq. ft.) (Physical Possession with Bank)	25.24/ 2.524	20.14	23.10.2025	8210872541
4	Asset Recovery Branch- Navi Mumbai Borrower: Mr.Ibrar Hakikiulla Shah & Mrs.Rukshana Ibrar Shah (Original facility with Ghansoli Branch)	Flat No-1201, 12th Floor, Building A, Building Known as Summit Apartments CHS Ltd, Near Mayur Nagar Last Bus Stop Aarey Milk Colony Near Unit No-2 Village Maroshi, Goregaon (East) Mumbai 400065. (Carpet Area: 766 Sq ft.) (Symbolic Possession with bank)	78.14/ 7.81	54.71	23.10.2025	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)	26.07/ 2.60	57.79	23.10.2025	8861604742 022- 20872071/72
6	Asset Recovery Branch- Navi Mumbai Borrower: Mr.Bharath Gopinath Nair (Original facility with Kalwa Branch)	Residential Flat: Flat No-1004,10th floor tower No14 Atlanta Eden World Survey No- 69 HissaNo- 1(P) Survey No-80 Hissa No-1 (p) and Survey No- 83 Situ ated at Village Temghar Tal- Bhiwandi Distt- Thane (Carpet Area:716 sq.ft.) (Physical Possession with the Bank)	26.07/ 2.60	51.14	23.10.2025	8861604742 022- 20872071/72
7	Asset Recovery Branch- Navi Mumbai Borrower: Mukeshbhai Govind Vadher (Original facility with Kalwa Branch)	Residential Flat: Flat No-1201,12th Floor, Tower No.-15, Atlanta Eden World, Village- Temghar,Taluka-Bhiwandi, Dist.- Thane (Carpet Areas: 716 sq.ft) (Physical Possession with Bank)	30.06/ 3.00	57.98	23.10.2025	8861604742 022- 20872071/72
8	Asset Recovery Branch- Navi Mumbai Mr. Rahul Harishchandra Pawar (Borrower) & Mrs Tejashree Rahul Pawar (Co- borrower) (Original facility with Mulund West Branch)	Flat No 4 Ground Floor, W-26 Lodha Amara, Kolshet Thane 400607 (Carpet area 673 sq. ft.) (Symbolic Possession with Bank)	93.50/ 9.35	80.60	23.10.2025	8861604742 022- 20872071/72
9	Asset Recovery Branch- Navi Mumbai Borrower: Barkatali Mandarbaksh Shelkh (Original facility with Kalwa Branch)	Flat No 2003, 20th Floor, Dosti Emerald project, Dosti Planet North, Shilphata, Nilje Village, Dombivili East Old Mumbai-pune road Thane 421204 In the name of Mr. Barkatali M Shaikh (Carpet Area:57.32 sq.mt) (Symbolic possession with bank)	49.37/ 4.94	41.79	23.10.2025	8861604742 022- 20872071/72
10	Asset Recovery Branch- Navi Mumbai Borrower:Madhukar Nathu Gole, Avinash Madhukar Gole, Kishor Madhukar Gole & Aruna Madhukar Gole (Original facility with Kalwa Branch)	Primary Security: Flat no. 1. Ground floor, Mahadev Villa CHS Ltd., CTS no. 1175, Village - Kalwa, Near Vigneshwar Hospital, Thane-400605 (Carpet area: 500 sq. ft.) (Physical possession is with bank)	58.30/ 5.83	44.91	23.10.2025	88616047420 22- 20872071/ 72
11	Asset Recovery Branch- Navi Mumbai Borrower Mr Shashikant Kashiram Parab & Mrs Aarli 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)	79.41/ 7.95	80.79	23.10.2025	8861604742 022- 20872071/72
12	Asset Recovery Branch- Navi Mumbai Borrower:- Mr Ravindrasingh Shivrajsingh Sajwah & also extended to M/s Suhani Telecom (Original Facility with Mulund West Branch)	Flat No 102, 1st floor, B Wing Kasturi Valley Apartment, Plot No.E- 24 to E- 27, Sector 9, Near Airoli D Mart, Airoli, Navi Mumbai 400708 (Carpet area:529.61 Sq.ft.) (Physical Possession with Bank)	68.40/ 6.84	118.66	23.10.2025	8861604742 022- 20872071/72
13	Asset Recovery Branch- Navi Mumbai Borrower: Mr.Neeraj Kumar & Mrs.Jooli Sachan (Original facility with Kharghar Sec-19 Branch)	Flat no 602, 6th floor A Wing, Today Royal Ellsium CHSL, Plot no 47, Sector 2, Karanjade,Taluka Parvel Dist Raigad 410206 (admeasuring 45.296Sq Mtrs. Carpet area & 9.375 Sq.Mtrs.Open terrace area.) (Symbolic Possession with Bank)	56.72/ 5.67	56.40	23.10.2025	8861604742 022- 20872071/72
14	Asset Recovery Branch- Navi Mumbai Borrower: Mr. Murlidhar Ganga Bishan Rathi, Mr. Ramavtar Ganga Bishan Rathi, Mr. Anand Prem Rathan Rathi Mr.Durgaprasad Ganga Bishan Rathi (Original facility with Bhiwandi Branch)	Flat No-302, 3rd Floor, Building No.B M.H.No.1533/302B Wing, Kamatghar of Navkar Residency Building A & B Co-op HSG. Society Ltd,Bhiwandi, District Thane.(Built up Areas: 1286 sq. ft) (Symbolic Possession with Bank)	77.16/ 7.71	66.78	23.10.2025	8861604742 022- 20872071/72
15	Asset Recovery Branch-Navi Mumbai	Residential Flat: Flat no. 502, 5th floor, B- Wing,Om Shivam Ariun,Plot	130.46/ 13.046	74.91	23.10.2025	8861604742

15	Asset Recovery Branch-Navi Mumbai Borrower: (Late) Mr. Prashant Kumar Mishra (Borrower)(through legal heirs), Mr.Pramod Kumar Mishra (Co- borrower) & Mrs.Chandrakata Pramod Mishra(Coborrower) (Original facility with Bhiwandi Branch)	Residential Flat: Flat no. 502, 5th floor, B- Wing,Om Shivam Arjun,Plot no. 81, Sector 18, Village-Kamothe,Parvel- 410209(Carpetarea:877sq. ft)(Symbolic Possession with Bank)	130.46/ 13.04	74.91	23.10.2025	8861604742 022- 20872071/72
16	Asset Recovery Branch-Navi Mumbai Borrower: M/s G.D.EXPORT (Original facility with Bhiwandi Branch)	Shop nos. 16,19 at Ground floor, Husain Arcade, Plot bearing Survey no 23/5 23/7 & 71, Municipal house no. 1015, Gauripada, Bhiwandi 421302 (Symbolic Possession with Bank)	9.22 / 0.92	52.80	23.10.2025	8861604742 022- 20872071/72
17	Asset Recovery Branch-Navi Mumbai Borrower: M/s G.D.EXPORT (Original facility with Bhiwandi Branch)	Shop nos. 20 at Ground floor, Husain Arcade, Plot bearing Survey no 23/5 23/7 & 71, Municipal houseno. 1015, Gauripada, Bhiwandi 421302 (Symbolic Possession with Bank)	4.61 / 0.46	52.80	23.10.2025	8861604742 022- 20872071/72
18	Asset Recovery Branch-Navi Mumbai Borrower: M/s G.D.EXPORT (Original facility with Bhiwandi Branch)	Shop nos. 29 & 30 at 1st floor, Husain Arcade, Plot bearing Survey no 23/5 23/7 & 71, Municipal house no. 1015, Gauripada, Bhiwandi 421302 (Symbolic Possession with Bank)	7.58/ 0.75	52.80	23.10.2025	8861604742 022- 20872071/72
19	Asset Recovery Branch-Navi Mumbai Borrower: M/s G.D.EXPORT (Original facility with Bhiwandi Branch)	Shop nos.128 at 1st floor, Husain Arcade, Plot bearing Survey no 23/5 23/7&71, Municipal house no.1015, Gauripada, Bhiwandi 421302 (Symbolic Possession with Bank)	4.20/ 0.42	52.80	23.10.2025	8861604742 022- 20872071/72
20	Asset Recovery Branch- Navi Mumbai Borrower: M/s.R.P Dubey & Co (Original facility with Chembur Branch)	Shop Cum Godown At G-193,APMC Market Yard, Sector- 18, Turbhe,Nav Mumbai,Taluka(admeasuring 68.75 sq.mt) (Symbolic possession with bank)	100.93/ 10.09	607.57	23.10.2025	8861604742 022- 20872071/72
21	Asset Recovery Branch- Navi Mumbai Borrower: M/s.R.P Dubey & Co (Original facility with Chembur Branch)	Godown No. M 29, 1st Floor, Dana Mar- ket II, Phase II, Sector 19 (b), Vashi Turbe Navi Mumbai- 400703 (admeasuring 740 sq. ft) (Symbolic possession with bank)	75.02/7.5	607.57	23.10.2025	8861604742 022- 20872071/72
22	Asset Recovery Branch- Navi Mumbai Borrower: M/s.R.P Dubey & Co (Original facility with Chembur Branch)	Shop Cum Godown, M 27, First Floor in Additional Shop cum Godown Complex Market II Plot No.7, Sector 19 (b), Vashi Turbhe, Navi Mum bai- 400703(admeasuring 879.83 sq.ft) (Symbolic posses-sion with bank)	90.63/ 9.06	607.57	23.10.2025	8861604742 022- 20872071/72
23	Asset Recovery Branch-Navi Mumbai Borrower M/s J M. Farms Pvt Ltd. (Original facilitywith Chembur Branch)	Shop No 8 on ground, Floor Building known as Shree Platinum commercial premises Co-op So- ciety Ltd Ghatkopar East Mumbai 400007 (Carpet Area:144.61 sq ft) (Physical Possession with Bank)	58.46/ 5.84	122.49	23.10.2025	8861604742 022- 20872071/72
24	Asset Recovery Branch-Navi Mumbai Borrower M/s Sushitex Industries Private Limited (Original facility with Ghat kopar west Branch)	Building Unit No-1-1, 1st Floor Roop Industrial Premises And- heri Kurla Road Saki Naka Owned By Sushila Fabrics Pvt Ltd (Carpet area: 1480 Sq.ft) Property in the name of M/s Sushila Fabrics Private Limited (Symbolic Possession with Bank)	266.00/ 26.60	3155.22	23.10.2025	8861604742 022- 20872071/72
25	KALWA Branch Rajeshkumar Sitaram Sharma (Borrower)	Residential Flat Flat no. 205, 2nd floor, B – Wing, Building no. 1, Om Sai Park, Survey no. 72/10/1, Village-Kalher, Kalherpada road, Near Kalher Fish Market, Bhiwandi, Thane -421302 (Built – up area: 725 sq. ft.)(Physical Possession with Bank)	23.175/ 2.3175	20.29	04.11.2025	8210872541
26	Badlapur West Branch Yogita Shivaji Dokhale (Borrower) & Shivaji Chhagan Dokhale (Co-borrower)	Residential Flat Flat no. 001, Ground Floor, Indigo CHS Ltd., Survey no -43, Hissa no. 2(p),Plot no. 28, Situated near Nikhat Heights, Village-Katrap, Badlapur- 421503 (Built up Area: 540 sq. ft.) (Physical Possession with bank)	21.34/ 2.134	21.65	04.11.2025	6206130257
27	Nerul Branch Sujit Sunil Vichare (Borrower) & Sonali Sujit Vichare (Co-borrower)	Residential Flat:Flat no. 601, 6th floor, A Wing, Building-Elite Homes Co-op. Housing Society Ltd., Plot no. 52, Sector 35 E, Kharghar, Navi Mumbai, Dist. - Raigad 410210.(Carpet Area: 330.65 Sq. Ft.) (Symbolic Possession with bank)	53.40/ 5.34	56.64	04.11.2025	9128099602
28	ASANGAON Branch Amit Sukhsagar Dubey (Borrower)	Residential Flat:Flat no. 402, 4th Floor, E Wing, Building - Harmony Enclave Co-op Hsg. Soc. Ltd., Thanekar Hillcrest Road, Bhosle Nagar, Badlapur (East), Village-Shirgaon, Taluka-Ambarnath, Thane 421503 (Carpet Area: 440.25 Sq. Ft.) (Physical Possession with Bank)	17.26/ 1.726	22.12	04.11.2025	8328264045
29	CHEMBUR Branch Nandkumar A. Kirdawkar (Borrower) & Nutan Nandkishor Kirdawkar (Co- borrower)	Residential Flat:Flat no.A/ 505, 5th Floor, Wing-A, Regency Arcade Apartments, Shanti Nagar, Manjarli Road, Village-Manjarli, Taluka-Ambarnath, District-Thane, Badlapur (West)-421503 (Carpet Area: 470 sq. ft.) (Physical possession with the bank)	18.54/ 1.854	17.88	04.11.2025	9892520306
30	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, Rameshwar Apartment Plot No- 01 Sy No- 24 A Hissa No- 2B Alibag -Rewas Road Vidhya Nagar (East) Village -Chendhare Tai Alibag Distt -Raigad.Owned by Mrs Sheetal Samir Patil Guarantor in the account. (Built up Areas: 585 sq. ft) (Symbolic Possession with bank)	44.53/ 4.45	61.54	04.11.2025	8861604742 022- 20872071/72
31	Asset Recovery Branch Navi Mumbai Borrower: Mr Musharaf Ahmed Nazmuddin Shaikh & Mr Nazmuddin Mohd Ismail Shaikh (Original facility with Uhasnagar Main Branch)	Flat No 1902 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)	53.91 /5.39	64.64	04.11.2025	8861604742 022- 20872071/72
32	Asset Recovery Branch- Navi Mumbai Borrower: Mr. Samir Yashwant Patil (Original facility with Alibag Branch)	Flat No.A-1203,12th Floor,A-wing in 'AsianGalaxy' building constructed onplotno 204, Sector- 10, Village: Kopa-Kharghar, Navi Mumbai (Carpet Area: 68.202+3.600 (T) Sq.Mtrs(Symbolic Possession with Bank)	116.28/ 11.62	44.44	04.11.2025	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:

E-Auction is being held on "as is where basis", "as is what is basis" and "whatever there is basis" and will be conducted "On Line". The auction will be conducted through Government of India approved service provider BAANKNET Integrated Portal (<https://BAANKNET.com>).

E-Auction bid form, Declaration, General Terms and Conditions of online auction sale are available in website (<https://www.bankofindia.co.in>).

Place: Navi Mumbai

Date: 07.10.2025

Authorised Officer(S)

BANK OF INDIA