

SBI State Bank of India

Stressed Assets Recovery Branch, Mumbai (05168):- 6th Floor, "The International", 16, Maharshi Karve Road, Churchgate, Mumbai-400 020.
Phone : 022 - 22053163 / 22053164 / 22053165, E-mail : sbi.05168@sbi.co.in

E-AUCTION SALE NOTICE 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 Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on **"As is Where is", "As is What is" and Whatever there is"** basis on **29.05.2026 in between 10.00 am to 04.00 pm** for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under:

Name of Borrowers	Total dues for recovery	Description of the immovable properties	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Date & Time for inspection of the property
Mr. Manish Nathwani, Mr. Vijay Nathwani & Mr. Dakshesh Ganatra	Rs. 3.48,17,250/- (Rupees Three Crore Forty Eight Lakh Seventeen Thousand Two Hundred and Fifty Only) as on 27.11.2023 as per demand notice dated 28.11.2023, with further interest, incidental expenses, costs, charges to be incurred w.e.f. 28.11.2023	Property ID: SBIN200038610807 Flat No.501, Wing-D on the 5th Floor, admeasuring approximately 83.61 square meters carpet area (excluding the area of balconies) in the building known as Platinum Life constructed on land bearing CTS No.195 (pt), situated at D. N. Nagar, Andheri West, Mumbai-400053, owned by Mr. Manish Hasmukhrai Nathwani. Possession: Physical	Rs. 2.68,00,000/- (Rupees Two Crores and Sixty Eight Lakhs Only)	Rs.26,80,000/- (Rupees Twenty Six Lakhs & Eighty Thousand Only)	20.05.2026 From 12.00 pm to 02.00 pm

The e-auction will be conducted through Bank's e-Auction service provider M/S PSB Alliance Private Limited at their web portal <https://baanknet.com>. The interested bidders should ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanknet.com>.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website <https://baanknet.com>. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor Website sbi.bank.in, <https://bank.sbi>, <https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others> and <https://baanknet.com/>

Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Enquiry: Shri. Rambhau Taktewale, Authorised Officer, Mobile No.9561064635, Mrs. Amrita Shinde, City Case Officer, Mobile No.9869266499

Date: 14.05.2026
Place: Mumbai

AUTHORISED OFFICER
STATE BANK OF INDIA

PUBLIC NOTICE

Notice is hereby given that Decode Resolvency International Private Limited ("Decode" or the "Company"), having its registered office at 1101, Floor-11, Plot-211, Dalamal Tower, Free Press Journal Marg, Nariman Point, Mumbai, Maharashtra, India - 400021, which operates in the field of insolvency resolution, asset management, and related advisory services, is not associated,

affiliated, or connected in any manner with Mr. Rishabh Tiwari or any other person misrepresenting themselves as an employee, representative, or agent of Decode Resolvency International Private Limited or any entity under the Decode Group.

It has been brought to the notice of the Company that Mr. Rishabh Tiwari has been falsely misrepresenting himself as an employee of Decode Resolvency International Private Limited and has been found in possession of a fabricated/forged Decode identity card. The Company hereby categorically clarifies and confirms that Mr. Rishabh Tiwari has never been an employee, consultant, associate, agent, or representative of Decode Resolvency International Private Limited or any other entity under the Decode Group, at any point in time.

Decode Resolvency International Private Limited does not authorise any individual to represent the Company unless expressly and formally appointed in writing by the Company. The general public is hereby cautioned not to deal with, transact with, or rely upon any representations made by Mr. Rishabh Tiwari or any other unauthorised person(s) purporting to act on behalf of Decode Resolvency International Private Limited or the Decode Group. Any person dealing with such unauthorised individual(s) shall do so at their own risk and responsibility.

Decode Resolvency International Private Limited shall not be responsible for any loss, damage, or consequence arising out of any dealings or transactions entered into by any person with Mr. Rishabh Tiwari or any such unauthorised person(s).

For and on behalf of
Decode Resolvency International Private Limited

Date: May 13, 2026
Place: Mumbai

1101, Floor-11, Plot-211, Dalamal Tower,
Free Press Journal Marg, Nariman Point, Mumbai - 400021.

AU SMALL FINANCE BANK LIMITED
(A Scheduled Commercial Bank)
(CIN:L36911RJ1996PLC011381)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001

APPENDIX IV [SEE RULE 8(6)] POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest" Act, 2002 (54 of 2002)] and in exercise of Powers conferred under Section 13 (12) read with [Rule 3] of the Security Interest (Enforcement) Rules, 2002, issued demand notice dated **25-Feb-26** calling upon the Borrower **Smt.Tina Dilip Singh (Co-Borrower & Legal Heir Of Late Shri Dilip Prakash Singh - Borrower)**, **Rakesh Hasmukhal Shah (Co-Borrower)**, (Loan Account No. **L9001060129574214**) to repay the amount mentioned in the notices being is **Rs. 7,94,445/- (Rs. Seven Lakh Ninety-Four Thousand Four Hundred Forty-Five Only)** a within 60 days from the date of receipt of the said notice.

The borrower/co-borrower/mortgagor/guarantor having failed to repay the amount, notice is hereby given to the borrower/mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this **08th day of May of the year 2026**. The borrower/co-borrower/mortgagor/guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for an amount of **Rs. 7,94,445/- (Rs. Seven Lakh Ninety-Four Thousand Four Hundred Forty-Five Only)** as on **25-Feb-26** and interest and expenses thereon until full payment.

"The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

Authorised Officer
AU Small Finance Bank Limited

Description of immovable properties

All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures of Property Situated At- **Flat No.205,2nd Floor, Building Known As Rishabh Kripa Chhat,Situated At Jain Nagar Building No.1,Old Survey No.195/12, New Survey No. 77/12 Navghar Road, Bhayander Village-Navghar,Dist-Thane, Maharashtra, 401105** Admeasuring 225 Sqft Owned by **Late Shri Dilip Prakash Singh**
Date : **08-May-26**
Place : **Thane, Maharashtra**

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank) | Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of **Jana Small Finance Bank Limited** has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that **online auction (e-auction)** of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 11.05.2026	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last date TIME & Place for submission of Bid
1	45709630002150 & 45709410000871	1) Aniket Gulab Auti, & 2) Hirabai Gulab Auti	19.09.2025	30.03.2026	Rs.8,08,070.34 (Rupees Eight Lac Eight Thousand Seventy and Four Paise Only)	04.06.2026 09:30 AM to 05:00 PM	Rs.11,66,000/- (Rupees Eleven Lakhs and Sixty Six Thousand Only)	Rs.1,16,600/- (Rupees One Lakh Sixteen Thousand Six Hundred Only)	18.06.2026 @ 11.30 AM	17.06.2026, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

Details of Secured Assets: All that piece and parcel of the Grampanchayat Milkat No.181, (Stone Brick Lime or Cement House Facing West) Admeasuring about 47.3 Sq.mtrs., i.e. 509.5 Sq.ft., Open Space Admeasuring Total Area 1950 Sq.ft., situated at Mauje Chinchoshi, Tal. Khed, Dist. Pune-410501. **Bounded as follows: On or towards: Towards East by:** House Property of Mr. Bhausaheb Bhoskar, **Towards West by:** House Property of Mr. Vitthal Bhoskar, **Towards South by:** Road, **Towards North by:** House Property of Mr. Satish Bhoskar.

The properties are being held on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and the E-Auction will be conducted **"On Line"**. The auction will be conducted through the Bank's approved service provider **M/s. 4 Closure** at the web portal <https://bankauctions.in> & www.foreclosureindia.com. For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact **M/s. 4 Closure; Contact Mr. Nitesh Pawar Contact Number: 8142000725. Email id: info@bankauctions.in/ nitesh@bankauctions.in**.

For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to property please contact **Jana Small Finance Bank authorized officers Mr. Dilshad (Mob. No.8433508759), Mr. Ranjan Naik (Mob. No.6362951653) & Mr. Kaushik B (Mob. No.7019949040)**. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantor/ Mortgagors about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgagor are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost.

Date: 13.05.2026, Place: Pune

Sd/- Authorized Officer, Jana Small Finance Bank Limited

PUBLIC NOTICE

Public Notice is hereby given to all concerned that our client **M/s Sri Venkateshwar Realty LLP** Le Sub Developer to is intending to purchases and accrued to development and constructed right of Building No.4 and Building No.5 as per sanctioned F.S.I on the part of the land bearing Survey No.377, Hissa No.1, admeasuring 1-55-00 Hec, of Revenue Village **Mahim**, Taluka & District **Palghar**, within the limit of Mahim Gram Panchayat Registration District and Sub District **Palghar** (the said building) from the Developer **M/S. V.R. CONSTRUCTION CO.**

All persons having any claim against or in respect of said land properties as described above, by way of sale, exchange, mortgage, charge, gift, trust, inheritance, possession, maintenance, lease, sublease, lien, easements, development rights, howsoever are hereby requested to inform the same in writing to the undersigned with documentary evidence at my office address given below within 14 days from the date of this public notice, failing which the claim/s, if any, of such person/s or party/s will be considered to have been waived and/or abandoned and the transaction as mentioned above will be completed without any reference to such claim/s.

Dated this 14th day of May 2026.

Sd/-
V. P. SINGH
Advocate for Sub Developers
Office address: Maridwani Naks, H. T. Road, Kajupada, Borivali (E), Mumbai - 400 066.

EXHNO.: 17

REGD.WD/DASTI/AFFIXATION/BEATOF DRUM AND PUBLICATION/NOTICE

BOARD OF DRT
PROCLAMATION OF SALE
DEBTS RECOVERY TRIBUNAL-I, MUMBAI

2nd FLOOR, MTNL BHAVAN, COLAB A MARKET, COLAB A, MUMBAI

R.P. No. 107 of 2024
PROCLAMATION OF SALE UNDER RULES 38,52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT 1961, READ WITH RECOVERY DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT,1993

Bank of Baroda (Dena Bank), Grant Road Branch]... Certificate Holders
V/s
Mr. Kishore B. Chaudhary & Anr.]... Certificate Debtors

CD-1: Mr. Kishore Bhoraam Choudhary, (Alias Kesharam Bhoraam Choudhary) at Flat No. 308, 3rd Floor, Building No. 2, Tulja Bhavani Sankul, Village Virar, Kargil Nagar, Manvelpada Road, Virar (East), Taluka Vasai, Palghar-401 303.

CD. No.2. Mrs. Kamla Kishore Choudhary, at Flat No. 308, 3rd Floor, Building No. 2, Tulja Bhavani Sankul, Village Virar, Kargil Nagar, Manvelpada Road, Virar (East), Taluka Vasai, Palghar-401 303.

Whereas Honble Presiding Officer, Debts Recovery Tribunal No. 1, Mumbai has drawn up the Recovery Certificate in Original Application No. 525 of 2022 for recovery **Rs.26,62,248.56ps. (Rupees Twenty Six Lacs Sixty Two Thousand Two Hundred Forty Eight and Paise Fifty Six Only)** with cost along with future interest @ 8.15% per annum simple w.e.f. 15.02.2022 till recovery and the amount due to Applicant as per recovery certificate, a sum of **Rs.37,33,062.83/- (Thirty Seven Lakhs Thirty Three Thousand Sixty Two and paise Eighty Three Only)** is recoverable together with further interest and charges as per the Recovery Certificate/Decree till 8th April, 2026.

And whereas the undersigned has ordered the sale of the property mentioned in the Schedule below in satisfaction of the said certificate.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **24.06.2026 between 2:00 pm to 4:00 pm** (with auto extension clause in case of bid in last 5 minutes before closing, if required) through public e-auction wherein bidding shall take place through "On line Electronic Bidding" through the website www.bankauctions.com of M/s. C India Pvt. Ltd. having address at Udyog Vihar, Phase-2, Gul/Petrochem Building No. 301, Gungram, Haryana-120115, India. Contact Person: **Bhavik Pandya, Mobile No.+91 8866682337**, E-mail: support@bankauctions.com. The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact: **Mr. Deepak Ranjan Mobile:9161010360, CHIEF MANAGER, Representative of Certificate Holder.**

The sale will be of the property of the C.D. above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained and those specified in the schedule against each lot/property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to be the best of the information of the undersigned, but the undersigned shall not answerable for any error, mis- statement or omission on this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made thereunder and to the further following conditions:-

- The assets shall be auctioned as per the following details:-

Sr. No	Description of the property to be sold	Reserve price	EMD Amount	Increment Bid	Amount in Rs
1	Flat No. 308 admeasuring 550 sq.ft. (built up area) situate on the 3rd Floor of the Building No. 2 building complex known as "Tulja Bhavani Sankul" constructed on the land bearing Survey No. 162, Hissa No. 1 part, Plot No. B, Village Virar, Kargil Nagar, Manvelpada Road, Virar (East), Taluka Vasai, District Palghar.	13.75 Lakh	1,37,500/-	50,000/-	
2	Flat No.107 admeasuring 330sq. ft. (built up area) situate on the 1st Floor of the Building No. 2 building complex known as "Tulja Bhavani Sankul" constructed on the land bearing Survey No. 162, Hissa No. 1 part, Plot No. B, Village Virar, Kargil Nagar, Manvelpada Road, Virar (East), Taluka Vasai, District Palghar.	8.25 Lakh	82,500/-	50,000/-	

- The above-mentioned property or the lot as indicated above shall not be sold below the reserve price indicated against it.
- The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise to be duly recorded.
- The public at large is hereby invited to bid in the said E-Auction. The online offers along with indicated EMD for respective lot(s) is payable by way of RTGS/NEFT in the Account Name, **NEW INTERMEDIARY OBD, BP. Account No. 60040015181219, IFSC Code No. BARB03ARMM5**. (Fifth Character is ZERO) of Bank of Baroda in the name of ROSAR Branch at Mumbai.
- The intending bidders are required to upload self-attested copy of TANPAN card, Address Proof, Identity Proof and other requisite documents along with Bid Form. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD is **22.06.2026, till 4:30 p.m.** The physical inspection of the immovable properties mentioned herein below may take place on **17.06.2026, between 11:00 a.m. to 4:00 p.m.** at the properties site.
- Bidders are required to submit the copy of the Pan Card, Address proof and identity proof, E-Mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals, and in the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company, copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company be submitted. All these documents along with duly filled in Bid Form and the proof of payment of EMD should be submitted before the Recovery Officer, DRT-I, Mumbai by 4:30 p.m. on 22.06.2026 in a sealed envelope superscribing "R.P. No. 107 of 2024" otherwise bid shall not be considered.
- Once a bid is submitted, it is mandatory for the bidder to participate in the bidding process of the e-auction by logging in on the e-auction portal failing which their EMD can be forfeited to the Government if the undersigned thinks it fit.
- The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M. in the said account as per detail mentioned in the Para 4 above.
- The successful highest bidder shall also deposit the balance **75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.**
- In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer, DRT-I @ 2% upto Rs. 1000/- and @ 1% of the excess of said amount of Rs. 1000/- through DD in favour of the Registrar, DRT-I, Mumbai.
- In case of default in making payments within prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks it fit, would be forfeited to the Government and the defaulting bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after issuance of fresh proclamation of sale and the defaulting bidder shall be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- Prospective bidders are advised to exercise due diligence and satisfy themselves on title and encumbrances, if any, over the property.
- The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank within a reasonable period of time.
- The property is being sold on **"AS IS WHERE IS BASIS"** AND **"AS IS WHAT IS BASIS"**.
- The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE

No. of lots	Description of the property to be sold with the names of the co - owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward by the property, and any other known particulars bearing on its nature and value.
1	2	3	4	5
1	Flat No. 308 admeasuring 550 sq. ft. (built up area) situate on the 3rd Floor of the Building No. 2 building complex known as "Tulja Bhavani Sankul" constructed on the land bearing Survey No. 162, Hissa No. 1 part, Plot No. B, Village Virar, Kargil Nagar, Manvelpada Road, Virar (East), Taluka Vasai, District Palghar.	Not available	Mortgaged property	Not Available.
2	Flat No.107 admeasuring 330sq. ft. (built up area) situate on the 1st Floor of the Building No. 2 building complex known as "Tulja Bhavani Sankul" constructed on the land bearing Survey No. 162, Hissa No. 1 part, Plot No. B, Village Virar, Kargil Nagar, Manvelpada Road, Virar (East), Taluka Vasai, District Palghar.	Not available	Mortgaged property	Not Available.

Given under my hand and seal of this 07th day of May, 2026.

Sd/-
(Mahesh Kumar)
Recovery Officer
DRT I, Mumbai

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
A GOVT. OF INDIA UNDERTAKING
एक परिवार एक बैंक

Thane Zonal Office:- B-37, Wagle Industrial Estate, Thane (W) – 400 604,
TELE : 022 25829406, 25823040 e-mail : dzmthane@mahabank.co.in,
Head Office : Lokmangal,1501, Shivajinagar Pune-5

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (APPENDIX-IV-A)

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 Borrower/s and Guarantor/s that the below described immovable properties mortgaged/charged to the Bank of Maharashtra, the possession of which have been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.05.2026 between 12.00 Noon and 3:00 PM** for recovery of the balance due to the Bank of Maharashtra from the Borrower (s) and Guarantor(s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under –

SI	Name of Borrower	Name of Guarantor	Amount Due	Short description of the immovable property with known encumbrances Possession Type	Reserve Price:-(RP) / Earnest Money Deposit(EMD) Bid Increment
NARPOLI – 9892717640					
1	M/s Shiv Jyoti Textiles, Prop: Mrs. Saroj Mulchand Kesarwani, R No 996 Gala No 6, Opp Sadguru Aditya Hotel Mangat Pada Gupta Compound, Katai Village Bhiwandi-421302	Mr. Mulchand P Kesarwani, H No 25B Flat No 302, Ashok Nagar, Bhiwandi 421302	Rs.10015443.79 plus interest if any	Lot No. 1: Flat No 301, 3rd Floor, B Wing Shiv Krupa CHS Ltd Ashok Nagar Bhiwandi Thane Maharashtra 421302 Possession Type:- Symbolic Lot No.2: Flat No 302, 3rd Floor, B Wing Shiv Krupa CHS Ltd Ashok Nagar Bhiwandi Thane Maharashtra 421302 Possession Type:- Symbolic	RP:-Rs.2760000/- EMD: Rs.276000/- Bid Increment: Rs. 20000/- RP:-Rs. 40,40,000/- EMD: Rs.404000/- Bid Increment: Rs. 20000/-
2	Mr. Shreepal Subhashchandra Jain and Mrs. Bhavna Shreepal Jain, Flat No 1, Shankeshwar Heights, Opp Adarsh Park, Ajay Nagar Bhiwandi Dist Thane 421302	NA	Rs.1216016 plus interest less recovery if any	Lot No.1:- Flat No 1, Shankeshwar Heights, Opp Adarsh Park, Ajay Nagar Bhiwandi Dist Thane 421302 Area: 1418 Sq Ft Possession Type:- Symbolic	RP:- Rs. 7050000/- EMD: Rs.705000/- Bid Increment: Rs. 20000/-
	M/s Shree Silk Mills, Proprietor: Shreepal Subhashchandra Jain 1566 Moolchand Comp Khadipar Khoni Village Bhiwandi- 421302	Guarantors: 1) Mr. Subhash-chandra Chainmal Jain, House 567, Subh Leela Bungalow, Opp. Adarsh Park, Ajay Nagar, Bhiwandi 421302 2) Mrs. Bhavna Shreepal Jain , Flat No 1, Shankeshwar Heights, Opp Adarsh Park, Ajay Nagar Bhiwandi Dist Thane 421302	Rs.26761188.41 plus interest less recovery if any	Lot No. 2: House No 1566/1 Plot No 40, S No 14/2/43, Moolchand Compound, Opp Shaan Hotel, Khadipar, Village Khoni Bhiwandi 421302 Area: 13408 Sq Ft Possession Type:- Symbolic	RP:-Rs.14600000/- EMD: Rs.1460000/- Bid Increment: Rs. 50000/-
PACHPAKADI - 8805707972					
3	M/s Samiksha Construction Co, Proprietor : Mr Ravindra Meghraj Rathod Company/ Registered Address:- Amandran Udyog Sankul, 1ST Floor Gala No. 6, Siddachal Housing Complex, Vasant Vihar, Pokhran Road, Thane, PIN-400607 Residence address: Gate No. 26/1/A Part South Side, at Shankar Nagar Nimbargi, Taluka South Solapur, PIN-413221	1) Mr Subhash Meghraj Rathod Residence address:Flat No. 61/A, Om Shiv CHSL, Ghodbunder Road Chitalas, Manpada Road, Thane, PIN-400607. 2) Mrs. Sunita Subhash Rathod Residence address: Flat No. 61/A, Om Shiv CHSL, Ghodbunder Road Chitalas, Manpada Road, Thane, PIN-400607	Rs.23452530.16 plus interest less recovery if any	Lot 1: Equitable Mortgage of freehold property NA land of area admeasuring 16000 Sq. Meters out of 1 H 60R at Village Nimbargi, Tal-South Solapur, Solapur, And Equitable Mortgage of freehold property NA land of area admeasuring 12000 sq.meters out of 1 H 20R at Village Nimbargi, Tal-South Solapur, Solapur. Possession Type:- Symbolic Lot 2: Equitable Mortgage of Flat No. A/601, 6th floor, OM SHIV CHS, Opp. Lawkim Co., Ghodbunder Road, Near R-Mall, Manpada, Thane West, PIN- 400607Area: 1050 Sq Ft. Possession Type:- Symbolic	RP:-Rs.58896592.00 EMD: Rs.5889659/- Bid Increment: Rs.50000/- RP:-Rs.8400000/- EMD: Rs.840000/- Bid Increment: Rs. 20000/-
KHADAKPADA - 7977916840					
4	M/s Om Enterprises, Proprietor Mr. Vishwanath A Bhoir, Villa 9 Kolivali, Adharvadi jail road Kalyan 421301	NA	Rs.1933838.81 plus interest less recovery if any	Flat no 706, 7th floor, Chandrabhaga CHSL, Near Shree Complex, Aadharvadi, Kalyan West 421301 and measuring 635 sq ft Possession Type:- Symbolic	RP:- Rs.5080000/- EMD: Rs.508000/- Bid Increment: Rs. 20000/-
NAVALI BRANCH – 9472305448					
5	Mr.Dinesh Kumar and Mrs. Kamaladevi Dinesh Kumar Dewasi, B 401, Shivam Tower, Opp. Old Golden Nest CHS Ltd, Shivam Hospital, Mira Road, Thane 401107	NA	Rs.1650591.71 plus interest less recovery if any	Flat No. 306, 3rd Floor, Shree Sidhivinayak Residency, Village Navali, Dist Palghar, Dist Palghar Area: 401404 Possession Type:- Symbolic	RP:-Rs.1324000/- EMD: Rs.132400/- Bid Increment: Rs. 20000/-
6	Mr. Jay Manohar Ranade and Mrs. Kamini Jay Rande, Address: Near Hanuman Mandir, Hanuman Tekdi, Palghar East, Maharashtra 401404 Address: Flat No. 402, Building No.1, 4th Floor, Sai Paradise, Near Seco Homes, Palghar 401404	NA	Rs.2473679.00 plus interest less recovery if any	Flat No. 402, Building No.1, 4th Floor, Sai Paradise, Near Seco Homes, Palghar 401404 Possession Type:- Symbolic	RP:- Rs. 2276000/- EMD: Rs.227600/- Bid Increment: Rs. 20000/-
7	Mr. Ujjwal Bharat Kumar Yadav and Mrs. Poonam Ujjwal Yadav, Flat No. 101, First Floor, Swastik Laxmi, Satpati Road, Shirgaon, Tal & Dist. Palghar 401404	NA	Rs.1149857.13 plus interest less recovery if any	Flat No. 101, First Floor, Swastik Laxmi, Satpati Road, Shirgaon, Tal & Dist. Palghar 401404 Possession Type:- Symbolic	RP:-Rs.600000/- EMD: Rs.60000/- Bid Increment: Rs. 20000/-
STATION ROAD BRANCH, THANE – 9579941952					
8	M/s Umiya Garments Pvt. Ltd., Plot No. 3, Hansa Building,Bldg No.3, S.no. 36 , Dhupal Nagar, Waliv Vasai (East) Palghar 401208 Directors: 1) Mr. Deepak Kumar Trivedi & 2) Mrs. Heena Deepak Trived , 1904, wasabi Bldg No.5,Kanti Park link Road, Chikuwadi Borivali West, 400092	1) Mr. Deepak Kumar Trivedi & 2) Mrs. Heena Deepak Trivedi 1904, wasabi Bldg No.5,Kanti Park link Road, Chikuwadi Borivali West, 400092 3)Mr. Sumeet P Deshpande & Mrs. Priya P Deshpande, Pushkaraj soc, Flat no.13, Lokmanyali ali, Near ST john school, Charai Thane West 400601	Rs.23451807.85 Plus interest less recovery if any	Office No. 503, Floor No.5, Navaragar Shopping Arcade, Gokhale Road, Naupada, Thane w 400601 Area: 490 Sq Ft Possession Type:- Symbolic	RP:-Rs.8496000/- EMD:Rs.849600/-