



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 **17.03.2026 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 No	Branch	Borrower Name / Address	Guarantor	Short Description of immovable property with known encumbrances Possession Type	Amount Due as per demand notice	Reserve Price(In Rs)
1	ARB	Mr. Muzaffar Ali Asgar Ali Shaikh (Borrower/Mortgagor) Room No. 7, Chawl No. D-10, BMC Colony, Park Site, Vikhroli West, Mumbai- 400079	Na	Flat No 401, 4th Floor, Krishna Empires, Plot No 115, Sector-24, Pushpak Node, Panvel, Taluka- Panvel, Dist- Raigad, Pin-410206 Possession Type:- Symbolic	Rs 3961265 plus unapplied Int plus legal exp incurred till less less recovery if any	3843000
2	ARB	JITENDRA BHOJAL DAS	Mr. Navin Narhari Bittling C/O Mrs. Laxmi Malesham Bhumala, Flat No. - 203, A - Wing, Progressiven Apartment, M.B. Estate Near Masjid, Virar West, Maharashtra - 401303	Flat No. 201, A Wing, Building No4, Rushabh Heights, Sector-II, Village-Dongre, Taluka-Vasai, Dist-Palghar Possession Type:- Symbolic	Rs.48,36,974 Plus unapplied interest towards housing loan facility	5674000
3	ARB	SUNIL JAGDISH KUSHWAHA	Mrs Vandana Kushwaha Flat No 403, 4th Floor Mangal Murti Complex, Plot No 19B, Sector-30, Owe, Kharghar, Taluka-Panvel Dist-Raigad	Flat No 403, 4th Floor Mangal Murti Complex, Plot No 19B, Sector-30, Owe, Kharghar, Taluka-Panvel Dist-Raigad Possession Type:- Symbolic	Rs 3458628/- along with interest thereon plus legal expenses incurred till date less recovery if any	3643121
4	ARB	Sainath Shankar Patil Flat No 703, 7th Floor, A Wing, Building No 02, Walchand Nagar, Vill Rai, Bhayander(West), Thane	Shankar Tukaram Patil Flat No 703, 7th Floor, A Wing, Building No 02, Walchand Nagar, Vill Rai, Bhayander(West), Thane	Flat No 703, 7th Floor, A Wing, Building No 02, Walchand Nagar, Vill Rai, Bhayander(West), Thane Possession Type:- Symbolic	Rs. 2605138.00 Along with further interest and expenses.	3506250
5	ARB	REKHA ARUN SINGH at no.701 & 702 sale building wing B sai sadan shastri Nagar Balrajeshwar mulund(WEST) Mumbai-400080	Na	Flat no 702, 7th floor, B Wing, Sai Sadan Building, CTS no 6(Pt), 7/7/1 to 7/3, 9, 9/1 to 9/4 and 10(pt) of S.No 256 & 257, Village Mulund (West), Shastri Nagar, Bal Rajeshwar Road, Mulund, Taluka Kurla District Mumbai-400080 Possession Type:- Physical	Rs 81,36,456/- plus unapplied interest thereon apart from penal interest plus incidental charges and expenses less recovery if any	2900000
6	ARB	M/s Balaji Textile Prop: Mr. Rajendra Laxmipati Katia House No. 263, Katia Niwas, Near Padmanagar Police Chowki, Agra Road, Padmanagar, Bhiwandi, Thane- 421302	Mr. Laxmipati Komarappa Katia and Mr. Rajesh Kumar Kailaschand Khanna	All the piece & Parcel of Gala No.2, Ground + 3 upper floor, residential building situated on Land bearing S.NO 29/1, CTS No.9113, Village Kamatghar, Padmanagar, Bhiwandi, Thane-421302 adm. 7772.00 Sq. ft. Carpet Possession Type:- Symbolic	On 17.06.2021 Rs 3,53,13,867.59/- plus unapplied interest thereon with monthly rests, w.e.f. 17.06.2021 loan, plus all costs, charges and expenses or other incidental charges incurred thereof.	19798000
7	ARB	M/s Sarvajee Textile Prop. Mr. Anil Hiranand Rajwani Office No.10 - A, Rattan Shopping Complex, Aman Talkies Road, Ulhasnagar 421002	Haresh Hiranand Rajwani Bungalow No. 16, B K No. 543, SIRU Chowk, Ulhasnagar 421002 Mrs. Madhu Hiranand Rajwani Bungalow No.16 B K No.543, SIRU Chowk, Ulhasnagar 421002	Shed (Patra Shed) Bearing Unit No. 343 (p) Sheet no. 63, Plot no. 15 and 16 (Original Plot no. 25) Ulhasnagar 421002 Dist. Thane Possession Type:- Symbolic	Rs. 5017159.00 Plus unapplied interest thereon @ 13.20% p.a.w.e.f. 28.05.2027.	4794000
8	ARB	Mr. Harun Kasam Bhokiya Flat No. 303, 3rd floor, in the building known as Ashirwas corner opposite neelam park, near Sanghvi complex, Payyade Residency Road, Mira road (E) Situated at Bhayander, District - Thane	Mrs. Saruben Harun Bhogiya Flat No. 303, 3rd floor, in the building known as Ashirwas corner opposite neelam park, near Sanghvi complex, Payyade Residency Road, Mira road (E) Situated at Bhayander, District - Thane	All the pieces and parcel of land situated being and lying at Flat No. 303, 3rd floor, in the building known as Ashirwas corner opposite neelam park, near Sanghvi complex, Payyade Residency Road, Mira road (E) Situated at Bhayander, District - Thane Possession Type:- Symbolic	Rs. 35,97,697.00 plus un-applied interest + Int. thereon @ 7.40% + 2% penal interest w.e.f. 01/09/2021 till date	4725000
9	ARB	JIGNESH VASANT JETHVA 102/A Shri Ganesh CHS Gavanpada, Near fire Brigade Mulund East, Mumbai 400081	Seema Jignesh Jethva 102/A Shri Ganesh CHS Gavanpada, Near fire Brigade Mulund East, Mumbai 400081	Residential Flat No. 207 situated at 2 nd floor, Phase II Building Known as Shiv Opal Wadhava Rhodesia, survey No. 158 Hissa No. 9P Village Kamatghar Tal Bhiwandi & Dist-Thane-421302. Possession Type:- Symbolic	Ledger Balance Rs. 34,76,732 And unapplied interest Rs. 2,82,756.45 =Total Rs. 37,59,488.45	2034900

10	ARB	Mr. Santosh Pandurang Gharat At Post Pargaon, Taluka and Dist Palghar 401102	Sheikh Akhtar Abdulla Punjari Sipra Apartment C Wing Near Naniwadekar Hospital Palghar 401404. Dipali Dilip Patil Laxmi Nagar Kardal D Wing Saphale East Saphale Dist Palghar 401102. Mr. Gangaram Shamrao Gharat At Post Pargaon Taluka Dist Palghar 401102.	Residential House No. 497 consists of ground +1 st floor village Paragoan Tal & Dist-Palghar. Possession Type:- Symbolic	Rs.2247896/- plus unapplied interest from 31.05.2023	1793500
11	CBD BELAPUR	M/s Shree Jyotirling Distributor (Proprietor Mr. Sandeep Amrut Kurade) Address: Shop no 1, Ground Floor, Plot no 462, Market Yard, Panvel, District Raigad, Maharashtra 410 206	Mr. Amrut Krishna Kurade Flat no B/202, 2nd Floor, Building no 2, Shree Sai Shardha CHSL, Plot no 12, Sector 17, Khanda Colony, New Panvel (West), District Raigad 410 206	Flat no B/202, 2nd Floor, Building no 2, Shree Sai Shardha CHSL, Plot no. 12, Sector 17, Khanda Colony, New Panvel (West), District Raigad 410 206 Possession Type:- Symbolic	Rs.1,57,76,114/- One Crore Fifty Seven Lacs Seventy Six Thousand One Hundred and Fourteen only plus interest @ 10.80 % p.a. along with Expenses and other charges thereon (as applicable) w.e.f. 27.06.2025 within 60 days from the date of receipt of this notice	5322000
12	KAMOTHE	Satish Sudhakar Patil (Borrower) Flat No 203, 2nd Floor, B Wing, Shree Ram Arcade, Plot No 30, 31, 32 Sector 20, Kamotha Taluka Panvel, District Raigad 410209. Also at Flat No. A 104, Shree Complex, Plot No. 106/112, Sector 14, Kamotha 410209.	Sharda Sudhakar Patil (Guarantor for LAP Sr. No. 1) Flat No 203, 2nd Floor, B Wing, Shree Ram Arcade, Plot No 30, 31, 32 Sector 20, Kamotha Taluka Panvel, District Raigad 410209. Also at Flat No. A 104, Shree Complex, Plot No. 106/112, Sector 14, Kam 410209.	All that piece and parcel of the Flat at Mauje Kamotha located at Sector 20, Plot No. 30, 31 and 32, bearing Flat No. - 203, 2nd floor, B Wing, in the building known as Shree Ram Archade total admeasuring 70.61 sq.mtr carpet and 29.26 sq.mtr open terrace within the jurisdiction of Kamotha Tal- Panvel, Dist - Raigadh, State Maharashtra- 410206. Possession Type:- Symbolic	Rs 17,49,091.90 plus unapplied interest @ RLLR 8.30 % + 1.65 % (SPREAD) at present 9.95% w.e.f. towards Lap Individual Loan facility, Rs 1,29,659.77 plus unapplied interest @ RLLR + BSS 0.50% + Spread 2.50% at present 11.30% towards term loan	9358500
13	MAHAD	M/s Mahek Mobles (Proprietor Mr. Mussharraf Mainuddin Dhanse) Borrower	Mrs. Zareena Ashfaq Sarnkar Guarantor Mr. Maaz Mainuddin Dhanse- Guarantor 2	Flat no.204, admeasuring 650 sq.ft, 2nd floor, in Building Maaz Apartment, situated AT Survey No. 111, Hissa No.1, Plot No.8, Village Pale, Taluka Mahad, Dist-Raigadh. Possession Type:- Symbolic	Rs.15,46,181/- plus unapplied interest @ 10.05% p.a w.e.f.20.08.2025 Cash Credit account, other charges and expenses	1844000
14	PEN	Mr. Ranjit Thakur (Borrower) Resides At- Flat no. 309, Plot no.30, Vastu Vrundavan CHS, Sector 8 A Airoli, Navi Mumbai Also At- Flat No.404, 4th Floor, Orchid, Riddhi Siddhi Complex, Survey No. 12A, CTS No.3193 and Survey No. 36 A, CTS No. 3182, Village Takai, Taluka Khalapur Khopoli Dist- Raigadh-410203.	NA	All that piece & parcel of the Flat at Mauje Takai Khopoli located at City Survey No. 3193, Survey no. 36 A, Hissa no. 32 A, bearing Flat No.A- 404, Fourth Floor, in the building known as ORCHID in Riddhi Siddhi Complex total admeasuring 32.18 Sq.Mtr. Carpet area (As per Assessment list New Property no. KHP 000115636 and Old Property no. W17 Z4001407) within the jurisdiction of Takai Khopoli Tal- Khalapur, Dist-Raigadh, State Maharashtra- 410203 Possession Type:- Symbolic	Rs 25,46,716.41 plus unapplied interest @ RLLR, +0.70% +0% at present 9.00 % w.e.f. 09.09.2025 towards Housing loan facility	1940000
15	ROHAIE	M/s Abhishek Transport (Borrower) Pro.: RAJENDRA MARUTI POKALE At Kharapati, Post Kharapati, Tal-Roha Dist. Raigad Maharashtra-402109	Mrs. Rajeshree Rajendra Pokale (Guarantor) At Kharapati, Post Kharapati, Tal-Roha Dist. Raigad Maharashtra-402109	All that piece and parcel of the shop located at Mouje Bhuvneshwar, Survey no. 22, Hissa no. 1+6B/1+2A, bearing Shop No.17, ground floor, in the Building known as Sanjeevani Lifestyle, total admeasuring area 411 sq. ft built up, at Bhauvaneshwar, Taluka-Roha, Dist- Raigad, Maharashtra- 402116. Possession Type:- Symbolic	Rs.12,42,520.39 plus unapplied interest w.e.f. 26.08.2025 @ RLLR +1.00 +BSS (0.5) i.e. at present 9.80% p.a towards Term loan account, other charges and expenses	3493500
16	ULWE	Mr. Ashish Sangam Kadam (Borrower) Mr. Sangam Sonu Kadam (Co-Borrower) Mrs. Aarohi Ashish Kadam (Co-Borrower) All Resides at- Flat no 301, E-Wing, Swarna Jeevan Phase - 1, Survey no.110/3/B, 111/44, 111/15/2, Taloja Majkur, Panvel, Raigad, State -Maharashtra-410208.	NA	All that piece and parcel of the Flat located at Survey No. 110, Hissa No. 3/B, Survey No. 111, Hissa No. 14, Survey No. 111, Hissa No. 15/2, being Flat No. 301, 3rd Floor, E Wing, Building known as Building No. 2, Swarn Jivan Phase -1, having Carpet area 28.60 sq. mtr. enclosed balcony 4.27 sq mtr, terrace 3.69 sq.mtr & Cupboard 1.08 sq.mtr at Mouje Taloje Majkur, falls within the jurisdiction of Taluka Panvel, Dist.- Raigadh, State -Maharashtra-410208. Possession Type:- Symbolic	Rs. 23,49,766.75 plus unapplied interest @ 11.8530% p.a. at present on daily basis with monthly rests w.e.f. 25.08.2025 towards Housing Loan Facility	3420000
17	VARSAI	Mr. Yadav Jagannath Mhatre (Borrower) Mrs. Jagruti Yadav Mhatre (Co-borrower)	NA	All that piece & parcel of the Flat no. 5 A, located at Survey No. 359, Hissa No. 1, Municipal Ward/ Ghar no. 11/151, in the building known as Monark Sah. Gruhnirman Sanshta Maryadit having built up area 600 sq. ft. within the local limits of Tal. Pen, Mouje Pen Nagarpalika, & falls within the jurisdiction of, Dist-Raigad, State-Maharashtra-402107. Possession Type:- Symbolic	Rs 3,89,274/- plus unapplied interest @ RLLR at present 9.30% w.e.f.11.09.2024 towards Housing Loan Facility AND Rs.6,49,135/- plus unapplied interest @ RLLR + 1.40% at present 10.70% w.e.f.11.09.2024 towards To Up Loan Facility & expenses incurred for recovery	24,30,000

EMD 10% of Reserve Price

Date of Inspection : 23.02.2026

Contact Details: - For Sr. No. 1 to 10, Mr. Man Mohan Murmu, Branch Manager, ARB Branch-9552808185, Miss Sapna Tekwani, Manager ARB 9898499411. For Sr No. 11 to 17 Mr. Rajeev Ranajn, Sr. Manager- 8839383746, Mrs .Megha Jaulkar, Sr Manager- 8424038477, Mr. Shashikant Dhengale Chief Manger- 9923004364.

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: 13.02.2026

Place: Navi Mumbai

**Authorised Officer
Bank of Maharashtra, Navi Mumbai Zone**