



Office Address :
 Shop No. 101,102,201, Inara Business Leeway,
 Powerhouse Link Road, Aarogya Mandir, Ratnagiri –
 415639
 Email: zmratnagiri@mahabank.co.in
 legal_rat@mahabank.co.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 17.02.2026, (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 .N o.	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	Reserv e Price Amt. (in Lakhs)	Earn est Mone y Depo sit Amt. (in Lakhs)
1.	Borrower: Mr. Ajay Ramachandra Nagvekar Co-Borrower: Mrs Ashwini Ajay Nagvekar Guarantor: Mr.Prabhakar Gopal Nagavekar Bank Of Maharashtra Ratnagiri Shivaji Nagar A/c No. : 1. 60134500505 2. 60244138036	1.LB: 5.89 UAI: 24.61 PI: 0.32 Total: 30.82 2.LB: 1.96 UAI: 7.01 PI: 0.46 Total: 9.43 Grand Total: 40.25 As on 03.01.2026	Lot1: all those pieces and parcels of land situate being lying at village Nachane ,bearing S.No. 434, H.No.134A and 134B within Nachane Gram Panchayat Limit in registration Dist. Ratnagiri sub Dist . Ratnagiri. Bounded as under:- On or towards North : Property of Vasanti Laxman Chavan On or towards South : Property of Dashrath Raghunath Nagvekar On or towards East : Remaining Land of H.No 1/4 and internal road On or towards West : Remaining Land of H.no1/4 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	28.00	2.80
2.	Borrower: Mrs. Manali Manohar Parab Co-Borrower: Mr. Manohar Vasant Parab Bank of Maharashtra Savantwadi Branch A/c No. 60136772556	LB: 12.01 UAI: 2.24 PI: 0.02 Total: 14.27 As on 03.01.2026	Lot2: 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 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	Physical	9.70	0.97



			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			
3.	Borrower: Mr. Rajesh Maruti Shedge Bank of Maharashtra Achara Branch A/c No. 60314701844	LB: 11.74 UAI: 7.22 PI: 0.01 Total: 18.97 As on 03.01.2026	Lot3:Flat No. B 102, B wing 1 st floor Rтурaj Apartment having built up area 36.83 sq.mt. carpet area 33.70 sq.mt. bearing S.No. 523(796) H.No. 3B/9B/A situated at Malvan Dist. Sindhudurg. Together with fixtures and furniture annexed thereto. Encumbrances known to the Bank: Nil	Symbolic	19.90	1.99
4	Borrower: Mrs. Shilpa Vilas Sansare Bank Of Maharashtra Ratnagiri Shivaji Nagar A/c No. 60353172867	LB: 10.71 UAI: 1.42 PI: 0.01 Total: 12.14 As on 03.01.2026	Lot4:Shop no.3 first floor , Kai. Babusheth Sansare Complex , S.No. 250 Hissa No. 1/2 and S.No. 252 , old C.S.No. 455,455/1 to 455/4 , 456(New C.S.No. 456), admeasuring 149 Sq.Ft. and bounded as under:- On or towards the North: Shop no 4 On or towards the South: stair case On or towards the East: open Space On or towards the West: wall Together with all the fixtures and furniture annexed thereto. Encumbrances known to the Bank: Nil	Symbolic	11.50	1.15
5	Borrower: Mr. Anil Kashiram Jadhav Co- Borrower: Mrs. Subhalaxmi Anil Jadhav Bank Of Maharashtra Kudal A/c No. 1. 60441640894 2.60388368533 3.60374431149 4.60441740515	1.LB:32.82 UAI:6.28 PI:0.12 Total: 39.22 2.LB:23.36 UAI:3.91 PI:0.02 Total: 27.29 3.LB:18.39 UAI:2.72 PI: 0.01 Total: 21.12 4.LB:17.59 UAI: 3.60 PI: 0.03 Total: 21.22 Grand Total: 108.85	Lot5: House No. B-1, Gram Panchayat Pinguli House No. 2592B1 (Ground Floor, First Floor and Terrace) in Samarth Residency, Having Total built up area- 870 Sq. feet. Bearing at Survey no. 25/D, Hissa No. 2B Situated at Dewoolwadi, Pinguli, Taluka- Kudal, District- Sindhudurg. Bounded as: - On Or Towards North: Road, On Or Towards South: House No. 2592B2, On Or Towards East: Road, On Or Towards West: Open Space. 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	26.50	2.65



		As on 03.01.2026	<p>Lot6: Nagarpanchayat Shop No. 3316/93C having Area of 200 Sq. feet, Shop No. 3316/ 93E having Area of 620 Sq. feet and Shop No. 3316/93F having area of 1620 Sq.feet i.e. Total Area of 2440 Sq.feet on the Ground floor in "MEHNIL PLAZA" bearing Survey No. 127(210A,) Hissa No. 15 Situated at Kudal –Malvan Road, Kudal, Taluka- Kudal, District- Sindhudurg (Maharashtra). Bounded as under:-</p> <p>On or towards North : Open Space On or towards South : Kudal- Malvan Road On or towards East : Commercial Shop On or towards West : Open Space Together with the all the fixed plant, machinery and fixtures annexed thereto. Encumbrances known to the Bank: Nil</p>	Symbolic	108.00	10.80
			<p>Lot7: Flat No.301 admeasuring 330.97 Sq. Feet (Carpet area) and on 3rd Floor, A wing in "PRATHAM RESIDENCY", Bearing Survey No. 61 Hissa No. 2E/30 Situated at Kudal, Taluka- Kudal, District- Sindhudurg (Maharashtra). Together with all the fixtures and furniture annexed thereto. Encumbrances known to the Bank: Nil</p>	Symbolic	14.00	1.40
			<p>Lot8: Flat No. 302 admeasuring 343.45 Sq.Ft. (Carpet Area) on 3rd Floor, A wing in "PRATHAM RESIDENCY", Bearing Survey No. 61 Hissa No. 2E/30 Situated at Kudal, Taluka- Kudal, District- Sindhudurg (Maharashtra). Together with all the fixtures and furniture annexed thereto. Encumbrances known to the Bank: Nil</p>	Symbolic	14.00	1.40
6	<p>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</p>	<p>LB: 13.10 UAI: 5.50 PI: 0.69 Total: 19.29 As on 03.01.2026</p>	<p>Lot9: 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</p>	Symbolic	86.50	8.65



	Bank Of Maharashtra Katta Pendur A/c No. 60167724368		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			
7	Borrower: Mr. Amol Anant Dabholkar Co- Borrower: Mrs. Riya Amol Dabholkar Bank Of Maharashtra Katta Pendur A/c No. 60312680949	LB: 7.05 UAI: 1.32 PI: 0.04 Total: 8.41 As on 03.01.2026	Lot10: Flat no. 105 ,1 st floor B wing of Rameshwar Appartment, admeasuring 679 sq. feet , CTS/ Survey No 106,Hissa No 3A1 Prop No. 1180, situated at Oras ,Sub District Kudal, Dist Sindhudurg, 416812. Bounded as : On or towards the North: Open Space On or towards the South: Staircase On or towards the East: Flat No 104 On or towards the West: Open Space Together with all the fixtures and furniture annexed thereto. Encumbrances known to the Bank: Nil	Symbolic	19.50	1.95
8	Borrower: Mr. Sanjay Madhukar Nate Co-Borrower: Mrs. Suchita Sanjay Nate Guarantor: Mr. Sambhaji Ramchandra Chavan Bank Of Maharashtra Devrukh A/c No. 60136690638	LB: 16.88 UAI: 32.02 PI: 1.92 Total: 50.82 As on 03.01.2026	Lot11: House Property at S. No. 256, Hissa no. 04 Gram panchayat H. No. 338 a/p Tamhane Tal. Sangameshwar Dist. Ratnagiri. Encumbrances known to the Bank: Nil	Physical	13.00	1.30
9	Borrower: M/s Deep Coir and Coco Works Pro. Mrs. Deepali Naresh Kalmethar Bank of Maharashtra, Malvan Branch A/c No. - 1)60353713365 2)60347043908 3)60361545617 4)60395973970	1)LB : 3.49 UAI : 1.21 PI : 0.16 Total :4.86 2) LB: 40.20 UAI : 22.78 PI: 0.18 Total: 63.16 3) LB:2.09 UAI: 0.67 PI:0.03 Total: 2.79 4) LB: 10.00 UAI:2.51 PI: 0.23 Total: 12.74 Grand Total: 83.55	Lot 12: All those pieces and parcels of land bearing Gram Panchayat Kolamb House No. 1123, Survey No.: 130, Hissa No.: 5E/2/2, area of 0.17.29 Ha PK of 0.06.70 total 0.23.99 Ha in the name of Mrs. Deepali Naresh Kalmethar within Revenue Village: Nivhe, Taluka: Malvan, Dist.: Sindhudurg, bounded as under On or towards East : Property of Shri Devidas Kalmethar On or towards West: Fencing Wall and Property of Shri Bapu Parab On or towards North : Road and Property of Smt. Pooja Acharekar On or towards South : Fencing Wall and Property of Shri Krishna Parab Together with the building and structures constructed to/to be constructed thereon and all the fixed plant, machinery and fixtures annexed thereto.	Symbolic	54.10	5.41



		as on 03.01.2026	Encumbrances known to the Bank: Nil			
10	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: 9.33 PI: 0.30 Total : 17.84 As on 03.01.2026	Lot 13: Row House No 106 Admeasuring area 811 sq ft carpet in a project Shree Samarth Krupa Vishwa phase 2 situated at Gat No 524/A3 village veral Tal Khed, Ratnagiri. Together with bulding and structures/resident block constructed thereon. Encumbrances known to the Bank: Nil	Physical	31.50	3.15
11	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 Bank Of Maharashtra Ratnagiri City Branch A/c No. 60167881526	LB: 41.72 UAI: 16.92 PI: 1.87 Total: 60.51 As on 03.01.2026	Lot 14: Flat no-104 first Floor of the building Sai Kiran View in the Saikiran View Apartment admeasuring 45.20 sq. mts, 640 sq.ft built up land situated being and lying at village Ambeshet in the registration Dist Ratnagiri and bearing CTS/Survey No- 7A Hissa No- 11/8/1. Encumbrances known to the Bank: Nil	Symbolic	14.50	1.45
			Lot 15: Flat no-102 first Floor of the building Sai Kiran View in the Saikiran View Apartment admeasuring 54 sq. mts, 750 Sq.ft built up And land situated being and lying at village Ambeshet in the registration Dist Ratnagiri and bearing CTS/Survey No- 7A Hissa No-11/8/1. Encumbrances known to the Bank: Nil	Symbolic	16.50	1.65
			Lot 16: Flat no-A2 Gram panchayat H No- 1274 A 12 on the Stilt Second Floor of the building Rajan Residency in the Rajan Residency Apartment admeasuring 24.20+balcony 2.86 sq mt 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	Symbolic	5.70	0.57

			Lot 17: 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	Symbolic	7.50	0.75
12	<p>Borrower: Mr. Vikram Ramesh Sanaye</p> <p>Guarantor: Mrs. Anjali Vikram Sanaye</p> <p>Bank Of Maharashtra Jamsande Branch</p> <p>A/c No. 60163447671</p>	<p>LB: 7.65 UAI: 7.93 PI: 0.06</p> <p>Total: 15.64 As on 03.01.2026</p>	<p>Lot 18: 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</p> <p>Encumbrances known to the Bank: Nil</p>	Symbolic	15.20	1.52
13	<p>Borrower: M/s Shree Narayan Industries Pro. Mr. Shashikant Pandharinath Damle</p> <p>Guarantor: 1.Mr. Gangadhar Govind Damle 2.Mohan Pandharinath Damle</p> <p>Bank Of Maharashtra Ratnagiri City Branch</p> <p>A/c No. 20108633488</p>	<p>LB: 10.43 UAI: 3.21 PI: 0.41</p> <p>Total: 14.05 As on 03.01.2026</p>	<p>Lot 19: All those pieces and parcels of land situated being and lying at village Golap, mauje Golap S. No. 265 Hissa No. 2/B/1/109 admeasuring 0-04-25 Hr bearing plot no.71. Together with structure constructed / to be constructed thereon and all the fixtures and furniture annexed thereto.</p> <p>Encumbrances known to the Bank: Nil</p>	Symbolic	12.50	1.25



14	<p>Borrower: Mr. Dhanraj Deepaji Choudhari</p> <p>Guarantor: Mr. Ashokkumar Narsing Parihar</p> <p>Bank Of Maharashtra Kuwarbav Branch A/c No. 60387644607</p>	<p>LB: 6.82 UAI: 1.86 PI: 0.01</p> <p>Total: 8.69 As on 03.01.2026</p>	<p>Lot 20: Gala No. 7, Ground Floor, Kohinoor City Centre, CTS No. 2248, 2248/1, 2247, 2247/1, 2247/2, 2237, 2237/1, 2236, admeasuring 22.67 Sq.mtr. situate at Ram Lane, Ratnagiri, within local limits of Ratnagiri Municipal Council and registered in the name of Mr. Dhanraj Deepaji Choudhari in the Registration Sub-District Ratnagiri and Registration District Ratnagiri.</p> <p>Encumbrances known to the Bank: Nil</p>	Symbolic	13.50	1.35
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Last date & Time for submission of Bid/Deposit of EMD and proof: 16.02.2026 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 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: 13.01.2026
Place: Ratnagiri



