

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 **26-09-2025 from 11 am to 5 pm for Sr. no. 1 to 19 and 09.10.2025 from 11 am to 5 pm for Sr. no. 20 to 21** 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	Q/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 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 Vighneshwar Hospital, Thane - 400605 (Carpet area: 500 sq. ft.) (Physical possession is with bank)	58.30/ 5.83	44.91	15.09.2025	88616047420 22- 20872071/ 72
2	Asset Recovery Branch- Navi Mumbai Borrower: Barkatali Mandarbakh Sheikh 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	15-09-2025	8861604742 022- 20872071/72
3	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, Navi Mumbai, Taluka (admeasuring 68.75 sq.mt) (Symbolic possession with bank)	100.93/ 10.09	607.57	15-09-2025	8861604742 022- 20872071/72
4	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, Sec- tor 19 (b), Vashi Turbhe Navi Mumbai- 400703 (admeasuring 740 sq. ft) (Symbolic possession with bank)	75.02/ 7.50	607.57	15-09-2025	8861604742 022- 20872071/72
5	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	15-09-2025	8861604742 022- 20872071/72
6	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 vil- lage Akurli at Veer Tanaji Nagar, Wadarpada Road No.02, Hanu- manNagar, Kandivali(E) Mumbai-400101, (admeasuring 376 sq. ft of carpet area including the balcony) (Symbolic Posses- sion with Bank)	79.41/ 7.95	80.79	15-09-2025	8861604742 022- 20872071/72
7	Asset Recovery Branch- Navi Mumbai Borrower: 1. Mr. Vimal Mafatlal Patel & Mrs. Kinnari Vimal Patel (Joint) & also extended to Borrower 2: M/s Suvarn- sparsh Gems & Jewellery Pvt Ltd Director :- Mr. Vimal Mafatlal Patel & Mrs. Kinnari Vimal Patel (Original facility with Vashi branch)	Flat No C-401, C-402 (Combined) 4th floor, C wing Bhawani Apartment, New Survey no.1/7099 and II/7099 cadas trial survey no.801,802 and 34(p), situated at 10, Mahalaxmi Temple lane warden road, Village Malabar hill and Cumbala Hill division, Mahalaxmi Temple Compound Mahalaxmi, Mumbai- 400026 (Carpet area: 1420 Sq.ft. (Physical possession is with bank)	680.74/ 68.07	1453.24	15-09-2025	8861604742 022- 20872071/72
8	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.) (Symbolic Pos- session with Bank)	68.40/ 6.84	118.66	15-09-2025	8861604742 022- 20872071/72
9	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 Elisium CHSL, Plot no 47, Sector 2, Karanjade, Taluka Panvel Dist Raigad 410206 (admeasur- ing 45.296 Sq Mtrs. Carpet area & 9.375 Sq. Mtrs, Open ter- race area.) (Symbolic Possession with Bank)	56.72/ 5.67	56.40	15-09-2025	8861604742 022- 20872071/72
10	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) (Sym- bolic Possession with Bank)	77.16/ 7.71	66.78	15-09-2025	8861604742 022- 20872071/72
11	Asset Recovery Branch- Navi Mumbai	Residential Flat: Flat no. 502, 5th floor, B- Wing, Om Shivam Ariun, Plot no. 81,	130.46/ 13.04	74.91	15-09-2025	8861604742

	Mr. Durgaprasad Ganga Bisanan Ratni (Original facility with Bhiwandi Branch)					
11	Asset Recovery Branch-Navi Mumbai Borrower: (Late) Mr. Prashant Kumar Mishra (Borrower)(through legal heirs), Mr. Pramod Kumar Mishra (Co-borrower) & Mrs. Chandrakala Pramod Mishra (Co-borrower)	Residential Flat: Flat no. 502, 5th floor, B-Wing, Om Shivam Arjun, Plot no. 81, Sector 18, Village-Kamothe, Panvel-410209 (Carpet area: 877 sq. ft.) (Symbolic Possession with Bank)	130.46/ 13.04	74.91	15-09-2025	8861604742 022- 20872071/72
12	Asset Recovery Branch-Navi Mumbai Borrower M/s J. M. Farms Pvt Ltd. (Original facility with Chembur Branch)	Shop No 8 on ground, Floor Building known as Shree Platinum commercial premises Co-op Society Ltd Ghatkopar East Mumbai 400007 (Carpet Area: 144.61 sq ft) (Physical Possession with Bank)	58.46/ 5.84	122.49	15-09-2025	8861604742 022- 20872071/72
13	Asset Recovery Branch-Navi Mumbai Borrower M/s Sushitex Industries Private Limited (Original facility with Ghatkopar west Branch)	Building Unit No-1-1 1st Floor Roop Industrial Premises Andheri Kuria 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	15-09-2025	8861604742 022- 20872071/72
14	Asset Recovery Branch- Navi Mumbai Mr. Rahul Harishchandra Pawar (Borrower) & Mrs. Tejasree 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	15-09-2025	8861604742 022- 20872071/72
15	ASANGAON Branch Amit Sukgapsagar 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 - Ambernath, Thane - 421503 (Carpet Area: 440.25 Sq. Ft.) (Physical Possession with Bank)	19.175/ 1.9175	22.12	15-09-2025	8328264045
16	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 - Kharval, Kharval Naka, Mankivali, Badlapur - East, 421503 (Carpet area: 453 sq. ft.) (Physical Possession with Bank)	22.01/ 2.201	27.60	15-09-2025	8210872541
17	KALWA Branch Nazeem Hussain Shaikh (Borrower) & Naeem Hussain Shaikh (Co-borrower)	Residential Flat Flat no. 403, 4th floor, A - 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	15-09-2025	8210872541
18	HANE MAIN Branch Sangeeta Rajesh Gaikwad (Borrower) Rajesh Dattatray Gaikwad (Co-borrower)	Residential Flat Flat no. 204, 2nd floor, Soham Ranjal, Survey no. 109, Hissa no. 4, Near Tulsi Vihar and Siddhivinayak Residency, Asangaon, Thane. (Carpet Area - 398 Sq. ft.) (Physical Possession with Bank)	14.81/ 1.481	26.28	15-09-2025	9830940560
19	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 - Ambernath, District - Thane, Badlapur (West) - 421503 (Carpet Area: 470 sq. ft.) (Physical possession with the bank)	20.595/ 2.0595	17.88	15-09-2025	9892520306
20	Asset Recovery Branch- Navi Mumbai Borrower: Mr Siddhesh Prakash Pillwalkar & Mrs Megha Mahendra Sonawane (Original facility with Kopri colony Branch)	Flat no 1103, 11th Floor, Building no B-1 Mitir Chs Ltd Puranik Rumah Bali Complex Bhyander Pada Ghodbunder road, Thane (West) 400615 (Carpet area: 44 Sq. Mt) (Symbolic Possession with Bank)	52.50/ 5.20	53.44	15.09.2025	8861604742 022- 20872071/72
21	Asset Recovery Branch Navi Mumbai Borrower: Mr Jairam Chintaman Pawar & Mrs Poonam Jairam pawar (Original facility with Kalyan East Branch)	Flat No 1104, 11th floor, Shubham Heights, Survey No. 31, Hissa No. 3, Tisgaon, Amrai Road, Vijaynagar Kalyan East - 421306 measuring 703 sq. ft (carpet area) (Symbolic Possession with Bank)	48.10/ 4.81	55.30	15.09.2025	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 as 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> and <https://Baanknet.com>).

Place: Navi Mumbai

Date: 30.08.2025

Authorised Officer(S)
BANK OF INDIA