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,
Phone : 022-20878751/52

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 provision to Rule 8 (6) read with 9(1) 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 **18.11.2026 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:**

Lot No	Branch	Borrower	Guarantor	Short Description of immovable property with known encumbrances	Tupe Of Possession	Amount Due as per demand notice	Reserve Price(In Rs)
1	ARB Navi Mumbai	**M/s Akeen R Impex Private Limited,** PLOTNO A65, Ambernath MIDC Ambernath East – 421501 **Directors:** **1) Mr. Ajay Bishnu Sahani:-**202, RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004. **2)Miss: Aarti Kamlesh Vishu,** 402 RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004.	**1) Mr. Ajay Bishnu Sahani:-**202, RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004. **2)Miss: Aarti Kamlesh Vishu,** 402 Radha Krishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004.	**Lot No. 1:**Flat No. G-1, Ground Floor, Radha Krishna Apartment, Block No A-104, Kailash Colony, Padmashree Mohammad Rafi Marg, Near Akash Gym, Ulhasnagar 4, Dist Thane – 421004 Carpet area 400 sq ft	Physical	Rs.39524843.38 Plus interest less recovery if any.	1536376
2	ARB Navi Mumbai	**M/s Akeen R Impex Private Limited,** PLOTNO A65, Ambernath MIDC Ambernath East – 421501 **Directors:** **1) Mr. Ajay Bishnu Sahani:-**202, RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004. **2)Miss: Aarti Kamlesh Vishu,** 402 RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004.	**1) Mr. Ajay Bishnu Sahani:-**202, RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004. **2)Miss: Aarti Kamlesh Vishu,** 402 Radha Krishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004.	**Lot No.2:**Flat No. G-2, Ground Floor, Radha Krishna Apartment, Block No A-104, Kailash Colony, Padmashree Mohammad Rafi Marg, Near Akash Gym, Ulhasnagar 4, Dist Thane – 421004 Carpet area 400 sq ft	Physical	Rs.39524843.38 Plus interest less recovery if any.	1536376
3	ARB Navi Mumbai	**M/s Akeen R Impex Private Limited,** PLOTNO A65, Ambernath MIDC Ambernath East – 421501 **Directors:** **1) Mr. Ajay Bishnu Sahani:-**202, RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004. **2)Miss: Aarti Kamlesh Vishu,** 402 RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004.	**1) Mr. Ajay Bishnu Sahani:-**202, RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004. **2)Miss: Aarti Kamlesh Vishu,** 402 Radha Krishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004.	**Lot No.3:** Flat No.102, 1st Floor, Radha Krishna Apartment, Block No A-104, Kailash Colony, Padmashree Mohammad Rafi Marg, Near Akash Gym, Ulhasnagar 4, Dist Thane – 421004 Carpet area 590 sq ft	Physical	Rs.39524843.38 Plus interest less recovery if any.	2340000
4	ARB Navi Mumbai	**M/s Akeen R Impex Private Limited,** PLOTNO A65, Ambernath MIDC Ambernath East – 421501 **Directors:** **1) Mr. Ajay Bishnu Sahani:-**202, RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004. **2)Miss: Aarti Kamlesh Vishu,** 402 RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004.	**1) Mr. Ajay Bishnu Sahani:-**202, RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004. **2)Miss: Aarti Kamlesh Vishu,** 402 Radha Krishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004.	**Lot No. 4:** Flat No. 401, 4th Floor, Radha Krishna Apartment, Block No A-104, Kailash Colony, Padmashree Mohammad Rafi Marg, Near Akash Gym, Ulhasnagar 4, Dist Thane – 421004 Carpet area 540 sq ft	Physical	Rs.39524843.38 Plus interest less recovery if any.	2161000
5	ARB Navi Mumbai	**M/s Akeen R Impex Private Limited,** PLOTNO A65, Ambernath MIDC Ambernath East – 421501 **Directors:** **1) Mr. Ajay Bishnu Sahani:-**202, RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004. **2)Miss: Aarti Kamlesh Vishu,** 402 RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004.	**1) Mr. Ajay Bishnu Sahani:-**202, RadhaKrishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004. **2)Miss: Aarti Kamlesh Vishu,** 402 Radha Krishna Apartment, Opp. Akash Gym, Ulhasnagar-421 004.	**Lot No. 5:**Flat No. 402, 4th Floor, Radha Krishna Apartment, Block No A-104, Kailash Colony, Padmashree Mohammad Rafi Marg, Near Akash Gym, Ulhasnagar 4, Dist Thane – 421004 Carpet area 550 sq ft	Physical	Rs.39524843.38 Plus interest less recovery if any.	2200600
6	ARB Navi Mumbai	**Mrs Dakshata Rajesh Singh, Prop. of M/s Ved Communications** Office No 3, Siddhant Apt, Bhaskar Colony, M.G. Road,Naupada Thane (W) 400601.**and also** Building No A-3/102, Saket Complex,K.Koli Marg Near Mahalaxmi Temple,Majiwade Thane 400601	**Mr Rajesh Heera Singh** A)Office No3, Siddhant Apt ,Bhaskar Colony, M.G. Road, Naupada Thane (W) 400601 B) Building No A-3/102, Saket Complex,K.Koli Marg Near Mahalaxmi Temple, Majiwade Thane 400601	Flat No 706, 7th Floor, Building No 4, Daffodil Building in Jeevan Life Styles, Shirgaon Village, Badlapur (E), Dist Thane 421503 Carpet area 58.83 sq mtrs	Physical	Rs.25474415.37 plus intrest @ less recovery if any	1824000
7	ARB Navi Mumbai	**Mr Prakash Kumar S/O Mr Suresh Prasad Rukhayar** **1**02 A- Wing Nikunj Chhaya CHSL Mathuradas Road Nr Asian Bakery Kandivali West Mumbai 400067 Flat no 11th Floor Annapoorna CHS 12th Road Chembur, Taluka Borivali Mumbai 400071 Flat no 12, 12th Floor Annapoorna CHS 12th Road Chembur, Taluka Borivali Mumbai MH-400071 RPJ Overseas & Exim Private Limited AP8/1 Floor, Raj Laxmi Compound Bhiwandi Road, Kalher, Bhiwandi MH-421302	**Mrs Rinki Prakash Kumar W/O Mr Prakash Kumar** 102 A- Wing Nikunj Chhaya CHSL Mathuradas Road Nr Asian Bakery Kandivali West Mumbai MH-400067	Flat being Flat on the 11th Floor admeasuring 57.49 sq mt Carpet Area along with Terrace area and admeasuring 43.09 sq mt Carpet Area of Building known as ANNAPOORNA constructed on all that piece and parcels of land bearing CTS no 1433 Plot No 511 Scheme No.3 lying, being and situated at 12th Road, Village Chembur, Taluka Borivali, District Mumbai MH-400071	Symbolic	RS 48479105.00 + unapplied interest as applicable	25920000
8	ARB Navi Mumbai			Flat being Flat on the 12th Floor admeasuring 63.08 sq mt Carpet Area of Building known as ANNAPOORNA constructed on all that piece and parcels of land bearing CTS no 1433 Plot No 511 Scheme No.3 lying, being and situated at 12th Road, Village Chembur, Taluka Borivali, District Mumbai MH-400071	Symbolic		15390000
9	ARB Navi Mumbai	1. M/S CHELSEA BIOTECHNOLOGY PROP: MR. SEETHESH RAJAN MANKAVIL GALA NO 8, JAIN INDUSTRIAL ESTATE, MAHAVIR NAGAR, VASAI, THANE 401208 2. MRS. SELMA RAJAN FLAT NO. 302, ALFA APT, LIC COLONY, BORIVALI WEST, MUMB⊠ 400103	NA	Flat No. 301 , 3rd Floor, Building No. 14, D Wing, Shree Sai Woods, Shirgaon, Palghar Carpet Area 579 Sq Ft	Physical	Total Rs. Rs. 22696172.83 + unapplied interest as on 11-04-2023	1632000
10	ARB Navi Mumbai			Flat No. 302, 3rd Floor, Building No. 14, D Wing, Shree Sai Woods, Shirgaon, Palghar Carpet Area 477 Sq Ft	PHYSICAL		1334000
11	ARB Navi Mumbai	CANOPOLY MULTITRADE PRIVATE LIMITED Shop no 2 , Ground Floor, Yogesh Apartment, Plot No 26, Sec 8A, Airoli, Navi Mumbai 400 708. Mr. Sandesh Prataprao Mahurkar, Flat no 1001 Jalaram Apt., Kamothe, Navi Mumbai 410 209	Mr. Yogesh Nilkanth Zarekar Sr.no.694 Gulmohar Colony, yashwant Nagar, Vai, Tal Vai, Dist. Satara 41280	ALL THE PIECE AND PARCEL of the Shop No. 2 (admeasuring 220 sq. ft. Built up area) on Ground floor, in building known as YOGESH APARTMENT, Plot No. 26, Sector SA, Village Dive, Airoli, Navi Mumbai 400708	PHYSICAL	Rs.1,40,26,689/-Plus other charges, costs and expenses till the date of realization	2298000
12	ARB Navi Mumbai			Shop No. 03, on Ground Floor, admeasuring 25.26 sq.mtr. Carpetarea (30.31 sq.mtr. Built up area), in the building known as "DHARTI HEIGHTS", and the newly registered Society known as "KAMOTHE, DHARTI HEIGHTS CO-OPERATIVE HOUSING SOCIETY LTD." constructed on Plot No. 28, in Sector No. 21, being, lying and situated at Kamothe, Phase-II, Navi Mumbai, Tal. Panvel, Dist. Raigad within the limits of CIDCO Ltd.	Symbolic		10269000
13	ARB Navi Mumbai	**Mr. Jay Manohar Ranade and Mrs.Kamini Jay Rande**, Address: Near Hanuman Mandir, Hanuman Tekdi, Palghar East, Maharashtra 401404 Address: Flat No. 402, Building No.1, 4th Floor, Sai Paradise, Near Seco Homes, Palghar 401404	Mrs.Kamini Jay Rande Flat No. 402, Building No.1, 4th Floor, Sai Paradise, Near Seco Homes, Palghar 401404	Flat No. 402, Building No.1, 4th Floor, Sai Paradise, Near Seco Homes, Palghar 401404 admeasuring 568 sq.mtrs.	Symbolic	Rs.2473679.00 plus interest less recovery if any	2048400
14	ARB Navi Mumbai	**BHUPINDER SINGH PREHLAD SINGH SAWHNEY** Bunglow No-17 Jeevan Jyoti Society Sion Trombay RoadChembur Mumbai-400071	Mr. HARESH LAKHIMCHAND ISRANI A-104 RAILWAY APNA GHAR CHS JOGESHWARI EAST MUMBAI- 400060	Flat No-202, 2nd Floor, Shiv Darshan Appartment, sy. No-24494, Ulhasnagar, Thane- 421005,. Admeasuring 559 sq feet carpet area	Physical	Rs. 24,27,403 plus unapplied interest from 02.05.2023 towards HL, Rs. 25,50,357plus unapplied interest from 02.05.2023 towards HL, Rs. 1,16,446 plus unapplied interest from 02.05.2023 towards Personal Loan	2425000
15	ARB Navi Mumbai			1. Flat No-370, Ground Floor, Building No-7, Snehsagar CHS, Sy No- 97, Plot No- 4&1, near Niljyoti Last Stop, Gokhale Nagar, Pune- 411016 300 sq feet carpet area	Symbolic		3472000
16	ARB Navi Mumbai	**M/s Mumbai Life, Prop:Mrs Sindhu Gote,** Paradise Heights,1st floor,Mazinine Floor,Near Prabhat Cinema,Shivaji Path,Thane(W)-400601 207,Puranshanti Heights, 2nd floor,Opp to paradise Heights, Mahatmaphule Marg,Behind Prabhat Marg Thane(West) 400601	Mr Kundan Gote MR Chandan Gote Room no 206,Seema Appartment,B Wing,Second floor,Sanjay Nagar,Mumbai-400612	Shop No. 207, 2nd Floor, S/2 Wing, Building known as "Purnashanti Heights", Situated at Plot of land bearing CTS no. 13, 14P, Village Chendani, Near Bedekar College, Jambli Naka, Thane (West) 1163 sq feet	Physical	Rs 40,64,535/- plus unapplied int wef 20.10.2016 plus all costs,charges and expenses or other incidental charges till date less recovery if any.	19400000
17	ARB Navi Mumbai	**M/s Umiya Garments Pvt. Ltd.,** Plot No. 3, Hansa Building,Bldg No.3, S.no. 36 , Dhumal Nagar, Waliv Vasai (East) Palghar 401208 **Directors:1) Mr. Deepak Kumar Trivedi & 2) Mrs. Heena Deepak Trivedi** 1904, wasabi Bldg No.5,Kanti Park link Road,Chikuwadi Borivali West, 400092	NA	Office No. 503, Floor No.5, Navarang Shopping Arcade, Gokhale Road, Naupada, Thane w 400601 Area: 490 Sq Ft	Symbolic	Rs.23451807.85 Plus interest less recovery if any	9922500
18	ARB Navi Mumbai	**SACHIN TEXTILES** Proprietor : Miss. Vidya Kanhaiyalal Saini,Shri Mahavir Apartment, Bhiwandi, Thane 421 203.	NA	Gala No. G-2 admeasuring about 1345 sq.ft. equivalent to 124.96 sq.mtrs. Built up area on Ground Floor in the building known as 'RAJ COMPLEX' bearing Municipal House No. 497, constructed on Non Agriculture Land bearing Plot No. 5A and 5C of Survey No. 10/2, situate lying and being at Ajanta Compound, Village Gauripada, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane	Symbolic	Rs.3,16,03,574.43/-plus unapplied interest @10.80% and penal interest @2% w.e.f. 15/05/2025	6252500
19	ARB Navi Mumbai	**Ravendra Textile,** Prop: Mr. Rajeshkumar Kailaschand Khanna **Office Address**: Ground Floor, Katla Niwas Bhiwandi, Thane, Maharashtra 421308 **Residential Address**: A 18 Samta Bldg First Floor Sector No 8 Road No 27, Thane, Maharashtra 400601	Rajendra Laxmipati Katla Residential Address: Ground Floor, Katla Niwas Bhiwandi, Thane, Maharashtra 421308	Godown bearing Nos. 201, 202, 203 and 204, on Second Floor, each area admeasuring about 2655.00 Sq. Ft., equivalent to 246.75 Sq. Mtrs., totally area admeasuring about 10620.00 Sq. Ft, equivalent to 986.99 Sq. Mtrs., in the Building No. "A/5"; of "PRERNA COMPLEX"; alongwith undivided common interest in the land beneath the premises with rights to construct Second Floor Only; bearing Survey No. 59 Hissa No. 3; situate, lying and being at Val, Taluka Bhiwandi, Dist. Thane; within the limits of Val Grampanchayat, Joint Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane;	Symbolic	Rs 26062945.18/- + Unapplied interest Rs. 597594.07	25997800
20	ARB Navi Mumbai	**M/S MASAYA INTERNATIONAL** **PROP: MR GAURANG AGARWAL** Sr 100, Village Wavanje, Near Taloja Industrial Estate Taluka Panvel Navi Mumbai 410208 And Also Rh1, Raj Villa, Plot 194,Sector 28, Vashi, Navi Mumbai 400705	NA	Survey No.100, Near Taloja MIDC, Village – Wavanje, Tal-Panvel Dist. – Raigad– 410 206. Plot Area – 4084 Sq.Ft	Symbolic	Total Rs. Rs. 19166544/- + unapplied interest as on 31-01-2023	6873372
21	ARB Navi Mumbai	**PRASHAD ENTERPRISES** Shop No 4, Siddharth Nagar Murty Chs Ltd Near Ideal Park, Bear Ideal Park Mira Bhayender, Thane Maharashtra 401107 **MR JASBIR R SINGH** 1103, Annapurna Aquarius, New Link Road Bhayender West 401101	NA	Flat No. 003, Ground Floor, Prathamesh Apartment, Village Kasheli, Taluka Bhiwandi District Thane 421302. 471 sq feet carpet area	Symbolic	Rs 21267784.00 Plus unapplied interest Rs218758.96 from 01/09/022 @ 11.70% p.a. plus charges	1729000
22	ARB Navi Mumbai	**M/s Al Hayat Florist,** Prop: Mr. Abdul Quadar Moosa Shaikh **Regd. Office:** Hajimalang Pahad, near Hajimalang Dargah, Kalyan East, Thane, Maharashtra -421306.**And Also** Flat No.- 1802, C wing, Pashupatinath, Madhav Sankalp, Khadakpada, Kalyan, Thane- 421002	Mrs. Shabnam Abdulqadar Shaikh Flat No.- 1802, C wing, Pashupatinath, Madhav Sankalp, Khadakpada, Kalyan, Thane- 421002	Flat No. 410, on Fourth floor, adm. area 753 Sq.ft. built - up in the building known as A, Wing,Om Tower at Waldhuni, situated at Kalyan Taluka-Kalyan, Dist-Thane	Symbolic	Rs. 2,88,91,470 plus future interest thereon @12.05% P.A for team loan w.e.f. 09.01.2025	3060000
23	ARB Navi Mumbai			FLAT NO.201, admeasuring 597 Sq.feets., BUILT-UP, in the wing "B" of the OM TOWER APARTMENT, lying and situated, at Waldhuni, Kalyan-Ambernath Road, Kalyan, District-Thane 421 301	Symbolic		2430000
24	ARB Navi Mumbai	**Mr Suhel Iqbal Gadkari (Borrower)** **51, Madina Manzil,** 4th Floor, Room no.37. Husain Patel Marg, Near Pahadwali, Masjid Mazgaon, Mumbai 400010 **Flat no.A-1,** 1st Floor, Dwarka Mai, CTS no.27-F, Dominic Colony, Near Shagarwal International School& Orlem Church, Plot no.2 & 3. F1, F2, F3 at Village Vainai. Taluka Borivali, Malad West Mumbai 400064 **Flat no.A-2**, 2nd Floor, Dwarka Mai, CTS no.27-F, Dominic Colony, Near Shagarwal International School& Orlem Church, Plot no.2 & 3, F1, F2, F3 at Village Valnai, Taluka Borivali, Malad West Mumbai 400064	NA	Flat No. A-1, 1st Floor, Dwarka Mai, Shankar Lane, Dominic Colony, Near Agarwal International School & Orlem Church, Plot No.2 & 3, CTS No.27-F, F1, F2, F3 at Village Valnai, Taluka Borivali, Orlem Tank Road Malad West, Mumbai 400064. Carpet area 605 sq ft	Symbolic	Rs. 1,53,05,530/- plus unapplied interest from 01.12.2022 towards Housing Loan facility 1 and Rs.1,53,05,530/- plus unapplied interest from 01.12.2022	10927710
25	ARB Navi Mumbai			Flat No. A-2, 2nd Floor, Dwarka Mai, Shankar Lane, Dominic Colony, Near Agarwal International School & Orlem Church, Plot No.2 & 3, CTS No.27-F, F1, F2, F3 at Village Valnai, Taluka Borivali, Orlem Tank Road Malad West, Mumbai 400064 Carpet area 605 sq ft	Symbolic		10927710

To be Continued in Next page.....