

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक	मुंबई उत्तर अंचल/ Mumbai North Zone ई-मेल/e-mail : dzmsr@mahabank.co.in मुंबई उत्तर अंचल कार्यालय MUMBAI NORTH ZONAL OFFICE "यशोमंगल बिल्डिंग", प्लॉट सं. 632, गाँधीनगर, बांद्रा पूर्व, मुंबई - 400 051	
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AX65/AUTHORITY LETTER/2024-25

Date: 16.12.2024

**Sale notice for sale of immovable properties
(Appendix - IV -A)**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.01.2025, 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 the Borrower/s and Guarantor/s, amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under –

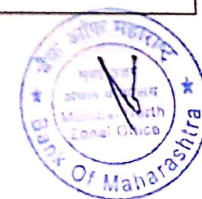
SI	Name of Borrower	Name of Guarantor	Amount Due (in actual) as on 30.11.2024 plus unapplied interest and other charges w.e.f. 30.11.2024	Short description of the immovable property with known encumbrances	Possession Type	Reserve Price / Earnest Money Deposit/Bid Incremental Value (Rs.1.00 lakh)
1	Maqsood Dabir Sheikh Tazyeen Maqsood Dabir Sheikh	Maqsood Dabir Sheikh Tazyeen Maqsood Dabir Sheikh	Rs. 2,47,20,313/-	House property situated at Flat No.504, 5 th Floor Building known as Bhagwati Co-operative Hsg. Society Ltd, Plot No.68, Hissa No.1 & 2 and bearing CST No.1029 of Village Versova in the	Constructive	Rs.266.44 lakhs (Rs.26.6 lakhs)



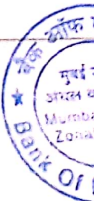
Rahul Arjun Kulkarni

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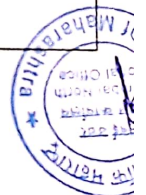
				registration District of Mumbai and Mumbai Suburban Yari Road Versova Andheri Encumbrances- Not Known		
2	Chetan Rajendra More	Chetan Rajendra More	Rs. 35,61,032.00	House property situated at Flat No.203, 2 nd floor building known as Evergreen Co-operative Hsg Society Ltd., Plot No.C-14, Sector-9, Diva Aroli Navi Mumbai Tal & Dist. Thane Encumbrances- Not Known	Constructive	Rs. 41.10 lakhs (Rs.4.10 lakhs)
3	Manish Ashish Dubey	Manish Ashish Dubey	Rs.61,93,891.00	House property situated at Flat No.B-7, 3 rd Floor, B Wing, Koyana CHSL, situated At Plot No.RX-7 of Village Dombivali East Taluka Kalyan Dist. Thane Encumbrances- Not Known	Constructive	Rs. 46.10 lakhs (Rs.4.61 lakhs)
4	Shabnam Firoz Sheikh	Shabnam Firoz Sheikh	Rs. 23,82,110/-	House property situated at Flat No.106, 1 st floor, Wing A, Building No. 3. Dadasaheb Gaikwad Nagar CHS Ltd. bearing CTS No. 3525 (pt), Village Malwani, Malad (West), Mumbai 400 095. Encumbrances- Not Known	Constructive	Rs. 29.70 lakhs (Rs.2.97 lakhs)
5	Rakesh Kumar Singh	Rakesh Kumar Singh	Rs. 68,74,693.-	House property situated at Flat No.901, 9 th Floor, A Wing, Kavya Hill View, on plot bearing S.No.43, H.No. 3 of Village Borivade, Ghodbunder Road, Thane Encumbrances- Not Known	Constructive	Rs.47.43 lakhs (Rs.4.74 lakhs)
6	Mr. Deepak Darji	Mr. Deepak Darji	Rs.8,31,986/-	Residential Flat Survey No 66, Hissa No. 8, Village Khari Flat No 202, 2 nd Floor, Sunshine Coop Housing Society Ltd. Navghar, Bhayandar East Dist. Thane 401105. Encumbrances- Not Known	Constructive	Rs.20.06 lakhs (Rs.2.00 lakhs)
7	Nagraj Print & Pack Prop. Eknath Hadgal	Eknath Hadgal	Rs.1,70,27,419/-	Flat No.004, Ground Floor, Building No.A, Sainand Plaza Co-op Hsg Society Ltd. (Building formerly known as Ekata Safalya Co-op Hsg Soc. Ltd.) Azad	Constructive	Rs. 76.16 lakhs (Rs.7.61 lakhs)



				Nagar No.2, Near Vikas Complex, LBS Marg, Pachpakhadi Thane Encumbrances- Not Known		
8	Rahul Arjun Katkhade	Rahul Arjun Katkhade	Rs. 21,03,620/-	Flat No.201, 2 nd Floor, A - Wing, Yogini Residency, Building No.1, Koparinaka, Chandansaar Road, Virar East, Palghar District Encumbrances- Not Known	Constructive	Rs.26.84 lakhs (Rs. 2.68 lakhs)
9	Mrs. AFIA AFZAL SHAIKH	Afiya Abdul Sheikh	Rs. 2,52,58,456/-	Flat No. 1905 and Flat No. 1906, 19 th Floor, "A" Wing, Building No. 1, RNA Royale Park CHSL, M. G. Road, Kandivali (West), Mumbai-400067 Encumbrances- Not Known	Constructive	Rs.332.64 lakhs (Rs.33.3 lakhs)
10	All Grace Pharma Prop. Mr. Vijay Bahadur Yadav	Mr. Vijay Bahadur Yadav Mr. Rajaram Babulnath Yadav	Rs.8,88,252/-	Shop No-5, Ground Floor, B-Wing, Samarth Millenium Paradise, Gokul Township, Opp Gokuleshwar Temple, Agasi Bolinj Road, Virar West, Tal. Vasai, Dist-Palghar At Survey No.188, Hissa No.2-3, Village Bolinj, Taluka Vasai District Palghar Encumbrances- Not Known	Constructive	Rs. 26.88 lakhs (Rs. 2.68 lakhs)
11	Ramchabilla Panchal Singh	Ramchabilla Panchal Singh	Rs.12,32,579/-	Flat No.203, B Wing, 2 nd Floor, Janardhan Apartment, A/B-Tulinj Road, Tulinj, Survey No-25, Village Tulinj, Nallasopara East, Palghar-401209 Encumbrances- Not Known	Constructive	Rs. 13.10 lakhs (Rs. 1.31 lakhs)
12	Mr. Nikhil Ravindra Malkar and Mrs. Deepali Nikhil Malkar	Mr. Nikhil Ravindra Malkar and Mrs. Deepali Nikhil Malkar	Rs. 36,33,081/-	Flat No. 315, 3 rd Floor, Achole Ashok Nagar, CHSL, Link Road, Achole, Nallasopara East, Taluka- Vasai, Dist- Palghar, Maharashtra-401209 Encumbrances- Not Known	Physical	Rs.19.05 lakhs (Rs. 1.90 lakhs)
13	Mr. Damodar Rambahadur Lodhi and Mrs. Meena Damodar Lodhi	Mr. Damodar Rambahadur Lodhi and Mrs. Meena Damodar Lodhi	Rs. 32,21,844/-	Flat No. 203, 2 nd floor, C Wing, Pilaji Nagar Building No. 6, Village Bandate, Kelve Road (East), Palghar, Maharashtra- 401404 Encumbrances- Not Known	Physical	Rs. 14.78 lakhs (Rs. 1.48 lakhs)



14	M/s. SAMPS DEVELOPERS PVT LTD	Ratilal A Sapariya	1,79,88,404.02/-	Flat No. 001 on Ground Floor situated in "Uma Shankar" Co-op Hsg. Soc. Ltd., Plot No.541, TPS III, CTS No.F/154 of Village Bandra, 13 th Road, Behind Khar Telephone Exchange Khar (West), Mumbai-400 052 Encumbrances- Not Known	Constructive	Rs. 399.00 lakhs (Rs.39.90 lakhs)
15	RAIS YASIN ANSARI	RAIS YASIN ANSARI	48,06,400/-	CTS No. 1627 A, Shop No.111, Ground Floor, Wing A, At Orchard Road Mall Premises co-operative Society Ltd., Aarey Milk Colony, Near Unit No.26, Goregaon (East), Village Maroshi, Tq Borivali, Mumbai Encumbrances- Not Known	Constructive	Rs. 66.77 lakhs (Rs. 6.68 lakhs)
16	M/s. SWARUP ENTERPRISES	Chetan Ganesh Bagwe Anushka Chetan Bagwe	2,48,20,503.48/-	Flat No.104, 1 st floor, B ging, Building Type No.F-2-142, E2-1, F1-146, Gokul Enclave (Agrawal Gardens Phase III) Co-operative Housing Society Limited, Village Bolinj, Taluka Vasai, Dist. Palghar 401303 Encumbrances- Not Known	Constructive	Rs. 12.24 lakhs (Rs. 1.22 lakhs)
17	M/s. INDIRAYANI AMRUTTULYA	Mohan Narayan Kadam	1,03,46,788.20/-	Flat no. GE & GF, Ground Floor, Chirag Apartments, Hajure Road, Village Naupada Thane (West) 400099 Encumbrances- Not Known	Constructive	Rs. 72.91 lakhs (Rs. 7.23 lakhs)
18	M/s. SWARUP ENTERPRISES	Vimla Navin Vora and Navin Hemchand Vora	2,48,20,503.48/-	Flat No. 402, 4 th Floor, B Wing, Disha Co-op Hsg Society Limited, LT Road, Near Jain Mandir, Village Mandpeshwar, Disha Kandarpada Bhausaheb Parab Road, Dahisar (West), Mumbai 400 068 Encumbrances- Not Known	Constructive	Rs. 72.51 lakhs (Rs. 7.25 lakhs)
19	Hemlata Ramshringar Giri	Hemlata Ramshringar Giri	78,63,463/-	Flat No. 302, 3 rd floor, A Wing, Sai Residency, Airoli Bridge Road, CTS No.329, Village Dive (Airoli) Taluka & District thane, Airoli Navi Mumbai 400708	Constructive	Rs. 100.85 lakhs (Rs.10.08 lakhs)



20	Rudra Traders	Nitin Prakash Parte	2,88,79,416.50/-	Encumbrances- Not Known Flat No.902, 9 th floor in building known as "GENESIS", G.E.S. Plot No.04, Sector No.108, Ulwe, Navi Mumbai, Tal Panvel, Dist. Raigad 410206	Constructive	Rs. 95.11 lakhs (Rs. 9.51 lakhs)
21	Pareen Arvind Visariya	Pareen Arvind Visariya	25,82,707/-	Encumbrances- Not Known Residential Flat no.102, 1 st Floor, A Wing, Mother Velankani Apartment, Village Gokhiware, Taluka Vasai, Dist. Palghar.	Physical	Rs. 10.12 lakhs (Rs.1.01 lakhs)

Inspection of the property: 21.01.2025 to 25.01.2025. between 11:00 a.m.to 05:00 p.m., (Please contact, Jyotsna Banerjee, Zonal Law Officer, Bank of Maharashtra, Mumbai North Zone, Mumbai Contact No.8805296889 AND Mr. Suman Kumar Jha, Chief Manager, Bank of Maharashtra, Asset Recovery Cell, Mumbai North Zone, Mumbai Contac No. 8530253773 for inspection and details of the property)
Date & Time for submission of request letter of participation / KYC Documents / deposit and Proof of EMD etc. by 27.01.2025as per Ebikray Rules. For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on E-bikray portal <https://ebikray.in/eauction>.

Date & Time of e-auction: 28.01.2025 between 11.00 a.m. to 3:00 p.m. with auto extension for 5 minutes in case bid is placed within last 5 minutes.

16.12.2024

Place : Mumbai.

Suman Kumar Jha
Suman Kumar Jha, *Alu*
Chief Manager & Authorised Officer,
Asset Recovery Cell,
Mumbai North Zone, Mumbai.

