

**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 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 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 22.09.2021 between 11.00 am and 1.00 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:

Sr. no	Name of Branch & Borrower and Guarantors	Amount Due	Short Description of immovable property with known encumbrances	Reserve Price/Earnest Money Deposit (EMD)
1.	<p>Seawoods Branch</p> <p>M/s V P Engineering Plot no.977, Kedupada Kalamboli, Navi Mumbai 410218</p> <p>Mr Thalunikara Lonappan Paul (Partner & Guarantor) & Mr Xavier Joseph Mullor(Partner & Guarantor) Flat no.701, Sakhu CHS, Plot No.22, Sec 44A, Nerul, Navi Mumbai 400706</p>	<p>Rs.4,92,22,774.00 (Rupees Four Crores Ninety Two Lakhs Twenty Two Thousand Seven Hundred Seventy Four only) plus unapplied interest @17.65% p.a. w.e.f. 01.04.2014</p>	<p>Flat no.405, 4th Floor, 'C' Wing, "Eden Estate CHS Ltd", Plot no.45, Sector 10, Kamothe, Navi Mumbai Tal Panvel District Raigad admeasuring built up area 826 sq ft.</p> <p>Type of possession: Physical possession</p> <p>Society Maintenance Charges: Rs.2,06,379/- as on 01.07.2021</p>	<p>Reserve Price: Rs.67,02,250/- (Rupees Sixty Seven Lakhs Two Thousand Two Hundred fifty only)</p> <p>EMD: Rs.6,70,225/-(Rupees Six Lakhs Seventy Thousand Two Hundred Twenty Five Only)</p>

Date of inspection: From 06.09.2021 to 09.09.2021 prior appointment mandatory to avoid overcrowding. For further details of the property and appointment for inspection, contact Mr Omkar Shinde, Branch Manager, Seawoods Branch 9773397448

For detailed terms and conditions of the sale, please refer to the link "<https://www.bankofmaharashtra.in/propsale.asp>" provided in the Bank's website. For information in respect of the above properties, you may contact Mr Omkar Shinde, Seawoods Branch: 9773397448.


 (Rajendra Borse)
 Deputy Zonal Manager & Authorised Officer
 Bank of Maharashtra, Navi Mumbai Zone
 Mobile no 9730000522

Date:31.08.2021
Place: Washi