



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

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 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 **Physical 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 on **20.05.2025 between 11.00 am 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 Borrower(s) and Guarantor(s), amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit are also given as under:

Sr	BRANCH NAME	Borrower	Guarantor	Short Description of immovable property with known encumbrances	Amount Due as per demand notice	Reserve Price (In Rs)
1	ARB NAVI MUMBAI	M/s Unanimous Infra Pvt Ltd Add 4, Runwal Shopping Centre CHS, Plot No 42 15th Road Mr Harish Shankarlal Kothari (Director) Mrs Anju Harish Kothari (Director) Add 084/42 Runwal Shopping Centre, 15th Road R C Marg, Next to Golden Lawn Restaurant Chembure, Mumbai 400071	1.Mrs Bharati Mahendra Patel Add: A2, Neelkanth Complex, Parsi Wada, Andheri East, Sahar, Mumbai 400099 2. Mr Rohan Francis Pereira 3. Mr Rodney Francis Pereira 4.Rodney Francis Pereira 5.Meena Francis Pereira 6.Francis Dominic Pereira Add: Shanta House,Bolinj Sopara Road, Opp Samadhan Rise Mill, Bolinj Virar West, Japke Wadi, Thane Vasai, 401303	Rohan Water Park and Holiday Resort Constructed on Plot of Land along with Building on survey No 49/1, Gut no 49pt. Hissa No -1 Village Sajan, Sajan Naka Alonde, Dist Palghar 401605 adm. 18300.00 Sq. Mtr.	On 01.07.2019 Rs. 34904404.32/- plus unapplied interest there on @ 11.65% p.a. with monthly rests, w.e.f. 29.05.2019, plus all costs, charges and expenses or other incidental charges incurred thereof.	26650000
2	ARB NAVI MUMBAI	M/s Sunita Fabrics Prop. Mrs Sunita Idnani Add: Gala No 3 JB Industrial Area, Opp Bajrang Ice Factory, Khemani, Ulhasnagar 2 Thane	Mr Rajesh Idnan, Mr.Vijay Idnani Add: House No 8, Paranjape Chawl, Behind Shiv Mandir, Opp Sandya Chaya Apartment, Ambemath Dist Thane	Flat No 501 5th Floor Mannat Villa, Sheet No 60, Room No 1857, Block No C 929, Ward No 46 CTS No 24477, Khata No 39D0013848100 Sr No 39/6695, Ulhasnagar Camp 5 Dist Thane 421005 Area : 835 Sq ft Carpet	On 03.01.2017 for Rs. 9382038/- plus unapplied interest thereon @ 11.70% p.a. with monthly rests, w.e.f. 02.01.2017 Commercial loan, plus all costs, charges and expenses or other incidental charges incurred thereof	2190000
3	ARB NAVI MUMBAI	Mr Mahendra Ramchandra Babar Mr Ramchandra Maruti Babar Add:Flat No.1004, Asian Tower, PlotNo. 56, Sector 11, Kamothe,Navi Mumbai, Tal. Panvel, Dist. Raigad-4102063	NA	Flat No 403 4th Floor Param Shree Near Church Bhopar Road,Nandivali Dombivali East Thane 421204 adm.383.60 Sq. Ft. Carpet.	On 1/03/2019 Rs.7559783/- plus unapplied interest thereon @ 9.30% p.a. with monthly rests, w.e.f. 01/02/2019 HSG Loan, plus all costs, charges and expenses or other incidental charges incurred thereof.	1550000
4	ARB NAVI MUMBAI	Mr Navnath Ramane (Borrower) Mr Aniket Navnath Ramane (Co borrower) Add: 304, Sai Tirth Tower, Siddhartha Nagar, B wing, Kopri, Thane East	NA	Flat no. 1304, Shreepati Residency,B2, Khidkali Village, Desai, Thane 400612 Area: 631 Sq ft Carpet	Rs.74,14,826 plus unapplied interest @ 8.65% from 22.05.2018 plus further interest, all costs, charges and expenses or other incidental charges thereof	3250000
5	ARB NAVI MUMBAI	M/S Anand Metal Roofing Prop Anandkumar H Shrivastav. Add:2,Riddhi Siddhi Apartment, Kamata Road, Uran, Raigad 400702	Mrs Sangeeta Anandkumar Shrivastav Add: 2,Riddhi Siddhi Apartment, Kamata Road, Uran, Raigad 400702	Shop No 11 and 12 Ground Floor, Hariraj Apt, Survey No 70, Hissa No 4, Village Kalambhe, Sahapur, Thane Area: 1663 Sq ft Built up	Rs. 26904164 plus future interest thereon @12% w.e.f. 01/05/2019 plus all costs, charges and expenses or other incidental charges incurred thereof	7750000
6	ARB NAVI MUMBAI			Shop No 13 and 14 Ground Floor, Hariraj Apt, Survey No 70, Hissa No 4, Village Kalambhe, Sahapur, Thane Area: 2201 Sq ft Built up		5850000
7	ARB NAVI MUMBAI	M/s Kochar Fabric Prop Dineshkumar Kochar Add: Gala No 1, 1st Floor, Grampachayat House No 1116 Building no D 5 in Shree Arihant Compound, Reti Bunder Road, Kalher, Bhiwandi Thane 421302	Mrs Mamta Dineshkumar Kochar Add: Gala No 1 1st Floor, Grampachayat House No 1116 Building no D 5 in Shree Arihant Compound, Reti Bunder Road, Kalher, BhiwandiThane 421302	Gala No 1, 1st Floor, Grampachayat House No 1116 Building no D 5 in Shree Arihant Compound, Reti Bunder Road, Kalher, Bhiwandi Thane 421302 adm. Area: 2432.81 Sq. Ft. built up	On18/04/2022, Rs.3432897/-plus unapplied interest there on @ 8.25% p.a. with monthly rests, w.e.f. 02/04/2022 Term Loan & FITL, plus all costs, charges and expenses or other incidental charges incurred thereof.	3650000
8	ARB NAVI MUMBAI	M/s. Alpha Marine Services Mrs.Zarina Hasan Kutchi Mrs. Halima Ilyas Kutchi	Mr.Ismail Hasan Kutchi Iqbal Hasan Kutchi	Commercial Premises at Godown No. 1, Ground floor, New Cadai Queen CHS Ltd., 19A, Veer Savarkar Marg, Mahim, Mumbai-400 016(Area: 385 Sq ft 385 Carpet)	On 30/04/2014 for outstanding dues of Rs. 64,53,575/- under Cash Credit Account & Rs.3,17,49,752/- under Term Loan plus further interest, all costs, charges & expenses or other incidental charges thereof.	5600000
9	ARB NAVI MUMBAI	Mrs Komal Tolani (Borrower) Mr Gulab Tolani (Co Borrower) Mr Ajay Tolani (Co Borrower) Mr Vijay Tolani (Co Borrower) Add Tolani Bhavan, Barrack No 1696 Room No 2 Section 25 Ulhasnagar Camp IV 421004	Mr Hitesh Gulab Tolani Add Tolani Bhavan, Barrack No 1696 Room No 2,Section 25 Ulhasnagar Camp IV 421004	Flat No.201, 2nd Floor, Meridian Apartment, Block no A 583 Room No 1166, City Survey No 22373, Sheet No 38, Krishna Nagar, Section 25, Ulhasnagar Dist Thane 421004 Area :adm 640 Sq Ft	On 19.07.2022, Rs 6337928/- plus unapplied interest @9.40% thereon with monthly rests, w.e.f. 19.07.2022 loan, plus all costs, charges and expenses or other incidental charges incurred thereof	1750000
10	ARB NAVI MUMBAI	Mr. Anandkumar H Shrivastav Mrs. Sangeeta A Shrivastav Flat No 8, Rubina Apartment Uran, Karanja Road Uran, Raigad 400702	NA	Bungalow No RSC 11, Plot No36, Panchpakhadi, Veer Savarkar Nagar, Thane West 400606. Admeasuring 2000 sq.ft and bearing CTS/Survey Nos. Plot no 36 together with the building and structures/ residential block constructed thereon admeasuring 1987 sq.ft.(carpet area) in aggregate consisting of ground + TWO Floors	On 03.05.2019, Rs.22291829.00/-plus unapplied interest thereon @ 8.85% with monthly rests, w.e.f. 26.04.2021 plus all costs, charges and expenses or other incidental charges incurred thereof.	15000000
11	ARB NAVI MUMBAI	M/s Sant Trading Co Mr Santoshkumar Kadam Shop No 2, Plot No 211, GES Shirwane,	Mrs Madhu Santosh kumar Kadam Add Flat No.605, Shah Complex-IV, Plot No.10 Palm Beach Road, Sector-14,	Bungalow No 08, Magic Hill, Ambivli Village, Tal. Khalapur, Dist Raigarh 410202 Area: adm 1679 Sq ft	On 20.09.2022, Rs.1,43,86,016 plus unapplied interest thereon with monthly rests, w.e.f. 20.09.2022 plus all costs,	3426000

		Room No 2 Section 25 Ulhasnagar Camp IV 421004		Area :adm 640 Sq Ft		
10	ARB NAVI MUMBAI	Mr. Anandkumar H Shrivastav Mrs. Sangeeta A Shrivastav Flat No 8, Rubina Apartment Uran, Karanja Road Uran, Raigad 400702	NA	Bungalow No RSC 11, Plot No36, Panchpakhadi, Veer Savarkar Nagar, Thane West 400606. Admeasuring 2000 sq.ft and bearing CTS/Survey Nos. Plot no 36 together with the building and structures/ residential block constructed thereon admeasuring 1987 sq.ft.(carpet area) in aggregate consisting of ground + TWO Floors.	On 03.05.2019, Rs.22291829.00/-plus unapplied interest thereon @ 8.85% with monthly rests, w.e.f. 26.04.2021 plus all costs, charges and expenses or other incidental charges incurred thereof.	15000000
11	ARB NAVI MUMBAI	M/s Sant Trading Co Mr Santoshkumar Kadam Shop No 2, Plot No 211, GES Shirwane, Nerul, Navi Mumbai, Thane 400706	Mrs Madhu Santosh kumar Kadam Add Flat No.605, Shah Complex-IV, Plot No.10 Palm Beach Road, Sector-14, Sanpada, Navi Mumbai- 4000705	Bungalow No 08, Magic Hill, Ambivli Village, Tal. Khalapur, Dist Raigarh 410202 Area: adm 1679 Sq ft	On 20.09.2022, Rs.1,43,86,016 plus unapplied interest thereon with monthly rests, w.e.f. 20.09.2022 plus all costs, charges and expenses or other incidental charges incurred thereof	3426000
12	PANVEL	1. Mr. Ganesh Maruti Hande 2. Mr. Dinesh Maruti Hande A-407, Vighnagar CHS, D P Wadi, Ghodapdev Road, Byculla East, Mumbai-400033. Also at A-403, on 4th Floor, Dharati Villa, Co-op Hsg, Society, situated at Plot No. 80, Sector 35 in Kamothe Panvel -410206.	NA	A-403, on 4th Floor, Dharati Villa, Co-op Hsg. Society, situated at Plot No. 80, Sector 35 in Kamothe Panvel -410206. Admeasuring 379.36 sq ft Carpet area.	Rs.34,00,503/- plus unapplied interest 1,05,885/- from 15.10.2023	3400000
13	VARSAI	1. Mr Gajendra Dhanraj Surana At Po Vavoshi Tal Khalapur Dist Raigad-402107 2. Mrs Jyotibala Gajendra Surana At Po Vavoshi Tal Khalapur Dist Raigad-402107	Mr Ajit Milapchand Jain At Po Vavoshi Tal Khalapur Dist Raigad	Residential Flat no.404, Survey no.2841, Fourth Floor, Laxmi Residency at Vihari, Khopoli, Khalapur Raigad. Admeasuring 540 sq ft. built up area.	Rs.9,06,103.44 plus unapplied interest from 04.03.2023 towards housing loan facility and Rs.3,87,435.93 plus unapplied interest from 04.03.2023 towards top up housing loan facility	1530900
14	WASHI TURBHE NAVI MUMBAI	1. Mr Sandeep Baban Pawar (Borrower) 2. Mrs Sangeeta Sandeep Pawar (Co-borrower) Flat No.C301, 3rd floor, C Wing, Plot No B-49 Airoli Surjiddham, Sector 20B, Airoli Navi Mumbai, Distt.Thane, Maharashtra 400708 Also at H No.579/1, Chougule Niwas, Sainath Wadi, Sector 1A Airoli Gaon, Navi Mumbai, Distt. Thane 400708 Also at 1/1, Chougule Chawl, Sainath Wadi, Sector 1A Airoli Gaon, Navi Mumbai, Distt. Thane, Maharashtra 400708	NA	Flat No.C-301, 3rd floor, C Wing, Plot No B-49, Airoli Surjiddham, Sector 20B, Airoli, Navi Mumbai, Distt.Thane. Admeasuring 468 sq. ft. built up area.	Rs.52,52,065.00 plus unapplied interest from 16.11.2023 towards Housing Loan Facility	4100000

EMD 10% of Reserve Price

Date of Inspection: 16.05.2025

Contact Details: - For Sr. No. 1 to 11 Mr. Man Mohan Murmu, Branch Manager, ARB Branch-9552808185, Miss Deepali P. Sarmalkar, Manager ARB 9137109848.

For Sr. No. 12 to 14 Mr. Niranjan Kumar Sinha Sr. Manager 9765418865, Mrs. Megha T. Jaulkar, Sr. Manager 8424038477.

For detailed terms and conditions of the sale, please refer to the link "<https://www.bankofmaharashtra.in/proposal.asp>" provided in the Bank's website and also on E-bkay portal (www.baanknet.com)

Date: 05.05.2025

Place: Navi Mumbai

Authorised Officer &

Bank of Maharashtra, Navi Mumbai Zone