



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
बनारस का शहर
एक पल्लव एक कीर्ति

Stressed Asset Management Branch :
Agarkar High School Bldg., 2nd Floor, Somwar Peth Pune - 411011
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Head Office : 1501, Lokmangal, Shivajinagar, Pune - 411 005

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 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 and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the Physical possession of which has 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" for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under.

Sr. No.	Name of Borrowers / Guarantors	Amount Due 13(2) demand Notice
1	M/s Aqua Foods Exim At Plot no. B-4 at additional Lote Parshuram Industrial Area, within the village limits of Asgani, Taluka Khed, District Ratnagiri, State Maharashtra, Pin - 415709 Partners: 1) Mr. Mohammed Ayyub Moulana, 2) Mr. Abdul Azeez Bawa, 3) Mr. Abdul Ahad Guarantors: 1. Mr. Mohammed Ayyub Moulana, 2. Mr. Abdul Azeez Bawa, 3. Mr. Abdul Ahad, 4. Mrs. Nazima Bano Moulana, 5. Mrs. Lata Arun Bongirwar, 6. Mrs. Meghna Piyush Bongirwar, 7. Mrs. Neha Amreen, 8. Mr. Piyush Arun Bongirwar, 9. Mr. Krishna Prasad, 10. M/s. Bright Developers	Rs. 57,71,55,885.56 (Rupees Fifty Seven Crore Seventy One Lakh Fifty Five Thousand Eight Hundred Eighty Five and Fifty Six Paisa) w. e. f. 12.08.2024 as mentioned in demand notice apart from 12.08.2024 further interest, cost, charges & expenses as mentioned in the demand notice dt. 12.08.2024 minus recoveries if any.
Short description of the immovable property, Encumbrances and Type of Possession		
• Lot No 1: All those pieces and parcels of Plot no. B-4 being totally admeasuring 17800 Sqm Adlt. 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 Along with Plant and Machinery involved for Processing and Packing of seafood Products. Bounded as follows: On Or Towards North: MIDC Road 45.0M R/W. On Or Towards South: Plot No. B-1, On Or Towards East: Plot No. B-5, On Or Towards West: Plot No. B-3, Together with the building and structures constructed to be constructed thereon admeasuring 9660.78 sq.mtrs (built up) in aggregate consisting of A (Main Building), B (Ladies Rest Room), C (Gents Rest Room), D (Processing Building), sub structure area and all the fixtures annexed thereto. • Encumbrances: Not Known • Type of possession: Physical Reserve Price - Rs. 68,78,00,000/- EMD - Rs. 6,87,80,000/- Bid increment Amount: Rs. 1,00,000/-		
• Lot No 2: All those pieces and parcels of Land situated and lying at Gut no 546 Plot no. 13 admeasuring 441 Sq. Mtr., Nakshatra Salsbury Society Waghnachai 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 Gut No. 547, On Or Towards West: Internal road. • Encumbrances: Not Known • Type of possession: Physical Reserve Price - Rs. 17,64,000/- EMD - Rs. 1,76,400/- Bid increment Amount: Rs. 1,00,000/-		
• Lot No 3: All those pieces and parcels of Land situated and lying at Gut No 546 Plot No. 85 admeasuring 335 Sq. Mtr. at Nakshatra Salsbury Society Waghnachai Village Mhase, Tal. Murbad, Dist. Thane, Maharashtra 421401, owned by Mr. Piyush Bongirwar. • Encumbrances: Not Known • Type of possession: Physical Reserve Price - Rs. 13,40,000/- EMD - Rs. 1,34,000/- Bid increment Amount: Rs. 1,00,000/-		
• Lot No 4: All those pieces and parcels of Freehold Residential Plot Residential Plot S. no. 467-1P2 (Old S. no. 467-1A) admg 12423.84 square meters converted situated at Bommarabettu Village, Bommarabettu Village Panchayath, Udipi Taluka Udipi, Udipi District owned by Mr. Krishna Prasad S/o. M. Ananda Shetty. Bounded as follows: On Or Towards North: S No. 275, On Or Towards South: S No. 468-1, On Or Towards East: S No. 467-1B and S No. 467-2, On Or Towards West: S No. 520 • Encumbrances: Not Known • Type of possession: Physical Reserve Price - Rs. 3,69,00,000/- EMD - Rs. 36,90,000/- Bid increment Amount: Rs. 1,00,000/-		
• Lot No 5: All those pieces and parcels of open Land situated and lying at Gut no. 71 admeasuring area 21200 Sq. mtrs. At Village Bhatsai off Vasind Bhatsai Road, Opp. Gaydevi 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 • Encumbrances: Not Known • Type of possession: Physical Reserve Price - Rs. 7,63,00,000/- EMD - Rs. 76,30,000/- Bid increment Amount: Rs. 1,00,000/-		
• Lot No 6: 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 Cuncoim Salcete Goa owned by M/s. Bright Developers and Bounded as follows: 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 180I, On the West: Plot No. 160C, 160D & 160E. Together with the building and structures constructed to be constructed thereon and all the fixtures annexed thereto. • Encumbrances: Not Known • Type of possession: Physical Reserve Price - Rs. 1,60,00,000/- EMD - Rs. 16,00,000/- Bid increment Amount: Rs. 1,00,000/-		
• Lot No 7: All those pieces and parcels of Land Surveyed under survey no. 146/19, situated at Cuncoim Salcete Goa, owned by M/s Bright Developers and land details as follows: a) 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) 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. c) 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. 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 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. 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 be constructed thereon and all the fixtures annexed thereto. • Encumbrances: Not Known • Type of possession: Physical Reserve Price - Rs. 6,03,00,000/- EMD - Rs. 60,30,000/- Bid increment Amount: Rs. 1,00,000/-		
• Lot No 8: All the pieces and parcels of Land Freehold Plot No. 7 adm area 900 sq mtrs survey no 93/2B known as Predio Condelania or Bicarnagu Village-Pilrene, Taluka Bardez, Goa, Bounded by: On the North: By Property bearing Survey No-93/2, On the South: By Plot No-8, On the East: By Road, On the West: By Property bearing Survey No-94, Together with the building and structures constructed to be constructed thereon and all the fixtures annexed thereto. • Encumbrances: Not Known • Type of possession: Physical Reserve Price - Rs. 97,00,000/- EMD - Rs. 9,70,000/- Bid increment Amount: Rs. 1,00,000/-		
• Lot No 9: Flat No-51 on the 5th floor of the Building in the Shagooa Co-Op Housing Society Ltd. Admeasuring 1800 sq.ft (carpet) consisting of 6 rooms and constructed on all those Pieces and parcels of land situate being and lying at Thane in the registration Dist-Thane, Navi Mumbai, Sub-Dist-Nerul admeasuring 3600 square meters and bearing CTS/Survey Nos-Plot No-5, Section No-58A, Bounded as Follows: On Or Towards North: Plot No-6, 7 & 8, On Or Towards South: Plot No-4, On Or Towards East: Plot No-4, On Or Towards West: Sea Area • Encumbrances: Not Known • Type of possession: Symbolic Reserve Price - Rs. 5,17,00,000/- EMD - Rs. 51,70,000/- Bid increment Amount: Rs. 1,00,000/-		

Contact Details: Pooja Kureel, Senior Manager - Mob. 7030732432, Soumitra Kenjale, Senior Manager - Mob. 9552585619 & Kanchanlata Pandey, Assistant General Manager & Branch Head - Mob. 9766340338

No.	Particulars	Date & Time
1.	Date and time of E-Auction For Lot No. 1 to 9	29.10.2026 between 11.00 a.m. and 4.00 p.m
2.	Last Date of Submission of KYC with EMD	29.10.2026 till 11:00 A.M (as per PSB Alliance rules)
3.	Inspection Date & Time For Lot No. 1 to 9	19.10.2026 to 23.10.2026 between 10:00 am. and 5:00 pm

- E-auction shall be conducted through the BAANKNET. Bidders have to log in on the website - "https://baanknet.com/eauction-psb" and have to register themselves. In this regard, Please note that verification of KYC documents takes 2-3 days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact numbers are 8291220220 support.BAANKNET@psballiance.com).
- For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.bank.in/properties_for_sale.asp" provided in the Bank's website.

Date : 16.09.2026
Place : Pune

This notice is also being published in vernacular,
The English version shall be final if any question of interpretation arises.

Assistant General Manager &
Authorised Officer, Bank of Maharashtra