

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 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 **28.10.2025 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	Guarantors	Short Description of Immovable property with known encumbrances	Amount Due as per Demand Notice	Reserve Price
1	ARB 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, Kaiher, 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, Kaiher, Bhiwandi Thane 421302)	Gala No 1 1st Floor, Grampachayat House No 1116 Building no D 5 in Shree Arihant Compound, Reti Bunder Road, Kaiher, Bhiwandi Thane 421302 adm. 2432.81 Sq. Ft. built up Type of Possession : Physical.	On 18/04/2022 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	Rs. 3105000/-
2	ARB Mr. Manjeet Ranjeet Jeth, K N Gaikwad Marg, Near Galli No. 7, Siddharth Colony, Nivruki Kachru Ahire, Plot No. 37, Room No. 4, Galli No. 6, Chembur, Mumbai- 400071 Flat No. 201, Parivartan CHS, Plot No. 27, 28, 30/1, 31, Sector No. 6 A, Kamothé, Navi Mumbai- 410209	Mrs. Sonam Manjeet Jeth K N Gaikwad Marg, Near Galli No. 7, Siddharth Colony, Nivruki Kachru Ahire, Plot No. 37, Room No. 4, Galli No. 6, Chembur, Mumbai- 400071. Flat No. 201, Parivartan CHS, Plot No. 27, 28, 30/1, 31, Sector No. 6 A, Kamothé, Navi Mumbai- 410209	All the piece and Parcel of Flat No. 201, 2nd Floor, A Wing, Parivartan CHS, Sector No. 6A, Plot No. 27, 28, 30, 30/1, 31, Kamothé, Navi Mumbai- 410209 adm. 495.00 Sq. ft. Type of Possession : Symbolic	On 03.09.2022 Rs 35,17,936/- plus unapplied interest thereon with monthly rests, w.e.f. 03.09.2022 loan, plus all costs, charges and expenses or other incidental charges incurred thereof.	Rs. 2525000/-
3	ARB Ajay Madane , Flat No. B-1501, 15th Floor, Sanghavi Solitaire, Plot No. 22 B(P), Opp. Sukurwadi Bus Stand, Village- Kanheri, Carter Road, Borivali (East) Mumbai- 400066 Also at: Flat No. B/2/104, Anandmayee Society, Sector XI, Shanti Nagar, Mira Road (East) Mumbai- 401107	Mrs. Sucheta Ajay Madane Mr. Pratik Ajay Madane Flat No. B-1501, 15th Floor, Sanghavi Solitaire, Plot No. 22 B(P), Opp. Sukurwadi Bus Stand, Village- Kanheri, Carter Road, Borivali (East) Mumbai- 400066	Flat No. B-1501, 15th Floor, Sanghavi Solitaire, Plot No. 22 B (P), Opp. Sukurwadi Bus Stand, Village Kanheri, Carter Road, Borivali (East), Mumbai- 400066 Area: 1080 Sq ft Carpet Type of Possession : Symbolic	On 12.09.2022 Rs.16514018.00 plus unapplied interest thereon with monthly rests, w.e.f. 12.09.2022 plus all costs, charges and expenses or other incidental charges incurred thereof.	Rs. 19654000/-
4	ARB SUJIT TANDEL 03, Mangale Ali Alewadi, Boisar, At Post Boisar, Taluka & Dist. Palghar- 401501	Mrs. Harshada Avinash Koli 03, Mangale Ali Alewadi, Boisar, At Post Boisar, Taluka & Dist. Palghar- 401501	Flat No. 805, 8th Floor, building known as Pitambara Gyanvati Heights, Village Old Dombivli, Survey No. 26, Hissa No. 19, Dombivli West, Taluka Kalyan, Dist. Thane- 421202 Type of Possession : Physical	On 12.06.2023 Rs 78,66,549/- plus unapplied interest thereon with monthly rests, w.e.f. 13.06.2023 loan, plus all costs, charges and expenses or other incidental charges incurred thereof	Rs. 3672000/-
5	ARB Sunmark Global Exports Pvt Ltd Mrs Waikar S Shinde(Director), Mrs Kavita S Pote (Mortgagor), Mrs Sampada C Kadam (Director) Mr. Shailesh Parshotamdas Patel (Mortgagor) (B-106, Techno City, X/4/1, TTC Industrial Area, MIDC Mahape, Navi Mumbai- 400710) Also at: Sunmark Global Exports Pvt Ltd Factory: C-374, TTC Industrial Estate, Pawane, MIDC, Navi Mumbai- 400614	Na	Flat No. 206, 2nd Floor, Shivram Apartment, B Wing, Malad Laldas CHS Ltd. 34, Ramchandra Lane, Malad West, Mumbai- 400064 Area adm. 1212 Sq. Ft. built up. Type of Possession : Symbolic	On 28.04.2022 Rs.9886465.05 plus unapplied interest thereon @ 12.70% with monthly rests, w.e.f. 01.06.2021 and Rs.15983785 plus unapplied interest thereon @ 10.30% with monthly rests, w.e.f. 20.06.2021 and Rs.2869718 plus unapplied interest thereon @ 9.30% with monthly rests, w.e.f. 22.12.2020 and Rs.5198741 plus unapplied interest thereon @ 9.50% with monthly rests, w.e.f. 01.07.2021 plus all costs, charges and expenses or other incidental charges incurred thereof	Rs. 14800000/-

6	ARB Navi Mumbai Mr. Pramod Haribhau Vishe Mrs. Prerna Pramod Vishe Flat No. 1101, 11th Floor, Building No. 6, River View Classic, Opp. Agrawal School, Off Adharwadi Road, Kolivali, Kalyan (W)- 421301	Mr. Rajesh Shrirang Kotrike Flat No. 104, Som- Shivam 09, Mansarovar Garden, Varaldevi Road, Bhiwandi- 421302	All the piece and Parcel of Flat No. 1101, 11th Floor, Building No. 6, River View Classic, Opp. Agrawal School, Off Adharwadi Road, Kolivali, Kalyan (W)- 421301 adm. 49.72 Sq. Mtr Carpet and open terrace 5.57 Sq. Mtr. Type of Possession : Symbolic	On 14.03.2018 Rs2463408 /- plus unapplied interest @ 10.50% thereon with monthly rests, w.e.f. 14.03.2018 loan, plus all costs, charges and expenses or other incidental charges incurred thereof.	Rs. 4060000/-
7	ARB M/s Rasool Textiles, Prop Noor Mohd Gulam Rasool Add: 1177, Yaseen Manzil Gaibi Nagar Opp Amjadiya School, Bhiwandi 421302, Dist Thane, Maharashtra	1.Mr. Mohd Yasin Dinkar 2. Mr. Gulam Akhtar Mohd Yaseen Khan 3.Mr. Juned Gulam Akhtar Khan 4.Mr. Shoyeb Gulam Akhtar Khan All Resident at- 1177, Yaseen Manzil Gaibi Nagar Opp Amjadiya School, Bhiwandi 421302, Dist Thane, Maharashtra	Gala / Power loom shed bearing Municipal House No 1645/0 situated on gulavi Chowk, Sahyog Nagar, Near Hanuman Mandir and Hotel Yesh, Shanti Nagar, Village Nagaon, Tal Bhiwandi, Thane 421302 adm 269.22 sqr mtrs Type of Possession : Physical	Rs. 10011479.89 plus unapplied interest of Rs. 466075.00 plus future interest @ 12.00 p.a. w.e.f. 04.05.2019.	Rs. 2775000/-
8	KHARGHAR 1. Mr. Sachin Sarjerao Patil (Borrower) 2. Mrs. Pradnya Sachin Patil (Borrower) K-2/20 5th floor Spagetti CHS Sector 15, Kharghar Navi Mumbai- 410210	#N/A	Equitable Mortgage of the flat no. 402 4th floor, Silver Apartment plot no. 84 Talaja Parvel. Admeasuring 581 sq. ft. Built up area. Type of Possession : Physical	Rs. 7,47,716.98 plus unapplied interest @ 9.60% from 13.11.2023 towards housing loan facility plus cost and expenses incurred	Rs. 2831000/-
9	TALOJA 1) Mrs Chetana Ravindra Kurle (Co-borrower and Legal heir of Mr Ravindra Shankar Kurle), Flat no.205, Gayatri Homes, Plot no.42B, Sector 5, Taloja Phase 1, Navi Mumbai 410208	NA	Flat no.205, 2nd Floor, Gayatri Homes, Plot no.42B, Sector 5, Taloja Phase 1, Navi Mumbai 410208. Admeasuring 253 sq. ft. Built up area. Type of Possession : Physical	Rs.13,76,334/- plus unapplied interest from 10.04.2023 towards Housing Loan facility and Rs.3,52,082/- plus unapplied interest from 10.04.2023	Rs. 1350000/-
10	ALIBAG 2. 1. M/s Okie Ventures Prop Mr. Jatin Amrutlal Masand Office No. A-1004, 10th Floor, Kanakia Wall Street, Andheri East, Andheri Kurla Road, Chakala MIDC. Pin Code -400099	2. Mr. Paramjeet Singh Sikka 202, Himpushp Building Plot No. 17C, Sector 20, Near Shanidev Mandir, Navi Mumbai-400708. 3. Mrs. Geeta Amrutlal Masand D 401, Grace Vasant Oscar LBS Road, Mulund West, Mumbai-400080	Three commercial property, unit no. 214, 215 & 240, 2nd Floor, Kohinur Industrial Complex, Talaja, Plot no. J-7, J-8, J-9, Tondhare Parvel, Raigadh-410208. Admeasuring 1462 sq. ft. Built up. Type of Possession : Physical	Rs.2,07,88,754.00/- plus unapplied interest w.e.f. 2011012023 at 12.55%o/p.a towards towards Housing loan account other charges and expenses if any for cash credit facilities	Rs. 5750000/-

EMD 10% of Reserve Price | Date of Inspection: 15.10.2025

Contact Details: - For Sr. No. 1 to 7, Mr. Man Mohan Murmu, Branch Manager, ARB Branch-9552808185, Miss Sapna Tekwani, Manager ARB 9898499411.

For Sr. No. 8 to 10 Mrs. Megha T. Jaulkar, Sr. Manager 8424038477.

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

Date : 08.10.2025

Place: Navi Mumbai

Sd/- Authorised Officer & Bank of Maharashtra,
Navi Mumbai Zone