



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 **10-02-2026 for Sr. no. 1 to 26 and 25-02-2026 for Sr. No. 27 to 34** 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.	GHATKOPAR EAST Branch Narendra Pragjibhai Chitroda (Borrower) (deceased) through legal heirs	Residential Flat: Flat no.704, 7th floor, Building no.B-2, Blossom Building, Sai Kanishk Complex, New Survey no.5, Hissa no.5B9, Village-Dawale, Diva (East), District-Thane 400612 (Built up area- 558 sq. ft.)(Symbolic Possession with bank)	34.79/ 3.479	29.80	02-02-2026	9928399277
2.	GHATKOPAR EAST Branch Deepali Sandeep Rane (Borrower) & Sandeep Pandurang Rane (Co-borrower)	Residential Flat:-Flat no. 401, 4th floor, B-Wing, Balaji Prasad CHSL,Plot no.24, Sector 11, Kamothe, Taluka-Panvel, District-Raigad 410209 (Built up area-384 sq. ft. & Terrace area - 410 sq. ft.) (Symbolic Possession with bank)	43.79/ 4.379	34.40	02-02-2026	9928399277
3.	SEAWOODS Branch Sunita Balaso Bhitade (Borrower)	Residential Flat: Flat no.103, 1st floor, building known as Gauri Omkar, Survey no.56+ 57+58 out of Plot no. 40, Village-Chinchavali,Shekin, Lowlee, Anand Nagar, Khopoli, Taluka- Khalapur, District -Raigad, 410203 (Built up area -375 sq. ft.) (Symbolic Possession with bank)	9.69/ 0.969	5.52	02-02-2026	9655568862
4.	TALOJA Branch Kavita N. Jinde (Borrower)	Residential Flat:- Flat no. 301, 3rd floor, Building no. 10D, Complex known as Sai Moreshwar Complex, Phase- II, Survey no. 15, Hissa no. 2, situated at Viligae-Vanjarpada, Neral, Taluka- Karjat, Raigad - 410101 (Built-up area - 522 sq. ft.) (Physical Possession with Bank)	13.20/ 1.32	8.24	02-02-2026	8328932491
5.	NEW PANVEL Branch Ananda Rajaram Jadhav (Borrower) & Aparna Ananda Jadhav (Co-borrower)	Residential Flat:-Flat no. 1903, 19th Floor, C-Wing, Altis, Building no. S1, Marathon Nexzone, at JNPT Highway, Survey no. 95/1, 95/2, 95/3A, Village - Kolkhe, Panvel, Raigad - 410206 (Carpet area - 660 sq. ft.) (Symbolic Possession with bank)	72.87/ 7.287	25.59	02-02-2026	9827570786
6.	TALOJA Branch M/s Anjali Saree Collection Prop.: Vipin Rajnath Singh	Residential Flat Flat no. 101, 1st Floor, building no. 7, Complex known as Sai Moreshwar Complex, Phase 1, Survey no. 15, Hissa no. 2, Situated at Village - Vanjarpada, Neral, Taluka- Karjat, District - Raigad - 410101. (Carpet area: 420 Sq. Ft.)(Physical Possession with Bank)	11.96/ 1.196	27.03	02-02-2026	8328932491
7.	GHANSOLI Branch Parshuram Uttam Kamble (Borrower) & Meena Parshuram Kamble (Co-borrower)	Residential Flat:- Flat no. 4, Ground floor, Building no. 12, Hawre Karekar's Nisarg, Survey no. 139/ 7, Village-Pale Budruk, Padghe, Panvel - 410208 (Carpet area - 222 sq. ft.) (Symbolic Possession with bank)	18.87/ 1.887	6.09	02-02-2026	9004164737
8.	Mulund West Branch Laxman Surendra Raut (Borrower) & Urmila Laxman Raut (Co-borrower)	Residential Flat: Flat no.304, 3rd floor, Rajeshree Deep C.H.S. Ltd., Survey no.14, Hissa no.10B, Near Sachin Industries, Village-Panchpakhandi, Kolbad Road,Thane (West),Thane-400601(Built-up area: 450 Sq.Ft.)(Symbolic Possession with bank)	36.94/ 3.694	32.38	02-02-2026	9909938169
9.	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, Panvel, Raigad - 410206 (Built up Area-297 sq. ft.) (Physical possession is with bank)	12.29/ 1.229	16.69	02-02-2026	9629965498
10.	AMBERNATH Branch Shobha Ravindra Khairnar (Borrower) Deepak Ravindra Khairnar(Co-borrower)&Deepak Vada Pav Center	Residential Flat:Flat no. 101, 1st Floor, Wing R-2, Bound Building, Vishwajeet Edge, Gut'no. 74(P), Plot A- 1 to 4, B5, 8 to 11,13 14, CTS no.9305, Green City Road, Ambernath (East), Village Morivil, Taluka Ulhasnagar, District Thane - 421501(Carpet Area: 486 sq. ft.) (Physical Possession with Bank)	27.310/ 2.731	28.13	02-02-2026	8483885678
11.	ULHASNAGAR - 4 Branch Nitesh Rajesh Hatkar (Borrower) Rajesh Laxman Hatkar (Co-borrower)	Residential Flat: Flat no. 303, 3rd Floor, B- Wing of building known as Aashray Anand Phase 2, Survey no. 140/ 2A, 141/ 1B and 141/1/E/5/B/1 and others, Near Galkwad Pada, Village - Ambernath, Thane-421501 (Carpet area: 347 Sq. Ft.) (Physical Possession with Bank)	18.66/ 1.866	18.63	02-02-2026	9594238967
12.	ULHASNAGAR - 4 Branch Vicky Thakurdas Bathija (Borrower)	Residential Flat: Entire 2nd floor, Poonam Cottage, Portion of Room no.1799 of Block No.C-900,C.T.S. No.24247 (p), Situated Opposite Kali Mata Mandir, Kuria Camp, Village- Ulhasnagar-5,District-Thane 421005 (Built-up area: 735 Sq. Ft.) (Symbolic Possession with Bank)	37.05/ 3.705	21.72	02-02-2026	9594238967

13.	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	02-02-2026	8328264045
14.	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)	19.285/ 1.93	20.29	02-02-2026	8210872541
15.	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	02-02-2026	6206130257
16.	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	02-02-2026	9892520306
17.	Gavhan Branch Bharat Jagannath Deshmukh (Borrower)	Residential Flat: Flat no. 201, 2nd floor, Building no. L01, CIDCO Mass Housing Scheme (LIG), Society known as Malhar CHSL, Sector-12, Near JNPT Township, Dronagiri, Navi Mumbai, Taluka -Uran, District-Raigad, 400707 (Carpet area: 321 Sq.Ft.) (Symbolic Possession with bank)	25.69/ 2.569	20.51	02-02-2026	8369179863
18.	Asset Recovery Branch-Navi Mumbai Borrower: M/s Savitri Agrotech Pvt. Ltd. (Original facility with Chembur branch)	Unit no. 501, 5th Floor, Shree Platinum Commercial Premises Co-Operative Society Ltd., CTS no.4935 to 4947, Jawahar road, Ghatkopar (East) Mumbai - 400077. (Built up area: 1699 Sq. ft. Carpet area: 1415 Sq. ft.) (Physical possession is with bank)	405.00/ 40.50	251.29	02-02-2026	8861604742 022-20872071/72
19.	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, Harihreshwar Shrivardhan Road, Taluka Mhasala Dist Raigad. (Land admeasuring 1800 Sq.Mtr) alongwith Plant & Machinery (Symbolic Possession with Bank)	68.73/ 6.87	74.18	02-02-2026	8861604742 022-20872071/72
20.	Asset Recovery Branch-Navi Mumbai Mr Musharaf Ahmed Nazmuddin Shaikh & Mr Nazmuddin Mohd Ismail Shaikh (Original Facility with Ulhasnagar Main Branch)	Flat No 1902 19th floor D Wing Europa co-operative Housing Society Ltd Case Bella Gold Shilphata Road Village Nilje Dombivi East Taluka Kalyan Dist Thane 421204 (Carpet Area 628.00 Sq ft) (Symbolic Possession with bank)	53.91/ 5.39	64.64	02-02-2026	8861604742 022-20872071/72
21.	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	57.79	02-02-2026	8861604742 022-20872071/72
22.	Asset Recovery Branch- Navi Mumbai Jayesh Ashwin Thacker (Borrower) (Parent Branch: 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/ 2.01	49.76	02-02-2026	8861604742 022-20872071/72
23.	Asset Recovery Branch- Navi Mumbai Borrower Mrs Neeta Shallesh Chavan & Mr Shallesh Mohan Chavan (Original facility with Panchpakhadi Branch)	Flat no. 205 B & 206 B, 2nd floor, Anand Sagar Apartment, New Anand Sagar CHSL, Plot no 226, Sub Plot no 23panchpakhadi, Near Talwalkar GYM, Madanlal Dhingra Road Thane west 400 602 (admeasuring Flat no 205- 660 sq.ft Flat no.206 - 620 Sq Ft. Built up area (Physical Possession with Bank),	186.88/ 18.68	64.40	02-02-2026	8861604742 022-20872071/72
24.	Asset Recovery Branch-Navi Mumbai Borrower: M/s KAIF FABRICS (Original Facility with Bhiwandi Branch)	Commercial Gala No- 109 on First Floor Husain Arcade on Plot bearing Survey No- 23/5, 23/7 and 71 Municipal House No- 1015, Village- Gauripada at near Asarabhai Mithaiwala Taluka Bhiwandi Dist- Thane 421302 owned by Mrs Zarina Bano Gayasuddin Ansari (Symbolic Possession with Bank)	3.79/ 0.38	51.80	02-02-2026	8861604742 022-20872071/72
25.	Asset Recovery Branch-Navi Mumbai Borrower: M/s KAIF FABRICS (Original Facility with Bhiwandi Branch)	Commercial Gala No- 115 on First Floor Husain Arcade on Plot bearing Survey No- 23/5, 23/7 and 71 Municipal House No- 1015, Village- Gauripada at near Asarabhai Mithaiwala Taluka Bhiwandi Dist- Thane 421302 owned by Mr Abdul Waheed Hameed Khan (Symbolic Possession with Bank)	3.79/ 0.38	51.80	02-02-2026	8861604742 022-20872071/72

27	Turbhe Branch Santosh Balu Bodke (Borrower) Savita Santosh Bodke (Co – borrower)	Residential Flat: Flat no. 1102, 11th floor, Wing – G, Building known as Green World Co -op Housing Society Ltd. , Gat no. 242, opp. Digha Railway Station, Village- Digha, Taluka & District-Thane, 400708 (Built up area – 1004 sq. ft.) (Symbolic Possession with bank)	172.21/ 17.22	140.42	16-02-2026	9922792237
28	New Panvel Branch Sangita Shankar Mahind (Borrower)& Devdas Shankar Mahind (Co-borrower)	Residential Flat: Flat no. 203, 2nd floor, Wing – A, Building no. 01 known as Vrundavan , Survey no. 116/ 2, Opp. Ram Mandir, Village – Arivali, Taluka – Panvel, District – Raigad 410221 (Built-up area-396 sq. ft.)(Symbolic Possession with bank)	25.59/ 2.56	13.40	16-02-2026	9827570788
29	Vikhroli Parksite Branch Dhirendra Kumar Dhakni Prasad Shrivastava (Borrower) Jayanti Dhirendra Kumar Shrivastava (Co-borrower)	Residential Flat: Flat no. 1205, 12th floor, Building known as Fontana E-Wing , Project known as Palava 2 , Survey no. 37/ 1B,37/ 2AP,143/ 3P, 38/ 2P and others, Kalyan-Shilphata Road, Dombivli East - 421204 (Built-up area- 469.96 sq. ft.) (Symbolic Possession with bank)	34.53/ 3.453	36.74	16-02-2026	9630184549
30	Vikhroli Parksite Branch Deepak Dagadu Ahire (Borrower) Kavita Deepak Ahire (Co-borrower)	Residential Flat: Flat no.404, 4th floor, Building no. 23, Project known as Runwal Gardens Phase-2, Building no.18 to 23, Survey no. -4/1,4/2,4/3 and others, Kalyan-Shilphata Road, Village-Gharivali, Dombivli East - 421204 (Carpet Area is 437 sq. ft.+ 34 sq. ft. Deck Area = 471 sq. ft.)(Symbolic Possession with bank)	41.32/ 4.132	28.55	16-02-2026	9630184549
31	Dhamankar Naka Branch Subhasini Krishnakumar Gupta (Borrower) Krishnakumar J Gupta (Co – borrower)	Residential Flat: Flat no. 1103, 11th floor, Building known as Casa Clara K-Wing , Project known as Palava 2 , Survey no. 38/1, 38/2, 39/5, 40/2 and others, Kalyan-shilphata Road, Dombivli East-421204 (Carpet Area: 675 sq. ft.)(Symbolic Possession with bank)	54.69/ 5.469	49.86	16-02-2026	8793614055
32	Tambe Nagar Branch Rathod Travels (Prop: Pravin Shashikant Rathod) (Borrower)	Four Wheeler: Chevrolet ENJOY 7 seater BSIV Diesel. Reg no. MH-03-BC-2374 (Physical possession with the bank)	1.21/ 0.121	1.04	16-02-2026	9067340535
33	Vashi Branch Salahuddin Mehboob Khan (Borrower) Rumana Salahuddin Khan (Co – Borrower)	Residential Flat :- Flat no. 405, 4th Floor, A – Wing, Building known as "Ravechi Heights", Plot no. 25, Sector – 7, Near Croma Showroom, Village – Kharghar, Taluka – Panvel, Navi Mumbai – 410210 (Built up area – 937 sq. ft.)(Symbolic Possession with bank)	116.12/ 11.612	20.89	16-02-2026	8454005006
34	Asset Recovery Branch- Navi Mumbai M/s Saturn Rings and Forgings private Limited Resolved under CIRP (owned by Mr. Satish D Akole) (Original facility with Turbhe Branch)	Shreepad Bungalow, Plot no-444, Mahatma CHS, S. No-62 & 65, Kothrud , Pune-411038 owned by Mr. Satish D Akole (Area 363.00Sq Mtr) (Symbolic Possession with Bank)	460.00/ 46.00	2721.78	16-02-2026	8861604742 022-2087207172

*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:

- 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".
- 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.
- 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.
- The date of on line E-auction for properties listed will be between 11.00 AM to 5.00 PM on 10-02-2026 for Sr. no. 1 to 26 and 25-02-2026 for Sr. No. 27 to 34.
- To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at ARD.Navimumbai@bankofindia.bank.in and/or through contact numbers mentioned above to better facilitate the inspection.
- Bid shall be submitted through online procedure only.
- 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.
- 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.
- Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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 : 17.01.2026

Authorised Officer(S)
BANK OF INDIA