

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

AX65/AUTHORITY LETTER/2025-26

Date: 23.05.2025

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 **11.06.2025**, 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 –

Sl	Name of Borrower	Name of Guarantor	Amount Due (in actual) as on 31.01.2025 plus unapplied interest and other charges w.e.f. 30.01.2025	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 Tazeen Maqsood Dabir Sheikh	Maqsood Dabir Sheikh, Tazeen Maqsood Dabir Sheikh	Rs. 2,47,20,313/-	House property situated at Flat No.504, 5th 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 registration District of Mumbai and Mumbai Suburban Yari Road Versova Andheri . Encumbrances- Not Known	Constructive	Rs.239.79 lakhs (Rs.23.9 lakhs)
2	Chetan Rajendra More	Chetan Rajendra More	Rs. 35,61,032.00	House property situated at Flat No.203, 2nd 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. 36.99 lakhs (Rs.3.70 lakhs)
3	Manish Ashish Dubey	Manish Ashish Dubey	Rs.61,93,891.00	House property situated at Flat No.B-7, 3rd Floor, B Wing, Koyana CHSL, situated At Plot No.RX-7 of Village Dombivali East Taluka Kalyan Dist. Thane. Encumbrances- Not Known	Constructive	Rs. 41.49 lakhs (Rs.4.14 lakhs)
4	Rakesh Kumar Singh	Rakesh Kumar Singh	Rs. 68,74,693./-	House property situated at Flat No.901, 9th 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.42.68 lakhs (Rs.4.27 lakhs)
5	Mr. Deepak Darji	Mr. Deepak Darji	Rs.8,31,986/-	Residential Flat Survey No.66, Hissa No.8, Village Khari Flat No.202, 2nd Floor, Sunshine Coop Housing Society Ltd. Navghar, Bhayandar East Dist.Thane 401105. Encumbrances- Not Known	Constructive	Rs.18.05 lakhs (Rs.1.80 lakhs)
6	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 Nagar No.2, Near Vikas Complex, LBS Marg, Pachpakhadi Thane. Encumbrances- Not Known	Constructive	Rs. 68.54 lakhs (Rs.6.85 lakhs)
7	Rahul Arjun Katkhade	Rahul Arjun Katkhade	Rs. 21,03,620/-	Flat No.201, 2nd Floor, A - Wing,Yogini Residency, Building No.1,Koparinaka, Chandansaar Road, Virar East, Palghar District. Encumbrances- Not Known	Constructive	Rs.24.16 lakhs (Rs.2.42 lakhs)
8	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. 24.12 lakhs (Rs.2.41 lakhs)
9	Ramchabilla Panchal Singh	Ramchabilla Panchal Singh	Rs.12,32,579/-	Flat No.203, B Wing, 2nd Floor, Janardhan Apartment, A/B-Tulinj Road, Tulinj, Survey No- 25, Village Tulinj, Nalasopara East, Palghar- 401209. Encumbrances- Not Known	Constructive	Rs. 13.10 lakhs (Rs.1.31 lakhs)
10	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, 3rd 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)
11	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, 2nd 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)
12	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, 13th Road, Behind Khar Telephone Exchange Khar (West), Mumbai-400 052 Encumbrances- Not Known	Constructive	Rs. 359.10 lakhs (Rs.35.91 lakhs)
13	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. 60.09 lakhs (Rs. 6.01 lakhs)
14	M/S.Swarup Enterprises	Vimla Navin Vora And Navin Hemchand Vora	2,48,20,503.48/-	Flat No. 402, 4th Floor, B Wing, Disha Co-op Hsg Society Limited, LT Road, Near Jain Mandir, Village Mandpeshwar, Disha Kandarpada Bhausahab Parab Road, Dahisar (West), Mumbai 400 068 Encumbrances- Not Known	Constructive	Rs. 72.51 lakhs (Rs. 7.25 lakhs)
15	Hemlata Ramshringar Giri	Hemlata Ramshringar Giri	78,63,463/-	Flat No. 302, 3rd floor, A Wing, Sai Residency, Airoli Bridge Road, CTS No.329, Village Dive (Airoli) Taluka & District thane, Airoli Navi Mumbai 400708. Encumbrances- Not Known	Physical	Rs. 90.76 lakhs (Rs.9.07 lakhs)
16	Rudra Traders	Nitin Prakash Parte	2,88,79,416.50/-	Flat No.902, 9th floor in building known as GENESIS, G.E.S. Plot No.04, Sector No.108, Ulwe, Navi Mumbai, Tal Panvel, Dist. Raigad 410206. Encumbrances- Not Known	Constructive	Rs. 85.60 lakhs (Rs. 8.56 lakhs)
17	Pareen Arvind Visariya	Pareen Arvind Visariya	25,82,707/-	Residential Flat no.102, 1st Floor, A Wing, Mother Velankani Apartment, Village Gokhiware, Taluka Vasai, Dist.Palghar. Encumbrances- Not Known	Physical	Rs. 10.12 lakhs (Rs.1.01 lakhs)

Inspection of the property: 02.06.2025 to 06.06.2025. 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 Contact 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 10.06.2025 as 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://ebkray.in/eauction>.

Date & Time of e-auction: 11.06.2025 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.

Date;- 23.05.2025

Place : Mumbai.

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