

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक	Zonal Office Chhindwara /अंचल कार्यालय छिंदवाड़ा प्रथम तल, रामेश्वरम कॉम्प्लेक्स, पी जी कॉलेज रोड, लालबाग, छिंदवाड़ा- 480001 टेलीफोन/TELE :07162-243937/230403 ई-मेल/e-mail :dzmchhindwara@mahabank.co.in प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5	
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AX85/5555/ E-Auction Sale Notice /2026-27

Date: 05.05.2026.

Notice for the Sale of Assests
(Without Prejudice)

To,

Borrower:

M/S AD'S Restaurant

Partner 1: Mrs. Monika Ahirwal

Partner 2: Mrs. Rahul Khalote

Address: Roof top hotel Ashray, Infront of St. Josheph School, Chhindwara (M.P.) – 480001

Guarantors:

1. Smt. Geeta Khalote

Address: Opposite Jyoti Kirana Store, Bharat Dev Road Chhindwara 480001

2. Shri Ritik Khalote

Address: Opposite Jyoti Kirana Store, Bharat Dev Road Chhindwara 480001

3. Shri Rohit Khalote

Address: Opposite Jyoti Kirana Store, Bharat Dev Road Chhindwara 480001

4. Shri Rahul Khalote

Address: Opposite Jyoti Kirana Store, Bharat Dev Road Chhindwara 480001

5. Mrs. Monika Ahirwal W/o Chandrakant Ahirwal

Address: Behind PWD office, Mate Colony, Chhindwara (M.P.) 480001

Branch – Chhindwara

Reg: - Notice for sale through E-auction in respect of mortgaged properties.

In terms of the powers vested in the undersigned as the Authorized 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 Symbolic Possession of the assets mentioned below for acting Under the SARFAESI Act and to sell the said assets.

Notice is hereby given to you under the provisions of SARFAESI Act, 2002 that the Bank, being Secured Creditor is putting the following mortgaged Immovable property under E-Auction on a Reserve Price and Earnest Money deposit & increment are also given as under:

Sr. No.	Name of Borrower and Guarantor	Amount Due	Short Description	Reserve Price / Earnest Money Deposit / Bid Increment
1	Borrower: M/S AD'S Restaurant Partner 1: Mrs. Monika Ahirwal Partner 2: Mrs. Rahul Khalote Address: Roof top hotel Ashray, Infront of St. Josheph School, Chhindwara (M.P.) – 480001	Rs. 23,85,195/- (Rupees Twenty-Three Lakh Eighty-Five Thousand One Hundred	All pieces and parcels of Residential Property located at Khasra No. 273/56, B No. 152, PH No. 13, Near Krishna ITI,	Reserve Price – Rs. 52,00,000/- (Rupees Fifty Two Lakhs Only) EMD

UnClassified

Guarantors: 1. Smt. Geeta Khalote Address: Opposite Jyoti Kirana Store, Bharat Dev Road Chhindwara 480001 2. Shri Ritik Khalote Address: Opposite Jyoti Kirana Store, Bharat Dev Road Chhindwara 480001 3. Shri Rohit Khalote Address: Opposite Jyoti Kirana Store, Bharat Dev Road Chhindwara 480001 4. Shri Rahul Khalote Address: Opposite Jyoti Kirana Store, Bharat Dev Road Chhindwara 480001 5. Mrs. Monika Ahirwal W/o Chandrakant Ahirwal Address: Behind PWD office, Mate Colony, Chhindwara (M.P.) 480001 Branch – Chhindwara	Ninety-Five Only) as on 18.10.2025 plus Unrecovered interest	ward No. 38, Samarth Ramdas ward, Mauza Chandangaon, RI Circle Chhindwara, tehsil & District Chhindwara (Admeasuring 3300 Sq Ft) Owned by Mrs. Geeta Khatole W/o Late Shri Anand Khatole, Mr. Rahul Khalote S/o Late Shri Anand Khatole, Mr. Rohit Khalote S/o Late Shri Anand Khalote, Mr. Ritik Khalote S/o Late Shri Anand Khalote	Rs. 5,20,000/- (Rupes Five Lakhs Twenty Thousand Only)
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Details of the Immovable Property

Property 1 –

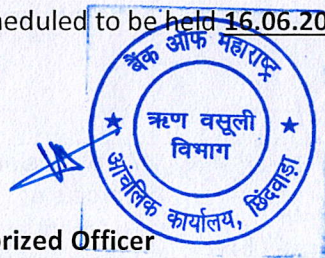
- All pieces and parcels of Residential Property located at Khasra No 273/56, R No 152, PH No 13, Near Krishna ITI, ward No. 38, Samarth Ramdas ward, Mauza Chandangaon, RI Circle Chhindwara, tehsil & District Chhindwara (Admeasuring 3300 Sq Ft)
 Owned by Mrs. Geeta Khatole W/o Late Shri Anand Khatole, Mr. Rahul Khalote S/o Late Shri Anand Khatole, Mr. Rohit Khalote S/o Late Shri Anand Khalote, Mr. Ritik Khalote S/o Late Shri Anand Khalote

Boundaries of Property as Under

North - Road
South - Plot Sold to Ramesh Dahake
East - Road
West - Plot of Pawar

Possession: Symbolic

The said E-auction is scheduled to be held **16.06.2026 Time: 11:00 A.M TO 5:00 P.M**



Chief Manager & Authorized Officer
Bank of Maharashtra.
Chhindwara Zone