



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 **15.07.2025 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	Borrower	Guarantor	Short Description of Immovable property with known encumbrances	Amount Due as per demand notice	Reserve Price (In Rs)
1	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 No 36, Panchpakhadi, Veer Savarkar Nagar, Thane West 400606. Admeasuring 2000 sq.ft and bearing CTS/Survey Nos. Plot no 36 together with the building & structures/ residential block constructed thereon admeasuring 1987 sq.ft. (carpet area) in aggregate consisting of ground + TWO Floors Possession Type :- Physical	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.	Rs. 1,26,00,000/-
2	M/S Anand Metal Roofing Prop Anandkumar H Shrivastav. Add: 2, Riddhi Siddhi Apartment, Kamata Road, Uran, Raigad 400	Mrs Sangeeta Anandkumar Shrivastav Add: 2, Riddhi Siddhi Apartment Kamata Road, Uran, Raigad 40	Shop No 11 and 12 Ground Floor, Hariraj Apt, Survey No 70, Hissa No 4, Village Kalambe, Sahapur, Thane (Area: 1663 Sq ft Built up) (Possession Type :- Physical)	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	Rs 58,50,000/-
3			Shop No 13 and 14 Ground Floor, Hariraj Apt, Survey No 70, Hissa No 4, Village Kalambe, Sahapur, Thane (Area: 2201 Sq ft Built up) (Possession Type :- Physical)		Rs 77,50,000/-
4	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, Khidkai Village, Desai, Thane 400612 (Area: 631 Sq ft Carpet) (Possession Type :- Physical)	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	Rs 34,00,000/-
5	Mr Mahendra Ramchandra Babar Mr Ramchandra Maruti Babar Add: Flat No. 1004, Asian Tower, Plot No. 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) (Possession Type :- Physical)	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	Rs 15,50,000/-
6	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 Cadal Queen CHS Ltd., 19A, Veer Savarkar Marg, Mahim, Mumbai- 400 016 (Area: 385 Sq ft 385 Carpet) (Possession Type :- Physical)	On 30/04/2014 for outstanding dues of Rs. 64,53,575/- under Cash Credit Account and Rs. 3,17,49,752/- under Term Loan plus further interest, all costs, charges and expenses or other incidental charges thereof.	RS 53,00,000/-
7	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, Bhiwandi Thane 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. 2432.81 Sq. Ft. built up) (Possession Type :- Physical)	On 18/04/2022 Rs. 3432897/- plus unapplied interest thereon @ 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 36,50,000/-
8	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 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 (Possession Type :- Physical)	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	Rs 17,50,000/-
9	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, Ambernath 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) (Possession Type :- Physical)	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	Rs. 21,90,000/-

		Ambernath Dist Thane	(Possession Type :-Physical)		
10	M/s Anirudh Enterprises (Prop. Mr. Vivek Kawade) B-11, Sita Estate, Mahul Road, Chembur, Mumbai- 400074	Mr. Vivek Kawade Mrs. Prerna V Kawade Mr. Aditya Kawade Mr. Kondiram B Waghmare Mrs. Savita K Waghmare	All the piece & Parcel of Flat No. 403, 4th Floor, Ratna Mahal, D K Sandhu Marg, Chembur, Mumbai- 400071 (adm. 1050.00 Sq. Ft Carpet) (Possession Type :-Symbolic)	On 15.07.2016 Rs 4,70,27,890/- plus unapplied interest @ 14.75% thereon with monthly rests, w.e.f. 16.07.2016 loan, plus all costs, charges and expenses or other incidental charges incurred thereof	Rs 1,60,00,000/-
11	M/s Ashish Enterprises 2077-A, 2nd Floor, Bhandup Indu Estate, Pannalal Silk Mill Compound, LB Marg, Bhandup (W), Mumbai- 400078	Mr. Prakash Ankush Sawant Mrs. Priyanka Prakash Sawant Mr. Nitish Prakash Sawant Mr. Prakash Dhulu Adukar	All the piece and Parcel of Flat No.12, Building No. 7, 1st Floor, Vijaynagari Co-op Housing society, Vijaynagari, Ghodbandar Road, Waghbilnaka, Thane West (Adm. 421.00 Sq. ft) (Possession Type :-Symbolic) All the piece & Parcel of Flat No. 13, Building No. 7, 1st Floor, Vijaynagari Co-op Housing society, Vijaynagari, Ghodbandar Road, Waghbilnaka, Thane West (Adm. 421.00 Sq. ft) (Possession Type :-Symbolic)	On 30.09.2016 Rs.87,43,079.42/- plus unapplied interest @ 12.20% thereon with monthly rests, w.e.f. 19.05.2014 loan, plus all costs, charges & expenses or other incidental charges incurred thereof	Rs 37,25,000/- Rs 37,25,000/-
12	Mr. Pramod Haribhau Vishe Flat No. 1101, 11th Floor, Buildin 6, River View Classic, Opp. Agrawal Sch Off Adharwadi Road, Kolivali, Kalya 421301	Mrs. Prerna Pramod Vishe Mr. Rajesh Shirang Kotrike	All the piece & 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) (Possession Type :-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 40,95,000/-
13	1. M/s Okie Ventures Prop Mr. Jatin Amrutai 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 Amrutai 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 Panvel, Raigadh-410208. (Admeasuring 1462 sq. ft. Built up) (Possession Type :-Physical)	Rs. 2,07,88,754.00/- plus unapplied interest w.e.f. 2011012023 at 12.55% @p.a towards towards Housing loan account other charges and expanses if any for cash credit facilities	Rs. 67,60,000/-
14	1. Mr. Ganesh Maruti Hande 2. Mr. Dinesh Maruti Hande A-407, Vighnahar CHS, DP 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) (Possession Type :-Physical)	Rs.34,00,503/- plus unapplied interest 1,05,885/- from 15.10.2023	Rs 31,00,000/-
15	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, Talaja Phase 1, Navi Mumbai 410208	NA	Flat no.205, 2nd Floor, Gayatri Homes, Plot no.42B, Sector 5, Talaja Phase 1, Navi Mumbai 410208. (Admeasuring 253 sq. ft. Built up area.) (Possession Type :-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 13,50,000/-

EMD 10% of Reserve Price

Date of Inspection: 25.06.2025

Contact Details: - For Sr. No. 1 to 11, Mr. Man Mohan Murmu, Branch Manager, ARB Branch-9552808185, Miss Sapna Tekwani, Manager ARB 9898499411.

For Sr. No. 13 to 15 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: 25.06.2025

Place: Navi Mumbai

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