



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 15.07.2025 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:

Sl	Name Of Borrower	Name Of Guarantor	Amount Due In Actual	Description Of The Property	Possession Type	Reserve Price Lakhs	Emd Lakhs	Increment Lakhs
1	Ms Kavita Sunil Nakkum	Ms. Madhuri Tulsiram Nakkum & Ms Kavita Sunil Nakkum	Rs 85,89,614.00 As Per Demand Notice Dated 06.01.2024 Plus Unapplied Interest, Legal & Other Expenses/Charges Incurred Till Date Of Realization	Bungalow No.37/38, Suvarna Villa Chsl: Plot No.37 & 38, S. No.75/1a, 75/1b, 75/1c, 75/1d (Pt) & 75/E, Village Khairi & S. No.381(Pt) At Village Sathgaon, Taluka Shahpur, Distt. Thane Admeasuring Plot Area 633 Sqm + Construction 2560 Sqft Owned By Ms Madhuri Nakkum & Ms. Kavita Sunil Nakkum	Physical	52.20	5.22	0.50
2	Mr.Mohammad Ehsan Alimuiddin	Mrs. Shagufta Parveen Ehsan	Rs 55,04,398.00 As Per Demand Notice Dated 31.07.2023 Plus Unapplied Interest, Legal & Other Expenses/Charges Incurred Till Date Of Realization	Flat No. 1201 & 1201 A(Now Amalgamated) Having Carpet Area 295 Sqft. & 410 Sqft, Built Up Area:32.89 Sqm & 45.72 Sqm Respectively, 12th Floor, Building No. 4, Gaurav Woods, Near Shubham Hotel, Beverly Park, Evershine Woods Complex Road, Village Navghar, Mira Road East, Thane - 401107 Owned By Mr. Mohammad Ehsan Alimuiddin	Symbolic	54.00	5.40	0.50
3	M/S. Sss Interior Construction Pvt. Ltd	Mr. Pradeep Seal, Mr. Purnima Seal, Mr. Dipak Seal & Mrs. Poonam Seal	Rs 2,65,62,915.14 As Per Demand Notice Dated 15.06.2020 Plus Unapplied Interest, Legal And Other Expenses/Charges Incurred Till Date Of Realization	E-703, Remi Biz Court Premises Chsl, 7th Floor, E-Wing, Off. Veera Desai Road, Versova, Village Ambivali, Andheri West, Mumbai-400058, Admeasuring 276 Sq Ft Carpet Area And Owned By Mr. Pradeep Seal, Mr. Purnima Seal & Mr. Dipak Seal.	Physical (Society Dues Of Rs 20 Lakhs Approx)	78.30	7.83	0.50
4	M/S. Sss Interior Construction Pvt. Ltd	Mr. Pradeep Seal, Mr. Purnima Seal, Mr. Dipak Seal & Mrs. Poonam Seal	Rs 2,65,62,915.14 As Per Demand Notice Dated 15.06.2020 Plus Unapplied Interest, Legal & Other Expenses/Charges Incurred Till Date Of Realization	E-704, Remi Biz Court Premises Chsl, 7th Floor, E-Wing, Off. Veera Desai Road, Versova, Village Ambivali, Andheri West, Mumbai-400058, Admeasuring 276 Sq Ft Carpet Area And Owned By Mr. Pradeep Seal, Mr. Purnima Seal & Mr. Dipak Seal.		96.30	9.63	0.50
5	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 & 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 -401209 Admeasuring 214 Sqft. Carpet Area, 257 Sqft, Built Up Area Owned By Mr.Mohammad Bilal Jatu	Physical	23.40	2.34	0.50
6	Ms Ushma Bhavanji Katira & Mrs. Neeta Nilesh Katira		Rs 1,07,96,294.00 As Per Demand Notice Dated 17.06.2022 Plus Unapplied Interest, Legal And Other Expenses/Charges Incurred Till Date Of Realization	Flat No.2201, 22nd Floor, A Wing, Aswa Platinum, on the Plot Of land bearing Cts 755 (Pt), Din Dayal Upadhyay Marg (Dumping Road), Mulund West, Taluka Kurla, Within The Limits Of T Ward Of Mmc Of Greater Mumbai-400080, admeasuring 617.10 sq.ft. rera carpet area alongwith enclosed balcony admeasuring 58.77 sq.ft. Carpet Totalling To 675.87 Sq.ft. Carpet Area Owned By Ms Ushma Bhavanji Katira & Mrs. Neeta Nilesh Katira	Symbolic	116.10	11.61	0.50
7	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 Excellency, on S. No.73, Hissa No.3/2, 2/1/2, 2/1/1, 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	17.40	1.74	0.50
8	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 SNo. 492/P/2, admeasuring 16195.50 Sqm, Paiki 2, Post & Taluka Lunawada, Vashiadarwaja, Dist. Panchmahal, Gujarat- 389230	Physical	454.00	45.40	0.50
9	M/s. Surya Traders	Mr. Subbayya E Gambhir (Deceased), Mr. Ravindra Subbayya Gambhir	Rs 3,25,39,325.00 as per Demand Notice dated 21.01.2017 plus unapplied Interest, legal & other expenses/ charges incurred till date of realization	Unit No. 202; 2nd floor, carpet area 368 sqft, Raghuleela Mall, off S V Road, Near Poisar Gymkhana Road, Bus Depot, Village Kandivali (West), Mumbai-400067.	Physical (Society Dues of Rs 40 Lakhs approx)	78.10	7.81	0.50
10	M/s. Suyog Pharmaceuticals and Distributors	Mrs. Rekha Ranjit Singh proprietor/ Mortgagor, Mr. Sailesh Rajwant Singh, Mr. Subhash B. Dive	Rs 62,65,825.57 as per Demand Notice dated 27.12.2021 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Shop no.S-1 Ground floor M-2, Baba Vihar in MLC Panchsheel SRA M-2 CHSL, CS No.25(pt), 45(pt), 55(pt) of Dharavi Division, situated at Matunga labour Camp on Maharishi Valmik Road, behind Fish Market, Mahim East, Mumbai 400019 owned by Mrs. Rekha Ranjeet Singh	Physical	56.00	5.60	0.50

11	Mr. Pravin S Telang		Rs 1,12,07,187.52 as per Demand Notice dated 15.07.2023 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Property I:- Flat No.1302, 13th Floor, D Wing, Versatile Valley, Village - Nilje, Dombivali East, Thane - 421204. Area 58.09 sq mt Rera Carpet	Physical	57.00	5.70	0.50
12	Mr. Pravin S Telang		Rs 1,12,07,187.52 as per Demand Notice dated 15.07.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Property II:- Flat No.1702, 17th Floor, D Wing, Versatile Valley, Village - Nilje, Dombivali East, Thane 421204. Area 58.09 sq mt Rera Carpet	Physical	57.00	5.70	0.50
13	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	16.90	1.69	0.50
14	M/s V L AUTOMOBILES (Partnership Firm) Partner 1.Smt Lakshmi Vijay Singh 2.Late Shri Vijay Anangpal Singh 3.Legal heirs of the Late partner Smt Lakshmi Vijay Singh & Mr. Mayankeshwar Vijay Singh	Mr. Mayankeshwar Vijay Singh (property owner) as well as Legal Heir of deceased partner Late Shri Vijay Anangpal Singh 2. Smt Lakshmi Vijay Singh	Rs.1,64,53,074.00 as per Demand Notice dated 07.08.2023 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Industrial Gal Unit No 002, Ground floor, Building no A-2, Sector III, Renaissance Industrial Park, Kalyan Padgha Road, Bhiwandi-421302, Plot Bearing S no 29/3, 29/4,33/6/4,33/7, 35/5 village Vashere Tal Bhiwandi Dist Thane Area 1523 Sq ft Built up	Symbolic	16.56	1.66	0.50
15	M/s Lotekar Buildcon Private Limited Director- 1. Miss. Vaishnavi Vijay Lotekar, 2. Mr.Prashant Bhagwan Gidde	1) Miss. Vaishnavi Vijay Lotekar, 2) Mr.Prashant Bhagwan Gidde, 3) Mr.Sitaram Dhondiram Gujar (property owner)	Rs.49,49,244.83 as per Demand Notice dated 03.05.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Office No. A-402, 4th Floor, Steel Chambers CHSL Mandvi Division, Broach Street, Masjid Bunder, Mumbai-400 009. (CSNo.47/01, Division Princess Dock Municipal B Ward, Mumbai). Admeasuring 156 Sq.Ft. carpet	Symbolic	36.10	3.61	0.50
16	Mrs Savali Sandeep Satam (Property owner) & Mr Sandeep Vasant Satam (Co-Borrower)		Rs 72,02,812.00 as per Demand Notice dated 01.02.2023 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Fat no. 603 6th floor Shivraj CHSL, Mogul Lane, Plot no 356, CTS no 651 near Big Bazaar, Mahim Mumbai 400016.Area 225 sq ft Carpet	Symbolic	73.00	7.30	0.50
17	M/s Next Level Fitness Era Prop. Mrs. Suchitra Santosh Pedamkar	1.Mrs. Suchitra Santosh Pedamkar (proprietor) 2.Mr. Santosh Motiram Pedamkar (Guarantor/spo use of proprietor) 3.Mr. Pius Varghese Pullikottil (property owner) 4.Mrs. Reena Pius Pullikottil (property owner)	Rs 3,38,19,162.80 as per Demand Notice dated 29.05.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Fat No. 504 6th Floor Left Wing Neptune Flying Kite Complex, Neptune Flying Point, Building No. 3 C.T.S No. 372, 372/1 to 372/65 LBS Marg Bhandup West L.B.SD Road Mumbai 400078 Area 1017 sq ft Carpet	Symbolic	168.00	16.80	0.50
18	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	Fat 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	28.50	2.85	0.50
19	Mr Rohan Rajendra Mishra		Rs 28,12,272.00 as per Demand Notice dated 07.11.2022 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Fat No. 403, 4th Floor, D Wing, Type A, Building No. 4, Tulip, Yashwant Sankalp Complex, new Survey No.50/2,51/1,51/2,51/3, 51/4, 51/5, 51/6,52/2, 53, 54Plot No. 1, Village Saravali, Tal. & Dist. Palghar Boisar West Palghar 401501. Area 491.37 sq ft Carpet	Physical	17.70	1.77	0.50
20	Mrs. Prajakta Uddhav Khandage & Mr. Dumber Abhijeet Umesh (Both are property owners)		Rs 23,14,115.00 as per Demand Notice dated 06.02.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Fat No. 104, 1st Floor, A Wing, Building No. 06, Avadh Township, S No. 127, Hissa No. 1, P.B Village, Gokhiware, tal- Vasal-5, Dist- Palghar, (Admeasuring 240 Sq. ft (carpet) i.e. 288 Sq ft. (built up)	Physical	7.60	0.76	0.50
21	M/s Fayvert Private Limited Director- 1.Mr Manan S Bhatt 2.Ms Puja Balram Bhatt	1.Mr Manan S Bhatt 2.Ms Puja Balram Bhatt 3.Mrs Rupal S Bhatt (Property Owner)	Rs 1,13,14,932.93 as per Demand Notice dated 15.06.2021 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Fat no 723 1st Floor A wing of the building Azad Nagar Siddheshwar CHSL Plot bearing Survey no 133P and Survey no 838P at village Amboli Building no 39 Azad nagar 2, Veera Desai road, Andheri West Mumbai 400053. Area 325 Sq ft carpet + a flower bed area of 70 sq ft, totalling 395 sq ft carpet	Symbolic	80.00	8.00	0.50
22	M/s AXS Solutions And Consulting Pvt Ltd Director- 1.Mr. Girish Anant Deshpande 2.Mr. Nachiket Girish Deshpande	1.Mr. Girish Anant Deshpande (Director & property owner) 2.Mr. Nachiket Girish Deshpande	Rs 3,43,81,967.00 as per Demand Notice dated 02.02.2022 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Fat No. 302, 3rd Floor, Kanchan Ganga Apartment, PMC colony, near petrol pump, S. No 25/F-2-B Final Plot No. 47 CTS H B, behind Hotel Rajyog off Pune Mumbai Road, Wakadewadi Shivaji Nagar, Pune 410103.	Symbolic	104.00	10.40	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 :- 14.07.2025 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: 15.07.2025 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:- 25.06.2025

Place:- Mumbai

Sd/-

Authorised Officer, Bank Of Maharashtra