Bank of Maharashtra
Office Address:
Shop No. 101,102,201, Inara Business Leeway Powerhouse
Link Road,
Aarogya Mandir,
Ratnagiri – 415639
Email: legal_rat@bankofmaharashtra.bank.in



E- Auction 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 property/ies mortgaged/charged to the Bank of Maharashtra, the physical/ Symbolic possession of which has been taken by the Authorised Officer of Bank of Maharashtra, Ratnagiri Zone, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 18.11.2026, (11:00 AM to 05:00 PM) for recovery of dues 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-

Sr. No.	Name of the Borrower(s) Guarantor(s) and the concerned Branch	Dues for recovery (LB+UAI+PI) (plus further Interest, cost, exp. etc.) (Rs. In Lakhs.)	Short Description of the property with known encumbrances	Possession Type	Reserve Price Amt. (in Lakhs)	Earnest Money Deposit Amt. (in Lakhs)
1.	Borrowers: Mr. Adityaraj Ashok Sawant Mrs. Mugdha Adityaraj Sawant A/c No. 60302614161 60266566486 Bank of Maharashtra Nachane Branch	LB: 40.23 UAI: 3.27 PI: 0.01 Total: 43.51 LB: 2.10 UAI: 0.16 PI: 0.00 Total: 2.26 Grand Total: 45.77 As on 02.11.2026	Lot 1: Plot no 7, Survey no. 258 Hissa No.2B/20, Area 0-02-45 H.R located at Golap Sada Tal and Dist Ratnagiri Maharashtra -415616 Together with building and structures constructed to/to be constructed and all the fixtures/ furniture annexed thereto. Encumbrances known to the Bank : Nil	Symbolic	28.30	2.83
2.	Borrowers: Mrs. Shweta Roshan Phalke Mr. Roshan Chandrakant Phalke	LB: 9.65 UAI: 22.76 PI: 1.30 Total: 33.71 As on 02.11.2026	Lot 2: Flat No. B -301, Third Floor, Building No. B-17 & Building No. B-7, Siddhivinayak Nagar, S. NO. 344 Hissa No. 1/C. 2/A/1, 3C, 6 & 7, CTS No. 568A & 598 A-1, Mauje Nachane, District Ratnagiri, admeasuring area 430 sq. ft. + 210 sq. ft. terrace.	Physical	20.00	2.00

	Guarantor: Mrs. Sharada Jitendra Jain A/c No. 60100104055 Bank of Maharashtra R.P.Gogate College Branch		Together with the fixtures/furniture annexed thereto. Encumbrances known to the Bank: Nil			
3.	Borrowers: Mr. Pramod Ganpat Nalawade Mrs. Preeti Pramod Nalawade Mr. Niranjan Pramod Nalawade A/c No. 60486006353 Bank of Maharashtra Ratnagiri City Branch	LB: 19.10 UAI: 3.24 PI: 0.01 Total: 22.35 As on 02.11.2026	Lot 3: Flat No. 101, Ground Floor, Omkar Plaza, Saubhagya Nagar, bearing S. No. – 415, H. No.-1/4/8/2, Nachane, Tal. & Dist.-Ratnagiri. Together with the fixtures/furniture annexed thereto. Encumbrances known to the Bank: Nil	Symbolic	28.50	2.85
4.	Borrowers: Late Mr. Shashikant Appa Teli (Through Legal Heir Mrs. Pooja Shashikant Teli) Mr. Chandrakant Appa Teli A/c No. 60488592298 60488601894 Bank of Maharashtra Ratnagiri Shivajinagar Branch	LB: 16.16 UAI: 1.11 PI: 0.00 Total: 17.27 LB: 31.94 UAI: 2.49 PI: 0.01 Total: 34.44 Grand Total: 51.71 As on 02.11.2026	Lot 4: Plot No. 8 Survey No. 447 and sub div no. 3/4, admeasuring 3.18.00 R. Sq. Mtrs., assessment 31.80 and village panchayat property no.1804A, 1804B, 1804/A1, 1804/B1 admeasuring ground floor 124.98 Sq.Mtrs (built up) and first floor admeasuring 129.8 Sq. Mtrs. (built up) constructed therein at Village Nachane (within the limits of Village panchayat Nachane) Taluka and district Ratnagiri 415639 Together with structures constructed/ to be constructed thereon and fixture/furniture annexed thereto. Encumbrances known to the Bank: Nil	Symbolic	55.40	5.54
5.	Borrower: Mrs. Manali Manohar Parab	LB: 12.01 UAI: 3.31 PI: 0.03	Lot 5: All that pieces and parcels of land bearing flat no.201 admeasuring 798.00 Sq.Ft.(74.16 Sq.Mt.) super build up area in the building named "Shri Dwarkamai	Physical	8.40	0.84

	Co-Borrower: Mr. Manohar Vasant Parab A/c No. 60136772556 Bank of Maharashtra Savantwadi Branch	Total: 15.35 As on 02.11.2026	Complex" situated at Charate Municipal area bearing CTS No. 4311 Survey No. 22 Hissa No. 7B/3, 7B/4 Sub registrar Sawantwadi Dist. Sindhudurg , Bounded as, On or Towards North: Open Space On or Towards South: Municipal Road On or Towards East: Internal Road On or Towards West: Flat No. 204 Together with the building and structures constructed to/to be constructed thereon and all the fixed plant, machinery and fixtures annexed thereto. Encumbrances known to the Bank: Nil			
6.	Borrower: M/s Swayambhu Tyres Prop: Mr Suhas Dindas Govekar Guarantor: 1.Mr. Dindas Sitaram Govekar 2.Mr Ajit Ganpat Bhogvekar 3.Mr Bharat Yashwant Rawool A/c No. 60167724368 Bank Of Maharashtra Katta Pendur	LB: 13.10 UAI: 7.57 PI: 1.00 Total: 21.67 As on 02.11.2026	Lot 6: All those pieces and parcels of land bearing Survey No 77(467 A1 A1A) Hissa No 3/1 a 6b 1/1, total area 2-29-8 out of this total area 1-49-8 out of this total area 0-23-0 net area purchased new S no 77 B1(467 A 1A 1A) TOTAL 0-23-0. Property is bounded as, On or towards East : Property of Ganpat Kashiram Govekar Pramod Arjun Govekar On or towards West : Property Of Mungekar, Shinde fernandis On or towards North : Kasal malvan Road On or towards South : Property Of Gavathe And Road Going to Kumbharmath School Together with the building and structures constructed to/to be constructed thereon and all the fixtures annexed thereto. Encumbrances known to the Bank: Nil	Symbolic	74.00	7.40
7.	Borrower: Mr. Suresh Bhargav Bobale Mrs Supriya Suresh Bobale Mr Swapnil Suresh Bobale A/c No. 60262782945 Bank Of Maharashtra Khed Branch	LB: 8.21 UAI: 10.60 PI: 0.37 Total: 19.18 As on 02.11.2026	Lot 7: Row House No 106 Admeasuring area 811 sq ft carpet in a project Shree Samarth Krupa Vishwa phase 2 situated at Gat No 524/A/3 village veral Tal Khed,Ratnagiri. Together with bulding and structures/resident block constructed thereon. Encumbrances known to the Bank: Nil	Physical	20.00	2.00

8.	Borrower: M/S Shrikrishna Enterprises Partner: Mrs. Pragati Anil Parab Priya Tejas Parab Guarantor: 1.Mr. Ratnakar Maheshwar Joshi 2. Mrs. Pragati Anil Parab 3. Priya Tejas Parab 4. Tejas Anil Parab A/c No. 60167881526 Bank Of Maharashtra Ratnagiri City Branch	LB: 10.52 UAI: 22.89 PI: 2.67 Total: 36.08 As on 02.11.2026	Lot 8: Flat no-B2 Grampanchyat H No-1274 B 5 on the Stilt Second Floor of the building Rajan Residency in the Rajan Residency Apartment admeasuring 33.11+balcony 2.88 sq mt t built up And land situated being and lying at village Karwanchiwadi in the registration Dist Ratnagiri and bearing CTS/Survey No-57 Hissa No-24/16 24/17. Encumbrances known to the Bank: Nil	Physical	6.50	0.65
9.	Borrower: M/s Beauty Soap Pro. Mrs Asiya Abdul R Mukri Guarantor: Mr. Abdul Rasid Shaikh Ahmed Mukri A/c No. : 1.60371589175 2.60371587906 3.60387544158 Bank Of Maharashtra Pali Branch	1.LB: 5.00 UAI: 2.12 PI: 0.26 Total: 7.38 2.LB: 4.84 UAI: 3.27 PI: 0.00 Total: 8.11 3. LB: 0.99 UAI: 0.28 PI: 0.03 Total: 1.30 Grand Total: 16.79 As on 02.11.2026	Lot 9: Flat No-A-103, GP H No 04/538-12, Gulab vatika apartment, Survey No 22 and Hissa No 2 At Mauje Kuwarbhav within Gram panchayat Kuwarbhav, Near Gramin Police station Karwanchwadi, Tq/Dist Ratnagiri 415612 , admeasuring super built up area 375.01 Sq Ft & carpet area 288.47 Sq Ft. and bounded as, On or towards East : Flat No. A- 104 On or towards West : Flat No. A- 102 On or towards South : Entrance passage Flat No. A- 101 On or towards North : Open space/Road Together with the building and structures constructed to/to be constructed thereon and all the fixed plant, machinery and fixtures annexed thereto. Encumbrances known to the Bank: Nil	Symbolic	7.40	0.74
10.	Borrower: Mr. Vikram Ramesh Sanaye Guarantor: Mrs. Anjali Vikram Sanaye Bank Of Maharashtra Jamsande Branch	LB: 7.53 UAI: 9.28 PI: 0.09 Total: 16.90 As on 02.11.2026	Lot 10: Flat No 102, 1st Floor, Building No A-5, Hapus Homes, S. No. 310 Hissa No. 1 admeasuring 620 Sq.Ft. situated in village Jamsande, Tal. Devgad Dist. Sindhudurg 416612 and bounded as, On or Towards North: Open Space On or Towards East: Open Space On or Towards West: Flat No. 103 On or Towards South: Staircase , Passage and lift	Symbolic	13.00	1.30

	A/c No. 60163447671		Encumbrances known to the Bank: Nil			

Last date & Time for submission of Bid/Deposit of EMD and proof: 17.11.2026 upto 04.00 pm. Bidder will have to login onto the website https://ebkray.in or "https://baanknet.com/". Registration of the Bidders is essential with this website. Bidders to upload requisite KYC documents. Please note that verification of KYC documents takes minimum four days. Hence Bidders are advised to register in advance to avoid last minute hassle.

For detailed terms and conditions of the sale, please refer to the link "https://baanknet.com/eauction-psb/x" provided in the Bank's website and also on https://baanknet.com/eauction-psb/x. (The Bank reserves the right to postpone/defer/cancel this e-auction).

Date: 02.11.2026
Place: Ratnagiri

(Umesh B. Shinde)
Authorised Officer
Bank of Maharashtra