

 <p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक</p>	<p>Office Address : Shop No. 101,102,201, Inara Business Leeway, Powerhouse Link Road, Aarogya Mandir, Ratnagiri – 415639 Email: <a href="mailto:zmrtnagiri@mahabank.co.in">zmrtnagiri@mahabank.co.in</a> <a href="mailto:legal_rat@mahabank.co.in">legal_rat@mahabank.co.in</a> Cont. No.- 8600408240</p>	
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AX88/SARFAESI/SALENOTICE/AQUA/2025-26/09

Date: 02.03.2026

1. M/s Aqua Foods Exim  
Address : Plot No B4 Additional Lote  
MIDC Asgani Village Khed Taluka  
Ratnagiri Maharashtra INDIA 415708.

Address: Flat No.111,11<sup>th</sup> Floor,  
9<sup>th</sup> shalaka Building ,  
Maharshi Karve Road,  
Cooperage Maidan,  
Nariman Point,  
Mumbai 400021.

Partners:

1. Mr. Mohammed Ayyub Moulana  
Address : House No 2/8083  
Velem KANDALEM  
NEAR DON BOSCO COLLEGE  
FATORDA GOA  
MARGAON, SOUTHGOA 403602
2. Mr Abdul Azeez Bawa  
S/O BAWA AHMED  
H. NO. 48, FATTA WADDO,  
NERUL, 403114, TALUKA BRDEZ, STATE GOA
3. Mr. Abdul Ahad  
Address : H No 591, Shivaji Road,  
North East N R Mohalla,  
Mysore Karnataka - 570007

Guarantors:

1. (A) MRS. NAZIMA BANU MOULANA  
ADDRESS : HNO 48 FATTA WADO  
NERUL BARDEZ  
NORTH GOA 403114  
  
(B) MRS.NAZIMA BANU MOULANA  
H. NO. 2/8083, NEAR DON BOSCO  
FATORDA 403602, SALCETE GOA
2. Mrs. Lata A. Bongirwar  
Address : 315 15TH FLOOR  
9 SHALAKA BUILDING  
MAHARSHI KARVE ROAD  
NEAR COOPERAGE GROUND  
NARIMAN POINT MUMBAI 400021
3. (a)Mrs. Meghna Piyush Bongirwar  
Address : FLAT NO 9, 4TH FLOOR,  
MOON LIGHT, 158,

**Confidential**

MAHARSHI KARVE ROAD  
OPP. OVAL MAIDAN, NEAR MANTRALAYA  
COLABA MUMBAI 400020

(b)Mrs. Meghna Piyush Bongirwar  
Address : FLAT NO 111, 11TH FLOOR,  
9<sup>th</sup> SALAKA BUILDING  
MAHARSHI KARVE ROAD  
COOPERAGE MAIDAN, NARIMAN POINT  
NEAR MANTRALAYA  
MUMBAI 400020

4. (A)MRS. NEHA AMREEN  
ADDRESS : HOUSE NO 591,  
NORTH EAST OF N R MOAHALLA  
MYSORE KARNATAKA 570007.

(B) MRS.NEHA AMREEN  
H. NO. 2/8083, NEAR DON BOSCO  
FATORDA 403602, SALCETE GOA

5. (a) Mr Piyush A. Bongirwar  
Address : FLAT NO 9, 4TH FLOOR,  
MOON LIGHT, 158,  
MAHARSHI KARVE ROAD  
OPP. OVAL MAIDAN, NEAR MANTRALAYA  
COLABA MUMBAI 400020  
9869449781

(b) Mr. Piyush A. Bongirwar  
Address : FLAT NO 315, 15<sup>TH</sup> FLOOR,  
SHALAKA BUILDING,  
MAHARSHI KARVE ROAD,  
NEAR COOPERAGE TELEPHONE EXCHANGE,  
MUMBAI – 400021  
9821210210

6. Mr. Krishna Prasad  
Address : 3-117 SHRIKRISHNA PRASAD  
HIREBETTU  
DIST UDUPI Karnataka 576107

7. M/s.Bright Developers  
HOUSE NO 2/8083 VELEM KANDALEM  
NEAR DON BOSCO COLLEGE  
FATORDA GOA  
MARGAON, SOUTHGOA 403602

E- Auction 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 provision 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 property/ies mortgaged/charged to the Bank of Maharashtra, the physical/Symbolic possession of which has been taken by the Authorised Officer of Bank of Maharashtra, Ratnagiri Zone, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 20.03.2026, (11:00 AM to 05:00 PM) for recovery of 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-

Lot No	Name of the Borrower(s) Guarantor(s) and the concerned Branch	Dues for recovery (LB+UAI+PI) (plus further Interest, cost, exp. etc.) (In Lakhs.)	Short Description of the property with known encumbrances	Possession Type	Reserve Price Amt. (in Lakhs)	Earned Money Deposit Amt.(in Lakhs)
1.	M/s Aqua Foods Exim Partners: Mr. Mohammed Ayyub Moulana Mr.Abdul Azeez Bawa Mr.Abdul Ahad A/c No. 1.60428245712 2.60399427214 3.60420613514  Guarantors:  A.Mrs. Nazima Banu Moulana  B.Mrs. Lata Arun Bongirwar  C. Mrs. Meghna Piyush Bongirwar  D. Mrs. Neha Amreen  E. Mr. Piyush Arun Bongirwar  F. Mr. Krishna Prasad  G.M/s.Bright Developers	1.LB: 1901.06 UAI: 532.36 PI: 50.20 Total: 2483.62  2. LB:2113.35 UAI: 622.20 PI: 15.02 Total: 2750.57  3.LB:1117.68 UAI:337.54 PI:7.09 Total: 1462.31  Grand Total: 6696.50  As on 01.03.2026	Lot 1: All those pieces and parcels of Land situated and lying at Gut no 546 Plot no. 13 admeasuring 441 Sq. Mtr , Nakshatra Salisbury Society Waghachai at village Mhase, Tal-Murbad,Dist-Thane, Maharashtra 421401,owned by Mr. Piyush Arun Bongirwar bounded as follows : On Or Towards North: Plot No.12 On Or Towards South: Plot No. 14 On Or Towards East: By open land of Gat No.547 On Or Towards West: Internal road  Lot2: All those pieces and parcels of Land situated and lying at Gut No 546 Plot No. 85 admeasuring 335 Sq. Mtr, at Nakshatra Salisbury Society Waghachai village Mhase, Tal-Murbad, Dist-Thane , Maharashtra 421401, owned by Mr. Piyush Bongirwar.  Lot3: All the pieces and parcels of Land Freehold Plot No. 7 adm area 900 sq mtrs survey no 93/2B Pilerne, Taluka Bardez, Goa owned by Mr. Abdul Azeez Bawa. Together with the building and structures constructed to/to be constructed thereon and all the fixtures annexed thereto.  Lot4: All those pieces and parcels of Land situated and lying at Gut no.71 admeasuring area 21200 Sq. mtrs. At Village Bhatsai off Vasind Bhatsai Road, Opp. Gavdevi Mata Mandir, Vasind, Taluka Shahapur, District Thane-421601 owned by Mr. Piyush Arun Bongirwar , bounded as : On Or Towards North: Gat No.86 On Or Towards South: Internal 15 mtr road approaches to the main district road On Or Towards East: Gat No.69 & Gat No.123 On Or Towards West: Gat No.84 and 85	Physical	16.20	1.62
				Physical	12.50	1.25
				Symbolic	160.00	16.00
				Physical	750.00	75.00

		<p>Lot5: Plant and Machinery involved for Processing and Packing of seafood Products with All those pieces and parcels of Plot no. B-4 being totally admeasuring 17800 Sqm Add. Lote - Parshuram Ind. Area, MIDC, Village Asgani, Tal.Khed, Dist. Ratnagiri, Pin 415708 within local limits of Khed and registered in the name of Ms. Aqua Foods Exim in the Registration Sub – District Khed and Registration District – Ratnagiri, Maharashtra bounded as follows :</p> <p>On Or Towards North: MIDC Road 45.0M R/W</p> <p>On Or Towards South: Plot No. B-1</p> <p>On Or Towards East: Plot No. B-5</p> <p>On Or Towards West: Plot No. B-3</p> <p>Together with the building and structures constructed to/to be constructed thereon.</p>	Physical	5600.00	560.00
		<p>Lot6: All those pieces and parcels of Freehold Residential Plot Residential Plot S. no. 467-1P2(Old S. no. 467-1A) admg 307 cents converted situated at Bommarabettu Village,Bommarabettu Village Panchayath, Udupi Taluka,Udupi, Udupi District owned by Mr. Krishna Prasad S/o M Ananda Shetty bounded as follows :</p> <p>On Or Towards North: S No.275</p> <p>On Or Towards South: S No.468-1</p> <p>On Or Towards East: S No.467-1B and S no.467-2</p> <p>On Or Towards West:S. No.520</p>	Physical	250.00	25.00
		<p>Lot7: All the pieces and parcels of Land Freehold Residential Plot S no 520 (Old S no 275-2) admg 98 cents converted,Sitauated at Bommarabettu Village,Bommarabettu Village Panchayath, Udupi Taluka,Udupi Registration Sub-District, Udupi District, Owned by Mr. Krishna Prasad bounded as follows :</p> <p>On Or Towards North:S. No.275/1</p> <p>On Or Towards South: S. No.275/1</p> <p>On Or Towards East: S. No.467/1A</p> <p>On Or Towards West: S. No.275/1 and Panchayat Road</p>	Physical	45.00	4.50
		<p>Lot8: All those pieces and parcels of Plot no 160 admg 442 Sq. Mtr, Plot No 160-A admg 260.10 Sq. Mtr and Plot no 160-B admg 260.10 Sq. Mtr. Surveyed under Survey No 146/19, situated at Cuncolim Salcete Goa owned by M/s. Bright Developers and bounded as follows,</p> <p>On the North: Open Space and Sub division Road</p>	Physical	120.00	12.00

		<p>On the South: Open Space and sub division road  On the East: 8 m wide sub-division road and plot no.180F,180G,180H AND 180 I  On the West: Plot no.160C,160D &amp; 160E  Together with the building and structures constructed to/to be constructed thereon and all the fixtures annexed thereto.</p>			
		<p>Lot9: All those pieces and parcels of land Surveyed under survey no.146/19, situated at Cuncolim Salcete Goa, owned by M/s Bright Developers and land details as follows:  <b>a)</b> Plot no. 1, admeasuring 493.90sq. mtrs,  Bounded by:  On the North: By survey no.146/15  On the South: By Plot No.2  On the East: By survey no.149/7  On the West: By plot No.5 and internal Road.  <b>b)</b> Plot no. 45, admeasuring 337.50 sq. mtrs.,  Bounded by:  On the North: By survey no.146/15  On the South: By internal Road  On the East: By Plot No.44  On the West: By internal Road.  <b>c)</b> Plot no. 57, admeasuring 272 sq. mtrs.,  Bounded by:  On the North: By Plot No.58  On the South: By Plot No.56  On the East: By internal Road  On the West: By Plot No.64  d)Plot no. 58, admeasuring 272 sq. mtrs.,  Bounded by:  On the North: By Plot No.59  On the South: By Plot No.57  On the East: By internal Road  On the West: By Plot No.64 and open space  e)Plot no. 59, admeasuring 272 sq. mtrs.,  Bounded by:  On the North: By Plot No.60  On the South: By Plot No.58  On the East: By internal Road  On the West: By open space  f)Plot no. 60, admeasuring 272 sq. mtrs.,  Bounded by:  On the North: By Plot No.61  On the South: By Plot No.59  On the East: By internal Road  On the West: By open space  g)Plot no. 61, admeasuring 272 sq.</p>	Physical	400.00	40.00

			<p>mtrs., Bounded by: On the North: By internal Road On the South: By Plot No.60 On the East: By internal Road On the West: By Plot No.62 h)Plot no. 62, admeasuring 225.00 sq. mtrs., Bounded by: On the North: By internal Road On the South: By open space On the East: By plot no.61 On the West: By Plot No.63</p> <p>i)Plot no 63 admg 247.95 Sq. Mtr, Bounded by: On the North: By internal Road On the South: By open space On the East: By plot no.62 On the West: By internal Road j) Plot no 64 admg 477.64 Sq. Mtr, Bounded by: On the North: By open space On the South: By plot no.65 On the East: By plot no.57 and 58 On the West: By internal road</p> <p>k) Plot no. 180, admeasuring 347.72 sq. mtrs. Bounded by: On the North: By internal road On the South: By plot no.180A On the East: By internal road On the West: By plot no.180E Together with the building and structures constructed to/to be constructed thereon and all the fixtures annexed thereto.</p>			
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Encumbrances Known for above Accounts: S.A. filed by borrower in DRT Mumbai 1 (S.A. No.101 of 2025) .

Last date & Time for submission of Bid / Deposit of EMD and proof: 19.03.2026 upto 05:00 pm. Bidder will have to login onto the website <https://ebkray.in> or "<https://baanknet.com/>" . Registration of the Bidders is essential with this website. Bidders to upload requisite KYC documents. Please note that verification of KYC documents taken minimum four days. Hence Bidders are advised to register in advance to avoid last minute hassle.

For detailed terms and conditions of the sale, please refer to the link "<https://baanknet.com/eauction-psb/x>" provided in the Bank's website and also on Ebkray portal.(The Bank reserves the right to postpone/defer/cancel this e-auction)

Date: 02.03.2026  
Place: Ratnagiri

(B J R Sudhakar)  
Authorised Officer  
Bank of Maharashtra