	 Bank of Maharashtra Stressed Asset Management Branch 444, Agarkar High School, Somwar Peth, Pune- 411011 ई/मेल-e-mail bom1446@bankofmaharashtra.bank.in brmgr1446@bankofmaharashtra.bank.in टेलीफोन/TEL: 7030924140 Head Office: LOKMANGAL, 1501.SHIVAJINAGAR, PUNE-01 Corporate Office: Montclair, 134/1, Baner- Pashan Link Road, Pashan, Pune-21 www.bankofmaharashtra.bank.in	
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AW58/Sale Notice/Auction /AQUA/2026-27

Date: 19.09.2026

To,

M/s Aqua Foods Exim

Address : Plot No B4 Additional Lote
MIDC Asgani Village Khed Taluka
Ratnagiri Maharashtra INDIA 415708.

Address: Flat No.111,11th Floor,
9th 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,
MAHARSHI KARVE ROAD
OPP. OVAL MAIDAN, NEAR MANTRALAYA
COLABA MUMBAI 400020

(b) Mrs. Meghna Piyush Bongirwar
Address : FLAT NO 111, 11TH FLOOR,
9th 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, 15TH 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, SOUTH GOA 403602

Dear Sir / Madam,

Sub: Notice for sale of immovable properties (Appendix - IV -A) Under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002

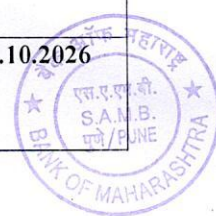
Please take a notice that: In terms of the powers vested in the undersigned as the Authorised Officer of Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets Act, 2002 (SARFAESI Act) and the Rules, the Authorized Officer of the Bank has taken Possession of the assets mentioned below for taking action under the SARFAESI Act and to sell the said assets.

The details of the property, reserve price and earnest money is as under :

Restricted



Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment	Date of E-Auction
Lot No 1: All those pieces and parcels of Plot no. B-4 being totally admeasuring 17800 Sqm Addl. 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/to be constructed thereon admeasuring 9660.78 sq.mtrs (build 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 fixture annexed thereto . Type of possession: Physical	Reserve Price – Rs. 68,78,00,000/- (Rupees Sixty Eight Crore Seventy Eight lakh only) EMD - Rs.6,87,80,000/- (Rupees Six Crore Eighty Seven Lakh Eighty Thousand Only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only)	29.10.2026
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 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, Type of possession: Physical	Reserve Price – Rs. 17,64,000/- (Rupees Seventeen lakh Sixty Four Thousand only) EMD - Rs.1,76,400/- (Rupees one lakh Seventy Six Thousand Four Hundred only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only)	29.10.2026
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 Salisbury Society Waghachai village Mhase, Tal-Murbad, Dist-Thane , Maharashtra 421401, owned by Mr. Piyush Bongirwar. Type of possession: Physical	Reserve Price – Rs. 13,40,000/- (Rupees Thirteen Lakh Forty Thousand only) EMD - Rs.1,34,000/- (Rupees One Lakh Thirty Four Thousand only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only)	29.10.2026
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, Udupi Taluka,Udupi, Udupi 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 Type of possession: Physical	Reserve Price – Rs. 3,69,00,000/- (Rupees Three Crore Sixty Nine Lakh only) EMD - Rs.36,90,000/- (Rupees Thirty Six Lakh Ninety Thousand only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only)	29.10.2026
Lot No 5: All those pieces and parcels of open Land situated and lying at Gut no.71 admeasuring area 21200 Sq. mtrs. At	Reserve Price – Rs. 7,63,00,000/- (Rupees Seven Crore Sixty Three Lakh only)	29.10.2026



Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment	Date of E-Auction
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 Type of possession: Physical	EMD - Rs.76,30,000/- (Rupees Seventy Six lakh Thirty Thousand only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only)	
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 Cuncolim 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 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. Type of possession: Physical	Reserve Price – Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakh only) EMD - Rs.16,00,000/- (Rupees Sixteen lakh only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only)	29.10.2026
Lot No 7: 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: 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.,	Reserve Price – Rs. 6,03,00,000/- (Rupees Six Crore Three lakh only) EMD - Rs.60,30,000/- (Rupees Sixty lakh thirty thousand only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only)	29.10.2026



Short description of the immovable property and type of possession	Reserve Price / Earnest Money Deposit / Bid Increment	Date of E-Auction
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/to be constructed thereon and all the fixtures annexed thereto. Type of possession: Physical		
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-Pilerne, 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/to be constructed thereon and all the fixtures annexed thereto. Type of possession: Physical	Reserve Price – Rs.97,00,000/- (Rupees Ninety Seven Lakh only) EMD - Rs.9,70,000/- (Rupees Nine Lakh Seventy thousand only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only)	29.10.2026
Lot No 9: Flat No-51 on the 5th floor of the Building in the Shagoofa 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-58-A. 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 Type of possession: Symbolic	Reserve Price – Rs.5,17,00,000/- (Rupees Five Crore Seventeen Lakh only) EMD - Rs.51,70,000/- (Rupees Fifty One Lakh Seventy thousand only) Bid increment Amount: Rs 100000/- (Rupees One Lakh Only)	29.10.2026



It is observed that the amount due to the Bank is not yet paid by you. Please note that the Authorized Officer of the Bank under the powers vested in him under the SARFAESI Act and Rules, shall be selling the said properties or any part of it by any mode prescribed by the Act to any purchaser/s on the terms and conditions as may be determined by the Bank in its sole discretion, after expiry of a period of 30 days from the date of publication of Public Notice for Sale if the entire amount due to the Bank together with up to date interest, costs and charges are not paid by you during this period.

The borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets.

Please refer to the enclosed Public Notice for Sale through E-auction under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 published in Financial Express , Loksatta, Pune , Indian Express ,Loksatta, Mumbai Parcel Editionon , Free Press Journal (E) ,Navshakti (M), Mumbai, New Indian Express, Mengaluru , Samyukta Karnataka on 19.09.2026.

Yours faithfully,



**Assistant General Manager & Authorized Officer
Bank of Maharashtra
SAM Branch Pune**