



Phone : 022-20878751/52

Lot No	Branch	Borrower	Guarantor
1	ARB	MANISH DUBEY 1101,A Wing Fontana Building Phase II Sector - 05,Taloja MIDC Road,Palava City ,Dombivali East Dist Thane 421204	Na
2	ARB	M/s Paan Group through its partners Deepen Manubhai Parekh,Nilesh Manubhai Parekh & Mr. Niraj Kumar Patira	NA
3	ARB	M/s Paan Group through its partners Deepen Manubhai Parekh,Nilesh Manubhai Parekh & Mr. Niraj Kumar Patira	NA
4	ARB	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
5	ARB	Mr Amol Gurunath Malbari(Borrower),Mrs Chetna Amol Malbari,Mrs Kajal Aniruddha Shete,Mr. Aniruddha Nandkishor Shete Address:House no 110,Near Hanuman Temple,At/po-Shivale, Taluka-Murbad,Dist- Thane, Maharashtra 421401	Mrs Dipti Abhay Malbari
6	ARB	AMIT BHURALAL SHARMA:- Flat no 502,Krishna Sagar CHS,Sector 26,Taloja Phase II Raigad	Mrs Saniya Amit Sharma
7	ARB	MOHAMMAD ASLAM ABDUL RASHID CHAUDHARY H No 646,Damat Gaon ,Neral,Karjat,Raigad-410401	Na
8	ARB	Mr Dr Rajesh Ramnarayan Kalwar Flat no 402/403,Namsmurti, Opp Shiv Mandir, Gav Devi Chowk ,Khadegolavli,Kalyan East.	Mrs Meenakshi Gundappa Patil, Flat no 103,104,1st floor, A wing Survey no 5,Nandan residency ,Hissa no 3(A) 3(B),Village Manere,Taluka Ambernath
9	ARB	Yusuf Hameed Shaikh & Firdous Begum Yusuf Shaikh & Mrs Tahera Manoj Kotwal At 11/2023,Green Village Complex,Masacha Pada, Kashmira Mira Road East, Thane-401107	Na
10	WASHI	1. Mr. Santhanagopalan Vasudev (Borrower) Address : Flat No A-101, Govardhan Complex,Caves Road,Jogeshwari East, Mumbai Suburban, Maharashtra - 400060 Also At :- Paduka,17 1st Cross Street CIT Colony,Mylapore, Chennai-600004 Also at:- Flat No.1902, Aayesha Place Floor No 19, Dr. Babasaheb Ambedkar Road, Parel Mumbai - 400012 2.Mrs.Radhika Rajgopalan(Co-Borrower), Flat No A-101, Govardhan Complex,Caves Road,Jogeshwari East, Mumbai Suburban, Maharashtra - 400060 Also at B-3, Srinivasa Apartment, Srinivasa Ave Road May Flower Garden, Raja Annamalaipuram Distt Chennai -600028 Also at:- Flat No.1902, Aayesha Place Floor No 19, Dr. Babasaheb Ambedkar Road, Parel Mumbai -400012	NA
11	WASHI	M/s Sungreen Agro industries Pvt. Ltd (Borrower) A302,Trimbak Tower ,Sec 15,Plot 86, CBD Belapur, Thane, Maharashtra, India, 400614 and G- 265, APMC Fruit Market, Turbhe Sanpada, Navi Mumbai - 400705 Mrs. Meenakshi Rohit joshi (Director of no.1) :- A302, Trimbak Tower,,Sec 15,Plot 86, CBDBelapur, Thane, Maharashtra, India, 400614 Mr Sunil Dhurup Sah (Director of no.1) Flat No 1303, Bhumika Residency, Plot No 21, Roadpali, Sector 20, Kalamboli - 410218	NA
12	WASHI	Mr. Shankar Maruti Jhadav (Borrower) :- Flat No. 204, Sunrise Appartment, Near HP Petrol Pump, Belavali Badlapur, Thane, Maharashtra -Pin Code - 4210503 Also At :- Mr. Shankar Maruti Jhadav (Borrower):- Flat No. 205, Esquire Skytower Esquire Skytower CHSL, Naikwadi, ACC Road Mulund West - 400080	NA
13	WASHI	Mr. Vasant Chaturbhai Patel (Borrower):- Flat No. 104 Building A10 Prajakta Shanti Nagar Sector 7, Mira Road East, Thane, Maharashtra - Pin Code - 401107 Also At:- Flat No.102 Building A10 Prajakta Shanti Nagar Sector 7, Mira Road East, Thane, Maharashtra -Pincode 401107 Mrs. Kokila Vasant Patel (Borrower):- Flat No. 104 Building A10 Prajakta Shanti Nagar Sector 7, Mira Road East, Thane, Maharashtra-Pin Code -401107 Also at:- Flat No.102 Building A10 Prajakta Shanti Nagar Sector 7, Mira RoadEast,Thane, Maharashtra - Pin Code -401107	NA
14	PANVEL	Apeejay Traders (Borrower)Proprietor Mr. Pradeep Govind Joshi At 301 Archies Avenue, Plot No. 74, Gandhi Nagar, Dombivali, Thane, Kalyan 421201	Mr. Pradeep Govind Joshi (Mortgagor & Guarantor) At 301 Archies Avenue, Plot No. 74, Gandhi Nagar, Dombivali, Thane, Kalyan 421201 Ms. Usha Govind Joshi (Mortgagor & Guarantor) At 301 Archies Avenue, Plot No. 74, Gandhi Nagar, Dombivali, Thane, Kalyan 421201

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

st Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

ed/ charged to the Bank of Maharashtra, the possession of which have been taken by the Authorized Officer of Bank of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of and earned 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
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	Rs 44,70,000/-
Industrial Gala No.1384/3/Part A, Kammurthy Compound, Behind Hotel Sai Pooja, Bhiwandi, Dist Thane	Symbolic	Rs.31714891/- plus unapplied interest thereon expenses w.e.f., 09.01.2024	Rs 19,90,000/-
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	Rs 19,90,000/-
Flat No. 201, 2nd Floor, Hemu Arcade CHSL, Final Plot No-14A,TPS III, CTS No.-1250,1250/1 to12 of Vile Parle Division, Vallabhbbhai Patel Road, Vile Parle(West), Mumbai- 400056	Symbolic	Rs2,96,15,241.00/- as on 01.10.2024 plus unapplied int thereon apart from penal int plus legal expenses ,charges incurred less recovery if any	Rs 2,19,30,000/-
Flat No.1001,10th floor ,Om Shrikant Sadan CHS Ltd,Off Agra Road,Opp Mahavir Jain English School ,Near Telavane Hospital, CTS No 2817/2819B,Kalyan West ,Dist -Thane,Maharashtra 421301 admeasuring 920 Sq Ft Carpet	Symbolic	Rs 67,58,240.00 plusunapplied interest and charges from 30.12.2019 plus legal expenses ,charges incurred less recovery if any	RS 89,00,000/-
Flat No 403, 4th Floor, Maagna Icon, Plot No-59, Dahivali, Taluka-Karjat, Dist-Raigad	Symbolic	Rs 38,54,918/-plus unapplied int date less recovery if any	Rs 16,33,000/-
Flat No. 306, 3rd Floor, Anika Apartment,Vill-Bopele, Taluka-Karjat, Dist- Raigad	Symbolic	Rs 23,12,213.00/- plus unapplied int till date less recovery if any	Rs 23,14,000/-
Flat No 103, 1st Floor, A Wing Nandan Residency, Village-Manere Tal- Ambarnath, Dist-Thane	Symbolic	Rs 73,90,733.00/-plus unapplied int till date less recovery if any	Rs. 17,21,000/-
Flat no 4,Ground Floor,Building no 3,Agarwal Hamlet Tower Building no. 1,2 and 3 Co-Operative Hsg Society Ltd ,Masacha Pada Road,Kashmira,Mira Road(East)Taluka & District Thane 401107	Symbolic	Rs 39,63,321.00/- as on 19.01.2022 plus unapplied int till date less recovery if any	Rs 31,42,000/-
All that piece and parcel of the Flat located at Laughton's Survey No. E/1972, L.T.A.C.R.R No. 16 & Cadastral Survey No. 23 of Dadar-Naigaon Division, Flat No. 1902, on the 19th Floor Adm. 425.00 Sqft. Carpet area, Aayesha Palace Street No. 240E, Dr. Babasaheb Ambedkar Road, Parel, Mumbai -400012	Symbolic	Rs199,87,176/- plus unapplied interest@ RLLR 8.30 - 0.90 at present 7.40 %w.e.f. 25.08.2025 towards House loan facility	Rs. 2,02,30,000/-
Flat no. A302, Third Floor, Trimbak Tower of Trimbak Tower Co-op Hsg. Soc. Ltd., Sec 15, Plot 86, CBD Belapur, Thane, Maharashtra, India, 400614 Owned by Meenakshi Rohit joshi	Symbolic	Rs. 3,00,48,029 plus unapplied interest at the rate of 10.10 percent from 07.04.2025 towards Cash Credit Facility,	Rs. 14527000/-
All that piece & parcel of the Flat located at Survey No.652A, 652A/1 to 652A/34 and 652B/1 to 652B/31 Naikwadi, ACC Road Mulund West bearing Flat No. 205, ESQUIRE SKYTOWER, 2ND Floor, in the building namely ESQUIRE SKYTOWER CHSL, having built up area 64.32 sq. mtr and Carpet area 53.60 Sq.mtr, within the local limits of Post - Mrihanmumbai Tal- Kurla and falls within the jurisdiction of Dist.- Mumbai Sururban District, State- Maharashtra -400080	Symbolic	Rs 1,32,66,861 plus unapplied interest @ RLLR 8.80+ 0.20 at present 9.00 % w.e.f. 09.06.2025 towards House loan facility	Rs. 1,58,81,000/-
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 at present 8.00 % w.e.f. 09.06.2025 towards House loan facility	Rs. 94,94,000/-
All that piece & parcel of the Flat located at Flat No.01, on Ground Floor, admeasuring about 538 Sq.Ft of super built up area in the building Bldg No.54,Type F, in registered society known as River Wood Park Bldg No.51,52,53,54 CHS Ltd, in the Complex Known as River Wood Park , Constructed on survey No.33 & others situated at Sagarli, Post Padlegaon, Khidkali, Nr. Desai Naka, Tal & District-Thane, within the limit of Thane Municipal Corporation in the Registration District & Sub District of Thane-421204	Physical	Rs. 90,92,478.28 plus unapplied interest @ RLLR (9.30%) + Spread (2.75 %) +BSS (0.50%) at present 12.55 % w.e.f. 31.10.2024 towards Cash Credit facility	Rs. 34,43,000/-
All that piece and parcel of the Flat No. 9 C/002, Building No. 9C	Symbolic	Rs. 02,21,025.06, plusunapplied interest	Rs.

15	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	Mr. Rajesh Ram Kumar
16	KHOPOLI	M/s Reliable Infrastructure Pvt. Ltd.At 711 A Wing, Main Frame-1, Royal Palm,169, Aaray Colony, Goregaon east, Mumbai, Maharashtra- 400065 M/s Reliable Infrastructure Pvt. Ltd.At Survey No. 30-32 & 40-45, Village Pilosari, Near Pali, Taluka-Sudhagad, Dist. Raigad, Maharashtra- 410205	Mr. Preetpal Singh Kohli, At EMP-37, 804, Uranus CHS, Thakur Village, Kandivali East, Mumbai, Maharashtra- 400101 Mr. Arshad Sadullah Khan:-At Ghodivali, Khandroli, Post and Tal. Khalapur, Dist. Raigad, Maharashtra- 410202 Mr. Aslam Sadullah Khan:- At Mughul Garden, Khopoli, Tal. Khalapur, Dist. Raigad, Maharashtra- 410203 Mr. P. Rahooof Abdullah Mamu:-At Café Sagar Hotel, Hal Budruk, Mumbai-Pune Road, Khopoli, Tal. Khalapur, Dist. Raigad, Maharashtra- 410203 Mr. Anil Shreechand Dembani:-At 8/1, A Joshi sheelfata, Khopoli, Tal. Khalapur, Dist. Raigad, Maharashtra- 410203
17	KHOPOLI	M/s Reliable Infrastructure Pvt. Ltd.At 711 A Wing, Main Frame-1, Royal Palm, 169, Aaray Colony, Goregaon east, Mumbai, Maharashtra- 400065 M/s Reliable Infrastructure Pvt. Ltd.At Survey No. 30-32 & 40-45, Village Pilosari, Near Pali, Taluka-Sudhagad, Dist. Raigad, Maharashtra- 410205	Mr. Preetpal Singh Kohli:-At EMP-37, 804, Uranus CHS, Thakur Village, Kandivali East, Mumbai, Maharashtra- 400101 Mr. Arshad Sadullah Khan:-At Ghodivali, Khandroli, Post and Tal. Khalapur, Dist. Raigad, Maharashtra- 410202 Mr. Aslam Sadullah Khan:-At Mughul Garden, Khopoli, Tal. Khalapur, Dist. Raigad, Maharashtra- 410203 Mr. P. Rahooof Abdullah Mamu:-At Café Sagar Hotel, Hal Budruk, Mumbai-Pune Road, Khopoli, Tal. Khalapur, Dist. Raigad, Maharashtra- 410203 Mr. Anil Shreechand Dembani:-At 8/1, A Joshi sheelfata, Khopoli, Tal. Khalapur, Dist. Raigad, Maharashtra- 410203
18	ALIBAG	1.Shri Jaiprakash Kailash Chaurasiya, Flat No. 202, 2nd Floor, Deep Chhaya CHS, Achole village, Behind Achole Talav Nallasopara (E), Dist Thane-401209 2.Smt. Babita Jaiprakash Chaurasiya,Flat No. 202, 2nd Floor, Deep Chhaya CHS, Achole village, Behind Achole Talav Nallasopara (E), Dist Thane-401209 3.Shri Gaurishankar Nandlal Gupta, A-301, Chandraghatta, Jangid Appartment, Shanti Park, Near Bank of India, Mira Road(E) Thane -401107	NA
19	ALIBAG	1.Mrs.Rekha Ashok Jain (Borrower) Flat No-4, Rubin Apartment, Balal, Uran, Dist. Raigad - 400702 2.Mr. Ashok Ambalal Jain (Borrower) Flat No-4, Rubin Apartment, Balal, Uran, Dist. Raigad - 400702	Mr. Sheshmal Meghraj Jain (Guarantor) Meghraj Apartment, Mora Road, Uran, Dist. Raigad - 40070
20	CBD Belapur	1.Mr. Saif Riyaz Malik Address: Flat no 401, 4th Floor, Building no 11, Simran Majestic CHSL, Survey NO 112, Hissa No 4, Village Taloje Majkur, Taluka Panvel, District Raigad 410 208 2.Mrs. Nasima Riyaz Malik, Address: Flat no 401, 4th Floor, Building no 11, Simran Majestic CHSL, Survey NO 112, Hissa No 4, Village Taloje Majkur, Taluka Panvel, District Raigad 410 208 3.Mrs. Naziya Nazir Malik, Address: Flat no 401, 4th Floor, Building no 11, Simran Majestic CHSL, Survey NO 112, Hissa No 4, Village Taloje Majkur, Taluka Panvel, District Raigad 410 208	NA
21	TURBHE	1.Mr. Mukund Manik Gund (Borrower)& 2.Mrs. Swati Mukund Gund(Co-Borrower) Sai Shrushti Building No. 5, Flat No. 103, Khadi Diva Shil Road,Thane.Also at Room No. 0832/1, Shiv Shakti Nagar, Near Turbhe Store,Kulkarni Udyan Turbhe, Navi Mumbai, Dist- Thane Pin code -400705	NA
22	TALOJA MIDC	1. 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], 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, Taloje 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, & Maharashtra-410208

EMD 10% of Reserve Price		Date of Inspection 30.01.2026	
Contact Details: -	For Sr. No. 1 to 9, Mr. Man Mohan Murmu, Branch Manager, ARB Branch-9552808185, Miss Sapna Tekwani, Manager ARB 9898499411.	For Sr. No.10 to 22 Mrs. Megha T. Ja 8424038477 and Mr. Rajeev Ranjan, Sr.	

Date: 13.01.2026

Place: Navi Mumbai

All that piece and parcel of the Flat No.- 9-C/002, Building No.- 9C, known as Chandiwali 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	Rs. 1,05,00,000/-
1. R.C.C. Construction and the building thereon on the land mentioned in Schedule A included in the residential building known by the name and style as " TANISHQ (DELTA) out of which Flat no. 101 situated on the First Floor are totally admeasuring 1254 Sq. Ft. or 116.54 Sq. Mtrs+ terrace area admeasuring 352 sq. ft. i.e. 32.71 sq. mtrs + parking space no. 1 area admeasuring 200 sq.ft. i.e. 18.58 sq.mtrs, which referred to as the said flat herein above at Baner Pune	Symbolic	Rs. 1,20,79,410/- plus unapplied interest from 15.08.2024 towards Cash Credit facility bearing A/c No. 60126888019 & Rs. 1,88,627/- plus unapplied interest from 15.08.2024 towards GECL (MSME COVID 19) facility bearing A/c No. 6036059910	Rs. 91,16,000/-
2. R.C.C. Construction and the building thereon on the land mentioned in Schedule A included in the residential building known by the name and style as " TANISHQ (DELTA) out of which Flat no. 102 situated on the First Floor are totally admeasuring 1256 Sq. Ft. or 116.72 Sq. Mtrs+ terrace area admeasuring 368 sq. ft. i.e. 34.20 sq. mtrs + parking space no. 05 under the still area admeasuring 120 sq.ft. which referred to as the said flat herein above. at Baner Pune	Symbolic	Rs. 1,20,79,410/- plus unapplied interest from 15.08.2024 towards Cash Credit facility bearing A/c No. 60126888019 & Rs. 1,88,627/- plus unapplied interest from 15.08.2024 towards GECL (MSME COVID 19) facility bearing A/c No. 60360599107	Rs. 91,80,000/-
Flat No. 202, 2nd Floor, Deep Chhaya CHS, Achole village, Behind Achole Talav Nallasopara (E), Dist Thane	Symbolic	Rs. 640000/- plus unapplied interest @11.65% p.a. from 06.05.2025 towards House loan facility	Rs. 12,80,000/-
Flat No-403, A- Wing, 4th Floor, Mayuresh Enclave, CTR No-439, Uran, Raigad.-400702	Symbolic	Rs. 741000/- plus unapplied interest @11.65% p.a. from 12.05.2024 towards House loan facility	Rs. 36,10,000/-
Equitable Mortgage of Flat no 401, 4th Floor, Building no 11, Simran Majestic CHSL, Survey NO 112, Hissa No 4, Village Talole Majkur, Taluka Panvel, District Raigad 410 208.	Symbolic	Rs. 27,61,736 Twenty Seven Lacs Sixty One Thousand Seven Hundred & Thirty Six Only plus interest @ 8.25 %p.a. for Housing loan and @ 9.45% p.a. for Top up loan along with Expenses and other charges thereon (as applicable) w.e.f. 12.06.2025	Rs. 40,80,000/-
All that piece & parcel of the Flat located at Zone no.28/107-20 A, Survey no.123, Hissa no. 1,2,3, bearing Flat No.403, 1st Floor, in the building known as Sai Shruti Heights Co-operative Housing Society Ltd, Building No.B-3, Block no.Dawale, Khardi Shil Road, Diva admeasuring 435 sq. feet Carpet area within the jurisdiction of Dist-Thane, Pin code -400612.	Symbolic	Rs. 17,35,356/- plus unapplied interest @ 9.10 %w.e.f. 19.05.2025 towards Housing loan facility and Rs 442199.18 plus @ 9.95 %w.e.f. 19.05.2025 towards Top up loan facility	Rs. 27,56,000/-
All that piece & parcel of the Flat located at Talaja Panchanad, Plot No. 34 & 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 Talaja Panchanand, Tal Panvel & falls within the jurisdiction of Dist.-Raigadh, State-Maharashtra, owned by Gouse Basha Shaikh & 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	Rs. 58,40,000/-

Jaulkar, Sr. Manager Sr. Manager 8839383746.	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).
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Authorised Officer
Bank of Maharashtra, Navi Mumbai Zone