
 <b>बैंक ऑफ महाराष्ट्र</b> <b>Bank of Maharashtra</b> एक परिवार एक बैंक	<b>Office Address :</b> Shop No. 101,102,201, Inara Business Leeway, Powerhouse Link Road, Aarogya Mandir, Ratnagiri - 415639 Email: zmrathnagiri@mahabank.co.in legal_rat@mahabank.co.in	
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**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 14.11.2025, (11.00 AM to 05:00 PM) for recovery of 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-

Sr. No.	Name of the Borrower(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.	<b>Borrower:</b> Mr. Prashant Rajaram Mestry  <b>Guarantor:</b> Mr. Mahesh Rajaram Mestry  Mr. Prakash Vasudev Panchal  <b>Branch :</b> Ratnagiri City  <b>A/c No. :</b> 1. 60150515352 2. 60432238786	1.LB: 75.00 UAI: 10.41 PI: 1.28 Total: 86.69  2.LB: 22.97 UAI: 2.16 PI: 0.04 Total: 25.17  <b>Grand Total:</b> 111.86 As on 08.10.2025	<b>Lot1:</b> All those Pieces and Parcels of Land situate being and Lying at Village Kuve, Tal.-Lanja, District-Ratnagiri, S.No./Gat No. 509/2/1, Admeasuring 0-56-70 HR, Bounded as : On or towards North : Gat No.505, On or towards East : Road On or towards West : Gat No.508 On or towards South : Gat No.510  <b>Encumbrances known to the Bank: Nil</b>	Physical	131.00	13.10
2.	<b>Borrower:</b> Ms. Bhagyashri Sahyadri Ghorpade  <b>Bank of Maharashtra</b> Ratnagiri Shivaji Nagar Branch  <b>A/c No.</b> 60162454623	LB: 9.34 UAI: 24.43 PI: 1.34  <b>Total: 35.11</b> As on 08.10.2025	<b>Lot4:</b> All those pieces and parcels of property of residential Flat No G 206 G Wing Second Floor MAHALAXMI CLASSIC Pushpendra City S No 152 Hissa No 1C/68/7 AT PO Khedshi Tal And Dist Ratnagiri Together with building and structures constructed to/to be constructed thereon and all the fixtures annexed thereto. <b>Encumbrances known to the Bank: Nil</b>	Physical	6.50	0.65



3.	<p><b>Borrower:</b> Rekha Distributors Pvt LTD</p> <p><b>Director and Guarantor:</b> Mr. Jitendra Khushalchand Jain</p> <p>Mrs. Sharda Jitendra Jain</p> <p><b>Guarantor:</b> Mr. Jitendra Bhagwan Joshi</p> <p>Mr. Jitendra Khushalchand Jain (Legal Heir of Khushalchand Rakabichand Jain)</p> <p><b>Branch :</b> Ratnagiri City</p> <p><b>A/c No. :</b> 1.60387310481 2.60387313084</p>	<p>1.LB:132.77 + UAI: 22.93 + PI: 0.33</p> <p>Total: 156.03</p> <p>2.LB: 19.69+ UAI: 2.99+ PI: 0.31</p> <p>Total: 22.99</p> <p>Grand Total: 179.02</p> <p>As on 08.10.2025</p>	<p>1.All those pieces and parcels of land situated being and lying at Village Rahataghar, District Ratnagiri within the Limits and also within the jurisdiction of Sub-Registrar, Ratnagiri having commercial shop no. 5,6A, 7,8 on the ground floor in Shree Swami Swaroopanand Commercial Complex bearing ward no. 20/51 , S. No. 68 H.No-1, S.No-69A2, H.No-2B1, 2B2, 2A, 2B3 &amp; C.S.No-2514, 2514/1 to 2514/5, 2515B, 2516/1,2516/2, 2516/3,2516/7,2516B,2515A,2516/4,2 516/5,2516/6,2516A Totally admeasuring 1135 sq. ft built up at Mauje- Rahatghar within Ratnagiri Municipal Limits, Tal &amp; Dist- Ratnagiri. Property is bounded as:</p> <p>On or towards North: CTS NO- 2523</p> <p>On or towards South : CTS No- 2513</p> <p>On or towards East : CTS No. 2517</p> <p>On or towards West : Municipal Road</p> <p>Together with the building and structures constructed to/to be constructed thereon.</p> <p>Encumbrances known to the Bank: Civil WP (st) No. 13981/2025</p>	Symbolic	115.00	11
4.	<p><b>Borrower:</b> Mr. Shailesh Janardan Waghate</p> <p><b>Guarantor:</b> Mr. Pramod Manik Sawang</p> <p><b>A/c No. 60166495633</b></p> <p><b>Bank of Maharashtra Lanja Branch</b></p>	<p>LB: 9.39 UAI: 3.98 PI: 0.01 Total: 13.38 As on 08.10.2025</p>	<p>Lot6:All those pieces and parcels of Flat/Apartmen/shop No. 204- admeasuring about 565 sq. ft. on the 2<sup>nd</sup> floor in the building No. A wing named as Shri Swami Samarth Apartment at village Mirjole Padwewadi in the Registration district Ratnagiri subdistrict Ratnagiri area of plot admeasuring about 0.09 hectors and bearing CTS/Survey No. 31 Hissa No 1/5 and bounded as below</p> <p>On or towards the North :Boundary of Land hissa No 1/4 &amp; 1/1</p> <p>On or towards the East : Boundary of land bearing H No 1/6</p> <p>On or towards the West : Boundary of old Sr No 155.</p> <p>On or towards the South :Boundary of Hissa No 1/7 ,1/8 &amp; 1/9</p> <p>Together with all the fixtures and fittings attached thereto.</p> <p>Encumbrances known to the Bank: Nil</p>	Physical	9.50	0.95
5	<p><b>Borrower:</b> Mr. Tushar Gajanan Sapale</p> <p><b>A/C No.</b></p>	<p>1.LB: 19.84 UAI: 4.14 PI: 0.16 Total: 24.14</p>	<p>All pieces and parcels of land situated being and lying at village Hodavada in registration District sindhudurg, Sub Vengurla bearing survey no 218. hissa no 08.</p>	Physical	18.00	1.80





71.50

	1.60385139957 2.60385169176  Bank Of Maharashtra Vengurla Branch	As on 08.10.2025  2.LB: 11.86 UAI: 4.68 PI: 0.76 Total: 17.30 As on 08.10.2025  Grand Total: Rs. 41.44	Admeasuring 0.02.51 hectares and bounded as under : On or towards North: S. No.218 Hissa no 4,6,7 On or towards South: Remaining area from S. No. 218 H no 8 On or towards East : S.no.152 On or towards West : Remaining area from S. No. 218 H no 8 Together with building and structures constructed to/to be constructed thereon and all the fixtures annexed thereto Encumbrances known to the Bank: Nil			
6	Borrower: 1.M/s Morya Enterprises prop. Mr Pankaj Muralidhar Dhavale  2. Pankaj Muralidhar Dhavale  Guarantor :  Mrs. Rutuja Pankaj Dhavale and Mr. Narayan Vishwanath Barke  Bank of Maharashtra, Rajapur Branch  A/c. No. – 1.60137874079  2.60094772775	1.LB : 76.20 UAI : 101.04 PI : 18.04 Total:195.28 as on 08.10.2025  2. LB : 10.63 UAI : 9.69 PI : 0.41 Total :20.73 as on 08.10.2025  Grand Total: 216.01	Lot9:All those pieces and parcels of shop No C-9 and C-10 comprising of one room with two rolling shutter admeasuring super built area of 78.60 Sq. Mts, i.e. Shop No C-9 having built up area of 42.05 sq. Mts. And Shop No. C-10 having built up area of 36.55 Sq. Mts. On the ground flooe of the building C in Satt Adhar Arcade, Near Pedem Sports Complex, bounded as follows: Bounded as under:- On or towards North: open space of the said Building On or towards South: Open space of the said Building On or towards East: Shop No C-11 of the said Building On or towards West: Shop no C-8 of the said Building Together with the building and structures constructed to/to be constructed thereon and all the fixed plant, machinery and fixtures annexed thereto. The said premises is situated on all that land situated on eastern side of the National Highway which is part of property known as 'SANTERICH RAIM' and also known as 'BILVACHEM BATA' or 'SANTERICHM PAIM'. The said property is registered in land registration office of Bardez under No. 13616 at page 127 overleaf of Book B-35 New and enrolled in Taluka Revenue Office under Matriz No. 986, 987 and 988 of second circumscription and surveyed under chalta No. 2 (part) of P. T. Sheet No. 82 of city survey of Mapusa within limits of Mapusa Municipal Council, Taluka and Sub District Bardez, North Goa Admeasuring 25169 Sq. Mts. The said property is bounded as follows:	Physical	72.00	7.20



			<p>On or towards North: By Chalta No. 15 and Chalta No. 20 of P.T. Sheet No.7 of city survey Mapusa</p> <p>On or towards South: By Chalta No. 1 and Chalta No. 18 of P.T. Sheet No. 82 of city survey Mapusa</p> <p>On or towards East: By Public Road</p> <p>On or towards West: By National Highway – 17.</p> <p>Encumbrances known to the Bank: SA 471/2023 DRT Pune</p>			
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Last date & Time for submission of Bid/Deposit of EMD and proof: 13.11.2025 upto 05:00 pm. Bidder will have to login onto the website <https://ebkgray.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 taken 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: 09.10.2025  
Place: Ratnagiri



(Umesh B. Shinde)  
Authorised Officer  
Bank of Maharashtra

