



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
 A GOVT. OF INDIA UNDERTAKING
 एक परिवार एक बैंक

Navi Mumbai Zonal Office:-

CIDCO old admin building, P-17 Sector-1 Washi, Navi Mumbai

E-mail : bom2259@mahabank.co.in, legal_nvm@mahabank.co.in

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E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of 2002 read with the

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 to the Bank of Maharashtra, will be sold on As is where is, As is what is and Whatever there is basis on **16.04.2026 between 11.00 am and 3.00 pm**, for details see the table. Details of Borrower(s) and Guarantor(s), amount due, short description of the immovable property and encumbrances known thereon, possession

Lot No	Branch	Borrower	Guarantor
1	ARB Navi Mumbai	Rahul Ganesh Chavan C-15,602 Raunak City Adharwadi Jail Road,D B Chowk ,Kalyan Thane - Maharashtra . Also at A-403,B J Park CHS Rambaug Lane 4,Chikanghar Kalyan Thane Maharashtra -421304	Na
2	ARB Navi Mumbai		Na
3	ARB Navi Mumbai	Madhuri Shantaram Lawande(Borrower) At G4/204 Arihant Anshula Ghot Gaon,Tajula Phase 2,Navi Mumbai Vashi Panvel Maharashtra-410208. Also at Lawande Wadi 1002,Panmala At Post Khor,Near Khor Gram Panchayat ,Khor,Taluka Daund Pune Maharashtra - 412203.	Na
4	ARB Navi Mumbai	Mr Rupesh Dilip Koli(Co-Borrower) At G4/204 Arihant Anshula Ghot Gaon,Tajula, Phase 2,Navi Mumbai Vashi Panvel Maharashtra-410208	
5	ARB Navi Mumbai	Kuldeepkumar Ramchabila Yadav Room No 3,A block Road Opp Sai Baba Mandir,Ulhasnagar-1	Na
6	ARB Navi Mumbai	Shashank Premshankar Chobey C/404,Shalibhadra Regency ,New Link Road,Opp Saraswat Bank,Nallasopara East,Vasai,Palghar,Maharashtra-401209	Na
7	ARB Navi Mumbai	Mr Rakesh Singh Flat No -102,Building no 16, Sonam Paradise,Old Golden Nest Phase -3 Near Navjivan Hospital, Mira Road East,Thane-401107	Na
8	ARB Navi Mumbai	Mr. Arun Mohan Sikarwar, Mrs. Meena Arun Sikarwar Flat No. 602, Ravi Kiran Co-op, Housing Society, MHADA, Malvani, Malad West, Mumbai- 400095	Mr. Mohan Tejsingh Slakrwar 260, B-VP, North Pitamp New Delhi- 110085
9	ARB Navi Mumbai	MANISH DUBEY 1101,A Wing Fontana Building Phase II Sector -05, Talaja MIDC Road,Palava City ,Dombivli East Dist Thane 421204	Na
10	ARB Navi Mumbai	M/s Paan Group through its partners Deepen Manubhai Parekh,Nilesh Manubhai Parekh and . Mr. Niraj Kumar Patira	Na
11	ARB Navi Mumbai	M/s Paan Group through its partners Deepen Manubhai Parekh, Nilesh Manubhai Parekh and . Mr. Niraj Kumar Patira	Na
12	ARB Navi Mumbai	M/s GRACE (Borrower) Unit No-124, 1st Floor, Jay Gopal Industrial Estate,Bhavani Shankar Road, Dadar West, Mumbai- 400014	Mr. Bhavik Rajnikanth Parekh B-203, 2nd Floor, Manish Market CHSL, Senapati Bapat Marg,Tulsi Pipe Link Road, Dadar West, Mumbai- 400028
13	ARB Navi Mumbai	M/s Balaji Textile Prop: Mr. Rajendra Laxmipati Katla House No. 263, Katla Niwas, Near, Padmanagar Police Chowki, Agra Road,Padmanagar, Bhiwandi, Thane- 421302	Mr. Laxmipati Komarayya Katla and Mr. Rajeshkumar Kailaschand Khanna
14	ARB Navi Mumbai	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
15	KHAMB	Mr. Dinesh Pandurang Kadu (Borrower) At Gophan post Shedsai Taluka Roha, District Raigad-402109 Also at: Flat no.206, Geeta Homes, at Survey no.38, Plot no.15 & 16.Bhuvneshwar Tal Roha Dist Raigad 402116	Mr. Mahesh Laxman Thakur At Roha Khurd, Post Dhamansai, Tal. Roha Dist. Raigad. 2. Mr. Liladhar ramchandra Warange At Roth Budruk, Post Varse, District Raigad-402109
16	BHIRA	YATIN NAVNIT MEHTA(Borrower) Flat No A 03 Bldg R1 Amit Complex, At Utkehhol Tal Mangaon Dist Raigad 402104	NA
17	SHRIWARDHAN	1. Mrs. Priyanka Sushant Sawant Borrower) 2.Mr. Sushant Dajirao Sawant (Co-Borrower) Bothe Resides at- Flat No.301, 3rd Floor, Sakshi Apartment, Navenagar,Mahad, Raigad, Maharashtra-402301	NA

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

ad with proviso to Rule 8 (6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002

ortgaged/ charged to the Bank of Maharashtra, the possession of which have been taken by the Authorized Officer recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in session type, reserve price and earnest money deposit are also given as under:

Short Description of immovable property with known encumbrances	Tupe Of Possession	Amount Due as per demand notice	Reserve Price(In Rs)
Flat no 204,2nd floor,A Wing,Sita Heights,Village Katai, Taluka Kalyan District Thane 421204	Physical	Rs.39,43,538.00/- plus unapplied interest thereon apart from penal interest, cost and expenses, w.e.f 03/10/2023	1744200
Flat no 101,1st floor,A Wing,Sita Heights,Village Katai, Taluka Kalyan District Thane 421204	Physical	Rs.34,96,572.00/-plusunapplied interest thereon apart from penal interest, cost and expenses, w.e.f 03/10/2023	1744200
Flat No 401,4th floor,A Wing,Sita Heights ,Village Katai, Taluka, Kalyan ,District Thane 421204	Physical	Rs.37,44,218.00/- plusunapplied interest thereon apart from penal interest, cost and expenses, w.e.f 01/08/2023	1746000
Flat no 102,1st floor,A Wing,Sita Heights,Village Katai, Taluka Kalyan District Thane 421204	Physical	Rs.37,20,142.00/- plus unapplied interest thereon apart from penal interest, cost and expenses, w.e.f 01/08/2023	1847700
Flat no 201,2nd floor,A Wing,Sita Heights,Village Katai, Taluka Kalyan District Thane 421204	Physical	Rs. 38,14,590.84 /- plusunapplied interest thereon apart from penal interest, cost and expenses, w.e.f 01/08/2023	1854000
Flat no 102,1st floor,B Wing,Sita Heights,Village Katai, Taluka Kalyan District Thane 421204	Physical	Rs 39,63,632.13/- plus unapplied int wef 14.06.2023 till date plus other charges, costs and expenses.	1816200
Flat No 901,9th Floor,A Wing Kavya Hill View CHSL, Anand Nagar, Borivade Ghodbunder Road Thane 400615	Symbolic	Rs 64,32,432/- plus unapplied interest plus legal charges ,expenses incurred till date less recovery if any	3338100
All the piece and Parcel of Flat No. 602, Ravi Kiran Co-op, Housing - Society, MHADA, Malvani, Malad West, Mumbai- 400095 adm. 445.00 Sq. Ft. built up	Symbolic	On 01.11.2019 Rs32,09,026/- plus unapplied interest @ 8.50% & 10.25% thereon with monthly rests,w.e.f. 01.11.2019 loan, plus all costs, charges & expenses or other incidental chargesincurred thereof.	3780000
Flat No B-7,3rd floor,B Wing,Koyana CHSL,Situated at Plot No RX-7 of Village Dombivali East ,Taluka - Kalyan ,Dist -Thane 421201 area admeasuring about 774 sq ft(Build up)	Physical	Rs.55,71,199/- (Rupees Fifty five lakhs seventy one thousand one hundred and ninety nine Only)plus unapplied interest Rs 1,45,887/- Total Rs 57,17,086/- (Rupees Fifty seven lakhs seventeen thousand & eighty six only as on 26.12.2023 plus interest rate @ 9.30% per annum with monthly rests plus 2%penal interest from 26.12.2023	4613000
Industrial Gala No 1384/3/ Part A, Kammurthy Compound, Behind Hotel Sai Pooja, Bhiwandi, Dist. Thane	Symbolic	Rs. 31714891/- plus unapplied interestthereon expenses w.,e.f., 09.01.2024	1904000
Industrial Gala No 1384/3/ Part B, Kammurthy Compound, Behind Hotel Sai Pooja, Bhiwandi, Dist. Thane	Symbolic	Rs. 31714891/- plus unapplied interest thereon expenses w.,e.f., 09.01.2024	1904000
Flat No. 201, 2nd Floor, Hemu Arcade CHSL, Final Plot No-14A, TPS III, CTS No.- 1250, 1250/1 to12 of Vile Parle Division, Vallabhbhai Patel Road, Vile Parle(West), Mumbai- 400056	Symbolic	Rs 2,96,15,241.00/- as on 01.10.2024 plus unapplied int thereon apart from penal int plus legal expenses ,charges incurred less recovery if any	18640500
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-421302adm. 7772.00 Sq. ft. Carpet	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.	17818500
Flat No 403, 4th Floor Mangal Murti Complex, Plot No 19B, Sector-30, Owe, Kharghar, Taluka-Panvel Dist-Raigad	Symbolic	Rs 3458628/- along with interest thereon plus legal expenses incurred till date less recovery if any	3279000
Residential Flat no.206, Geeta Homes at Bhuvneshwar Tal Roha Dist Raigad 402116 at S No. 38, Plot No.15 & 16 admeasuring 551 sq ft. built up area.	Physical	Rs.13,11,667.50 plus unapplied interest from 02.11.2020 and expenses incurred for recovery	992000
Residential Flat No A 03,Bldg R1, Survey No. 71,Hissa No.4 A,B,C,D, Ground Floor Amit ComplexAt Utekhoh, Tal Mangaon Tal Mangaon, Raigad Admeasuring 540 Sq Ft	Symbolic	Rs.14,88,327.20 plus unapplied interest @ 8.50% from 30.10.2023 for Housing Loan facility	1377000
Flat No. 301,admeasuring 28.06 sq. mtr. Carpet, Sakshi Apartment, Navenagar, City Survey No. 2139 B, Mouje Mahad, Tal. Mahad, Dist-Raigadh.	Symbolic	Rs.19,61,578/- plus unapplied interest @ 9.05% (RLLR -0.25% I.E. 9.30 - 0.25= 9.05%) from 10.05.2024 towards housing loan facility	1822500
Residential Flat No.4 Kohinoor Plaza, Arathi, Shriwardhan,	Symbolic	Rs.5,71,717.90, plus unapplied interest @ 9.30%	843000

18	SRIWARDHAN	Mr. Dhiraj Dipak Kardekar, Miss. Kaveri Dipak Kardekar Both Resides at:-House No.1893, Danda, Tari Bandar Road, Shrivardhan, Raigad, Maharashtra - 402110	NA	R R
19	ALIBAG	Mr. Tulsu Sura Rathod & Mrs. Hansa Tulsu Rathod At Flat 401, 4th Floor, Deep Chhaya CHS, Behind Achole Talav, Village Achole, Nallasopara E, Dist- Palghar. Also at Adarsh Seva Sangha Shauchalay, Chunabhati Road, S.N. Dubey Road, Near Yadav Nagar, Dahisar East, Mumbai-400068. also at Veer Sambhaji Nagar, New Link Road, Opp Saint Mary School, Anand Nagar, Dahisar (E), Mumbai-40068.	Mr. Sapan Ajit Karan , Salve Nagar, Gala No 2, Bottom Part Road No. 19, MIDC, Andheri East, Mumbai ,400093	FI N so
20	ALIBAG	Mr. Navinchand L Mishra (Borrower) & Mrs. Hema Navin Mishra (Borrower) 411 4th Floor, Gangaram Niwas, Balulpada, Done Lane, Achole Road, Nallasopara East , Dist - Palghar- 401209 Also at Flat No. 103, First Floor, "Deep - Chhaya" Apartment, Village. Achole, Nallasopara, Tal. Vasai, Dist . Thane - 401107 , admeasuring 39.84 Sq. mtrs.	2) Mr. Mangesh Dilip Raul (Guarantor) Room No. 3, 1st Floor, Maternity Home, Akurli Rd, Opp. Dena Bank, Kandivali East, Mumbai , Maharashtra - 400101	FI VI 40
21	ALIBAG	Mr. Jagdish Purshottam Waghela (Borrower) & Mrs. Kanchan Purshottam Waghela (Borrower) Room No. 1022, Bldg No. 30, C.G.S. Colony, Sector No.7, Antop Hill, Mumbai - 400037 Also at Flat No. 103, First Floor, "Deep - Chhaya" Apartment, Village. Achole, Nallasopara, Tal. Vasai, Dist .Thane-401107 , admeasuring 39.84 Sq. mtrs.	Mr. Nagin Antor Solanki (Guarantor) Room No. 1022, Bldg No. 30, C.G.S. Colony, Sector No. 7, Antop Hill, Mumbai - 400037.	Ec No Ac ac
22	BAGMANDLE	1. Mr. Harishchandra Janya Angre (Borrower) 2. Mrs. Kusum Harishchandra Angre (Co-Borrower) Both resides at:-AT Koliwada, Village Bagmandle, Tal Shrivardhan, Dist Raigad-402114 also at House No 135, Village - Bagmandle Tal- Shrivardhan Dist - Raigad 402114	Mr. Pandurang Yadneshwar Jumma (Guarantor) Mr. Iqbal S. Mahamad Sawarkar (Guarantor) Both resides at At Village Bagmandle, Tal Shrivardhan, Dist Raigad-402114	H -
23	KHOPOLI	Mr Mahendra Shamrao Arak & Mrs Maya Mahendra Arak, Flat No. 14, 3rd floor, Building No. -B, Balaji Homes, Bhanvaj, Khopoli, Taluka- Khalapur, Dist- Raigad, Maharashtra. 410203	NA	FI KH Ca
24	THANE C.B.D. BELAPUR	Mr. Mir Munawar Husain:- Address: B 603 Swarna Premises, Plot no 13 & 14 Above Canara Bank, Sector 7, Kharghar, Panvel 4102102. Mrs. Alia Zehra Mir Munawar Husain Address: B 603 Swarna Premises, Plot no 13 & 14 Above Canara Bank, Sector 7, Kharghar, Panvel 4102103. Mrs. Fateema Zehra Mirshaber Ali Address: B 603 Swarna Premises, Plot no 13 & 14 Above Canara Bank, Sector 7, Kharghar, Panvel 4102104. Mr. Mirshaber Ali Sadik Hussain Address: S/o Sadik Hussain, Room no 2, Santosh Nagar, Paili Pada, Near Amboli ground, Azad Nagar, Trombay Mumbai 400 088	NA	FI Te Co Pa
25	Washi	Mr. Vasant Chaturbhai Patel (Borrower) Address : Flat No. 104 Building A10 Prajakta Shanti Nagar Sector 7, Mira Road East, Thane, Maharashtra - Pin Code -401107 Also At:- Address : Flat No. 102 Building A10 Prajakta Shanti Nagar Sector 7, Mira Road East, Thane, Maharashtra - Pin Code -401107 2. Mrs. Kokila Vasant Patel (Borrower) Address : Flat No. 104 Building A10 Prajakta Shanti Nagar Sector 7, Mira Road East, Thane, Maharashtra - Pin Code - 401107 Also at Address : Flat No. 102 Building A10 Prajakta Shanti Nagar Sector 7, Mira Road East, Thane, Maharashtra - Pin Code -401107	NA	Al 45 No PH 63 lo VI ju
26	Panvel	Mr. Rajesh Ram Kumar At Flat No. A101, 1st Floor, Rajgriha CHSL Near Four Bungalows Signal, Andheri, Maharashtra 400053 Also at:- Building No.- 5, Flat No.- 004/A Ashmita Mogra Chal, Datta Jaggannath Mandir, Andheri East- 400093 Also at- Flat No.- C-002, Chandivali EKTA Co- Op Housing Society Ltd, Bldg No.- 9, HIG Code No-121, Plot No- 18 to 21 (Part), MHADA Colony, Chandivali, Mumbai Pin Code- 400072	NA	Al BU So Ch M
27	TALOJA MIDC	M/s. Gouse and Sons Pvt. Ltd (Borrower) Factory Address: C-18, APMC Masala Market, Vashi, Maharashtra 400703 Factory Address: C-86, Silver Spring Building, Talaja MIDC, Tal-Panvel, Dist. Raigad, Navi Mumbai - 410208	Mr. Gouse Basha Shaik-[Director / Mortgager/ Guarantor] 3.Mrs. Mahabubunnessa Gouse Shaik-[Director / Mortgager/ Guarantor] (2 & 3)Both resides at Aasim Unia, Flat No A 907, Gami Amar Harmony, Plot No. 22, Sector -4, Talaja Phase -1, Talaje Majkur, Raigarh, Maharashtra, and Pin: 410208 Also at Flat No. 404, 4th floor, Shree Smaran Apartment CHSL, Plot No.34 & 35, Sector - 11, Talaja Panchanand, Taluka Panvel, District Raigarh, and Maharashtra -410208	Al Pa No pl kr Ho Pa of Ba

EMD 10% of Reserve Price Date of Inspection :-04.04.2026

Contact Details: - For Sr. No. 1 to 14, Mr. Man Mohan Murmu, Branch Manager, ARB Branch-9552808185, Miss Sapna Tekwani, Ma

For Sr. No.15 TO 27, Mrs. Megha T. Jaulkar, Sr. Manager 8424038477, Mr. Rajeev Ranjan Sr. Manager- 8839383

For detailed terms and conditions of the sale, please refer to the link <https://www.bankofmaharashtra.in/proposal.asp> provided in the Bank's web

Date: 27.03.2026

Place: Navi Mumbai

Residential Flat No.4,Kohinoor Plaza, Arathi, Shrivardhan, Raigad admeasuring 500 sq.ft. Built up area.	Symbolic Possession	Rs.5,71,717.90 plus unapplied interest @ 9.30% from 25.09.2023 towards housing loan facilities	843000
Flat No. 401,4th Floor, Deep Chhaya CHS, Achole Village, Nallasopara E, Dist. Thane- 401209. Admeasuring 42.74 sq. mtrs i.e. 460 sq. ft built up.	Symbolic Possession	Rs.12,88,056/- plus unapplied interest @9.70% w.e.f. 01.06.2017 within 60 days from the date of receipt of the said notice.	1606000
Flat No. 03, First Floor, "Deep - Chhya" Apartment, Village. Achole, Nallasopara, Tal. Vasai, Dist . Thane - 401107 , admeasuring 452 sq ft built up	Symbolic Possession	Rs. 10,52,676.00/-Rupees Ten lakhs Fifty Two Thousand Six Hundred Seventy Six only), plus unapplied interest w.e.f. 24/07/2023 at 9.40% @ p.a towards towards Housing loan account other charges and expences if any for both facilities within 60 days from the date of receipt of thisnotice	1581000
Equitable Mortgage of Residential Property, Flat No.103, Ground Floor,"Deep-Chhya" Apartment, Village Achole, Nallasopara, Tal. Vasai, Dist . Thane - 401107 , admeasuring 429 Sq. ft built up	Symbolic Possession	Rs. 9,26,764.00/-Rupees Nine lakhs Twenty Six Thousand Seven Hundred Sixty Four only), plus unapplied interest w.e.f.05/08/2023 at 9.40% @ p.a towards towards Housing loan account other charges and expences if any for both facilities within 60 days from the date of receipt of thisnotice	1521500
House No 135,Village - Bagmandle Tal- Shrivardhan Dist - Raigad Admeasuring 234 Sq. Feet	Symbolic Possession	Rs.1,56,393.59 plus unapplied interest from 18.04.2024 @ 9.40% within 60 days from the date of receipt of this notice	268600
Flat No. 14, 3rd floor, Building No.-B, Balaji Homes, Bhanvaj, Khopoli, Taluka-Khalapur, Dist-Raigad, Maharashtra. Carpet 653 Sq. ft, suoper built up area 900 sq. ft	Physical	Rs. 22,49,811/- plus unapplied interst from 17.04.2024 towards Housing Loan Facility and expended incurred for recovery	1944000
Flat no 701 (admeasuring 459 sq. ft. carpet + 402 sq. ft. Terrace) along with car parking Space no 1, 7th Floor, Cottage Villa CHSL, Plot no 89, Sector 10, Taloja Pachnand, Taluka Panvel, District Raigad	Symbolic	Rs.49,52,052/- Forty Nine Lacs Fifty Two Thousand Fifty Two Only plus interest @ 9.15 % p.a. along with Expenses and other charges thereon (as applicable) w.e.f. 12.04.2024	4608000
All that piece and parcel of the Flat located at Survey No. 45, Sector 7,Shanti Nagar, Mira Road East bearing Flat No. 102, Wing A-10, , 1ND Floor, in the building namely PRAJAKTA SHANTI NAGAR CHSL, having built up area 63.66 Sq. Mtr and Carpet area 53.05 Sq.mtr, within the local limits of Mira Bhayander Municipal Corporation Village Penkarpada Tal- Thane and falls within the jurisdiction of Dist.-Thane State-Maharashtra - 401107.	Symbolic	Rs 65,64,164/- plus unapplied interest @RLLR 8.80 - 0.80 atpresent 8.00 % w.e.f. 09.06.2025 towards House loan facility	8070000
All that piece and parcel of the Flat No.- 9- C/002, Building No.- 9C, known as Chandiwalli Ekta Co Op Hsg Soc Ltd, Ground Floor, Chanvali, Mumbai Vihar Road City- Chembur, District- Mumbai Suburban, State- Maharashtra-400072	Symbolic	Rs. 93,31,925.96 plus. unapplied interest @ RLLR(9.30%) + Spread (0.90%) at present w.e.f. 04.02.2025 towards Housing Loan facility	8925000
All that piece and parcel of the Flat located at Taloja Panchanad, Plot No. 34 and 35, Sector 11, bearing Flat No. 404, 4th Floor, having area built up 79.36 sq. mtr plus 1 open car parking space no. 05 in the building known as Shree Smaran Apartment Co-Operative Housing Society Limited. within the local limits of Taloja Panchanand, Tal Panvel and falls within the jurisdiction of Dist.-Raigadh, State- Maharashtra, owned by Gouse Basha Shaikh and Mahabubunnesa Gouse Shaikh.	Symbolic	Rs 1,57,67,642/- plus unapplied interest @RLLR + BSS (0.50%) + Spread (5.00%) at present 13.80 % w.e.f. 02.07.2025 towards Cash Credit facility	5584500

, Manager ARB, 9898499411.

383746 Mr.Shashikant Dhengale Chief Manger- 9923004364.

website and also on E-bkay portal (www.baanknet.com).

Authorised Officer
Bank of Maharashtra, Navi Mumbai Zone