

 बँक ऑफ महाराष्ट्र Bank of Maharashtra १०४ ब्रह्म अड्डा एक परिवार एक बैंक	Office Address : Shop No. 101,102,201, Inara Business Leeway, Powerhouse Link Road, Aarogya Mandir, Ratnagiri – 415639 Email: zmrtnagiri@mahabank.co.in legal_rat@mahabank.co.in	
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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 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 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 01.06.2025, (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)	Earnest Money Deposit Amt.(in Lakhs)
1.	<p>M/s Aqua Foods Exim Partners:</p> <p>1. Mr. Mohammed Ayyub Moulana</p> <p>2. Mr.Abdul Azeez Bawa</p> <p>3. Mr.Abdul Ahad</p> <p>A/c No. 1.60428245712 2.60399427214 3.60420613514</p> <p>Guarantors:</p> <p>A.Mrs. Nazima Banu Moulana</p> <p>B.Mrs. Lata Arun Bongirwar</p> <p>C. Mrs. Meghna Piyush Bongirwar</p> <p>D. Mrs. Neha Amreen</p> <p>E. Mr. Piyush Arun Bongirwar</p> <p>F. Mr. Krishna Prasad</p> <p>G.M/s.Bright Developers</p>	<p>1.LB: 1999.91 UAI: 253.95 PI: 10.90 Total: 2264.76</p> <p>2. LB:2113.35 UAI: 313.21 PI: 4.34 Total: 2430.9</p> <p>3.LB:1117.68 UAI:175.96 PI:1.99 Total: 1295.63</p> <p>Grand Total: 5991.29</p> <p>As on 25.04.2025</p>	<p>Lot1: All those pieces and parcels of Plot No K-2, admeasuring 290 sq mtrs survey no. 28/0 (part) situated at Sao Jose De Areal in Salcete Margao, Goa owned by Mrs. Neha Amreen and bounded as follows :</p> <p>On the North: By 6 Mtrs.Wide Road On the South: By Plot No.K-10 On the East: By Plot No.K-3 On the West: By Plot No.K1 Together with the building and structures constructed to/to be constructed thereon and all the fixtures annexed thereto.</p> <p>Encumbrances Known: Nil</p> <p>Lot2: 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 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 & 160E Together with the building and structures constructed to/to be constructed thereon and all the fixtures annexed thereto.</p> <p>Encumbrances Known: Nil</p>	Physical	51.10	5.11
				Physical	128.00	12.80



		<p>Lot3: All the pieces and parcels of Land Freehold Residential Plot No 7 adm area 900 sq mtrs survey no 86/2 and 93/2 Pilerne, Taluka Bardez, Goa owned by Mr Abdul Azeez Bawa and bounded as follows :</p> <p>On the North: By Plot No.8</p> <p>On the South: By property surveyed under survey no.93/2.</p> <p>On the East: By the road</p> <p>On the West: By property surveyed under survey no.94.</p> <p>Together with the building and structures constructed to/to be constructed thereon and all the fixtures annexed thereto.</p> <p>Encumbrances Known: Nil</p>	Physical	86.40	8.64
		<p>Lot4: 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:</p> <p>a) Plot no. 1, admeasuring 493.90sq. mtrs.,</p> <p>Bounded by:</p> <p>On the North: By survey no.146/15</p> <p>On the South: By Plot No.2</p> <p>On the East: By survey no.149/7</p> <p>On the West: By plot No.5 and internal Road.</p> <p>b) Plot no. 45, admeasuring 337.50 sq. mtrs.,</p> <p>Bounded by:</p> <p>On the North: By survey no.146/15</p> <p>On the South: By internal Road</p> <p>On the East: By Plot No.44</p> <p>On the West: By internal Road.</p> <p>c) Plot no. 57, admeasuring 272 sq. mtrs.,</p> <p>Bounded by:</p> <p>On the North: By Plot No.58</p> <p>On the South: By Plot No.56</p> <p>On the East: By internal Road</p> <p>On the West: By Plot No.64</p> <p>d)Plot no. 58, admeasuring 272 sq. mtrs.,</p> <p>Bounded by:</p> <p>On the North: By Plot No.59</p> <p>On the South: By Plot No.57</p> <p>On the East: By internal Road</p> <p>On the West: By Plot No.64 and open space</p> <p>e)Plot no. 59, admeasuring 272 sq. mtrs.,</p> <p>Bounded by:</p> <p>On the North: By Plot No.60</p> <p>On the South: By Plot No.58</p> <p>On the East: By internal Road</p> <p>On the West: By open space</p> <p>f)Plot no. 60, admeasuring 272 sq. mtrs.,</p> <p>Bounded by:</p> <p>On the North: By Plot No.61</p> <p>On the South: By Plot No.59</p> <p>On the East: By internal Road</p> <p>On the West: By open space</p> <p>g)Plot no. 61, admeasuring 272 sq. mtrs.,</p> <p>Bounded by:</p> <p>On the North: By internal Road</p>	Physical	460.64	46.06



		<p>On the South: By Plot No.60 On the East: By internal Road On the West: By Plot No.62</p> <p>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</p> <p>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> <p>Encumbrances Known: Nil</p>			
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Last date & Time for submission of Bid / Deposit of EMD and proof: 31.05.2025 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: 25.04.2025
Place: Ratnagiri

Authorised Officer
Bank of Maharashtra



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