बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक परिवार एक बैंक
प्रधान कार्यालय : 'लोकमंगल', 1501, शिवाजीनगर, पुणे-411005
H. O.: 'Lokmangal', 1501, Shivajinagar, Pune - 411005

नागपुर अंचल/ Nagpur Zone "महाबैंक भवन", सिताबर्डी,
नागपुर-४४००१२ "Mahabank Bhavan", Munje Chowk, Sitabuldi,
Nagpur - 440012 टेलिफोन / Telephone : 0712-2545020/21/29
ई-मेल / E-mail : zmnagpur@mahabank.co.in, dzmnagpur@mahabank.co.in

AX7/Sale/E-Auction/ARB/2026-27

Date:25/06/2026

15 days' 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 provision 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 **Symbolic / 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"** on **15/07/2026** for recovery of the dues 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

Sr. No.	Name of Borrower and Guarantors	Total Amount Due	Short description of the immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1.	**BORROWER : I) M/s. Shabbir Oil Agency Warora (Proprietor-Jahirhussain Rajabali Ajani)** Opposite Nagar Parishad, Main Road, Warora Chandrapur **GUARANTORS : I) Mr. Ashik Abbas Jahir Hussain Ajani** Yatra Ward, Warora Chandrapur **ii) Mrs. Mumtaj Bano Jahir Hussain Ajani** Yatra Ward, Warora Chandrapur **iii) Mrs. Vandana Chirkuta Dhengale** At Post Chinora Warora Chandrapur	**Rs.1,02,93,075** (Rupees One Crores Two Lakhs Ninty Three Thousand & Seventy Five Only) Applicable ROI w.e.f. 25.06.2026 + Charges and Other Expenses	**I)** All those pieces and parcel of Land & construction thereon, if any, bearing Plot No. 21, Survey No. 210/1, having total admeasuring 223.96 Sq. Mtr. (2409.80 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and **is bounded as under :** Towards East: Internal Layout Road, Towards West: Plot No. 20, Towards North: Internal Layout Road, Towards South: Plot No. 22 & 23, **Name of the Owner: Shri. Jahirhussain Rajabali Ajani.** **(Symbolic Possession)**	**Reserve Price** **Rs. 4,09,000.00** (Rupees Four Lakhs Nine Thousand Only) **Earnest Money Deposit** **Rs. 40,900.00** (Rupees Forty Thousand Nine Hundred Only)
			ii) All those pieces and parcel of Land & construction thereon, if any, bearing Plot No. 41, Survey No. 210/1, having total admeasuring 254.40 Sq. Mtr. (2737.34 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and **is bounded as under:** Towards East: Plot No. 56, Towards West: Internal Layout Road, Towards North: Internal Layout Road, Towards South: Plot No. 42 **Name of the Owner: Shri. Jahirhussain Rajabali Ajani.** **(Symbolic Possession)**	**Reserve Price** **Rs. 4,65,000/-** (Rupees Four Lakhs Sixty Five Thousand Only) **Earnest Money Deposit** **Rs. 46,500.00** (Rupees Fortry Six Thousand Five Hundred Only)
			iii) All those pieces and parcel of Land & construction thereon, if any, bearing Plot No. 56, Survey No. 210/1, having total admeasuring 245.75 Sq. Mtr. (2644.27 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and **is bounded as under:** Towards East: Internal Layout Road, Towards West: Plot No. 42, Towards North: Internal Layout Road, Towards South: Plot No. 55 **Name of the Owner: Shri. Jahirhussain Rajabali Ajani.** **(Symbolic Possession)**	**Reserve Price** **Rs. 4,49,000/-** (Rupees Four Lakhs Forty Nine Thousand Only) **Earnest Money Deposit** **Rs. 44,900.00** (Rupees Forty Four Thousand Nine Hundred Only)
			iv) All those pieces and parcel of Land & construction thereon, if any, bearing Plot No. 57, Survey No. 210/1, having total admeasuring 242.41 Sq. Mtr. (2608.33 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and is **bounded as under:** Towards East: Internal Layout Road, Towards West: Open Space, Towards North: Internal Layout Road, Towards South: Plot No. 58 **Name of the Owner: Shri. Jahirhussain Rajabali Ajani.** **(Physical Possession)**	**Reserve Price** **Rs. 4,42,000/-** (Rupees Four Lakhs Forty Two Thousand Only) **Earnest Money Deposit** **Rs. 44,200.00** (Rupees Forty Four Thousand Two Hundred Only)
			v) All those pieces and parcel of Land & construction thereon, if any, bearing Plot No. 75, Survey No. 210/1, having total admeasuring 264.74 Sq. Mtr. (2848.60 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and is **bounded as under:** Towards East: Plot No.76, Towards West: Internal Layout Road, Towards North: Internal Layout Road, Towards South: Plot No.74 **Name of the Owner: Shri. Jahirhussain Rajabali Ajani.** **(Physical Possession)**	**Reserve Price** **Rs. 4,84,000/-** (Rupees Four Lakhs Eighty Four Thousand Only) **Earnest Money Deposit** **Rs.48,400.00** (Rupees Fourty Eight Thousand Four Hundred Only)
			vi) All those pieces and parcel of Land & construction thereon, if any, bearing Plot No. 76, Survey No. 210/1, having total admeasuring 248.42 Sq. Mtr. (2672.99 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and is **bounded as under:** Towards East: Internal Layout Road, Towards West: Plot No.75, Towards North: Internal Layout Road, Towards South: Plot No.77 **Name of the Owner: Shri. Jahirhussain Rajabali Ajani.** **(Physical Possession)**	**Reserve Price** **Rs. 4,54,000/-** (Rupees Four Lakhs Fifty Four Thousand Only) **Earnest Money Deposit** **Rs. 45,400.00** (Rupees Forty Five Thousand Four Hundred Only)
			vii) All those pieces and parcel of Land & construction thereon, if any, bearing Plot No. 92, Survey No. 210/1, having total admeasuring 273.45 Sq. Mtr. (2942.32 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and is **bounded as under:** Towards East: Plot No.93, Towards West: Internal Layout Road, Towards North: Internal Layout Road, Towards South: Plot No.91 **Name of the Owner: Shri. Jahirhussain Rajabali Ajani.** **(Physical Possession)**	**Reserve Price** **Rs. 5,00,000/-** (Rupees Five Lakhs Only) **Earnest Money Deposit** **Rs. 50,000.00** (Rupees Fifty Thousand Only)
			viii) All those pieces and parcel of Land & construction thereon, if any, bearing Plot No. 93, Survey No. 210/1, having total admeasuring 257.13 Sq. Mtr. (2766.71 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and is **bounded as under :** Towards East: Internal Layout Road, Towards West: Plot No.92, Towards North: Internal Layout Road, Towards South: Plot No.94 **Name of the Owner: Shri. Jahirhussain Rajabali Ajani.** **(Physical Possession)**	**Reserve Price** **Rs. 4,69,000/-** (Rupee Four Lakhs Sixty Nine Thousand Only) **Earnest Money Deposit** **Rs.46,900/-** (Rupees Forty Six Thousand Nine Hundred Only)
2.	**BORROWER : i) Mr. Sanjay Premchand Harwani** R/o.: Daroga Plot, Pratidin Press Galli, Near Burf Karkhana, Harwani Nagar Shivaji Nagar Amravati 444603	**Rs.1,48,71,776/-** (Rupees One Crore Forty Eighty Lakhs Seventy one Thousand Seven Hundred and Seventy Six Only) Applicable ROI w.e.f. 25.06.2026+ Charges and Other Expenses	All those piece and parcel of land bearing Duplex (Sky Bungalow) No. S-1104, on Eleventh Floor in Building No.1 Known and style as "VIVANTA THE CAMP", having carpet Area 210.49 Sq. Mtrs Built Up area 231.25 Sq. Mts & Super Built Up area 447.73 Sq. Mts. Constructed on All that piece & parcel of land admeasuring 52298.00 Sq. Fts(5787.63) Sq. Mts) being the portion of Nazul Plot No. 5/4, Sheet No. 13, Mouze Camp, Amravati Pragne Badnera Tah & Dist. Amravati situated within the limit of Amravati Municipal Corporation and **bounded as under: -** East: House of Shri. Mechant & Shri. Akhtar & thereafter road leading to Central Jain, West: House of Dr. Jain & Rachna Vishwa Apartment, North: Collector office to University Road, South: House of Amer Abdul Ajij Abdul Majid Together with building & Structure constructed thereon and all stock of furniture & fixture, standing, laying or being thereon **(Physical Possession)** **Note: The Borrower has filed SA No. 25/2026 before DRT Court.**	**Reserve Price** **Rs.1,40,00,000. 00** (Rupees One Crore Forty Lakhs Only) **Earnest Money Deposit** **Rs.14,00,000.00** (Rupees Fourteen Lakh Only)
3.	**BORROWER : M/s Shri Tirupati Constructions** **i) Prop. Shri. Nitin Subhash Sharma** Flat No. 1203, 12th Floor of Tower No.2 of Tata Capitol Heights, Ward No.11, Near Medical Square, Rambagh, Nagpur; Ta. &Dist- Nagpur-440009 **GUARANTORS : I) Shri. Nitin Subhash Sharma** Flat No. 1203, 12th Floor of Tower No.2 of Tata Capitol Heights, Ward No.11, Near Medical Square, Rambagh, Nagpur; Ta. & Dist- Nagpur-440009 **ii) Shri. Atul Anantrao Bangre** At. 443, Loha Oli, Bangre Mohalla, Itwari, Nagpur; Ta. &Dist- Nagpur – 440024 **iii) Mrs. Astha Nitin Sharma** At. Flat No. 1203, 12th Floor of Tower No.2 of Tata Capitol Heights, Ward No.11, Near Medical Square, Rambagh, Nagpur; Ta. & Dist- Nagpur-440009	**Rs.8,25,24,168/-** (Rupees Eight Crore Twenty Five Lakh Twenty Four Thousand One Hundred & Sixty Eight Only) plus interest w.e.f. 25.06.2026, plus charges and other expenses as applicable thereon	All those pieces and parcel of Commercial Blocks Unit no. 301-A, 301-B, 301-D & 301-E; on 3rd floor, "Anantraj Arcade Condominium", NMC House No. 402, 403 and 426 to 430, City Survey No. 517 and sheet No. 142, having total admeasuring built up area 68.58 Sq. Mtr., Super built up area 125.26 Sq. Mtr.), Mouza – Nagpur situated at Boharipura, Bangre Mohalla, Loha Oli, Itwari, NMC Ward No. 44, Tah & Dist. – Nagpur; **Bounded as under:** East : Road ; West: Road; North : CTS No. 503,515,516; South: Road and CTS No. 520,518 and 519 Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. **Name of the Owner: Shri. Atul Anantrao Bangre** **(Physical Possession)**	**Reserve Price** **Rs. 61,40,000/-** (Rupees Sixty One Lakh Forty thousand Only) **Earnest Money Deposit** **Rs. 6,14,000.00** (Rupees Six Lakh Fourteen Thousand Only)
4.	**BORROWER : M/S. Shree Salasar Cotton Industries** **Registered office address :** C/O Zanwar Associates, F-07, Shree Radhey Tower, Modi No-3, Sitabuldi, Nagpur-440012. **Unit Address:** KH No- 477, Ph No-52, Village-Chipadi, Taluka-Kuhi, District-Nagpur, MAH-441202. **ii) Mr. Govind Narayanprasad Zanwar(Partner)** Flat No. 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli, Nagpur **iii) Mrs. Rucha Rajendra Mundada (Partner)** 1418, DeshpandeLayout,Bhandewadi, Nagpur **GUARANTORS : iv) Ms. Sarita Govind Zanwar** Flat no 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli, Nagpur **v) Ms. Rucha Rajendra Mundada** 1418, Deshpande Layout, Bhandewadi, Nagpur **vi) Mr. Govind Narayanprasad Zanwar** Flat no 206, Shriman Palace, Wardha Road, Near Lokmat, Square, Dhantoli, Nagpur	**Rs.5,51,02,162.00** (Rupees Five Crore Fifty One Lakhs & Two Thaousand and one hundred and Sixty two Only) Applicable ROI w.e.f. 25.06.2026 + Charges and Other Expenses	All that piece and parcel of chamber no f1 and f2,built up area 32.532 sq mtrs,first floor, with undivided share and interest of 5.660 % in a land area 3231.37 sq ft, having sheet no /76,city survey no 3187,mouza sitabuldi house no 294/f/1-2,ward no 2 in a building know as "shri radhe towers complex" modi no -03,takuka and Dist Nagpur,in the name of Shri. Govind Narayanprasad Zanwar and Smt Sarita Govind Zanwar and **bounded as follows: -** On the East by: Road modi lane No 3, On the West by: empress mill shop, On the North by: Dr Dange Modi/house and Nagjibhai Shahas house, On the South by : Shri Kanes House **(Physical Possession)**	**Reserve Price** **Rs.31,90,000/-** (Rupees Thirty One Lakhs Ninety Thousand Only) **Earnest Money Deposit** **Rs.3,19,000.00** (Rupees Three Lakhs Nineteen Thousand Only)
5.	**BORROWER : I) Mr. Swapnil Nilkantha Paturkar** R/o.: Ward No. 1 Behind Wandhare Hurshi Sewa Kendra Karambhad Parshivani 441105	**Rs. 91,15,293.00** (Rupees Ninety One Lakhs Fifteen Thousand Two Hundred Ninty Three Only) Applicable ROI w.e.f. 25.06.2026 + Charges and Other Expenses	All that RCC superstructure bearing residential Duplex Bungalow No.B-3, having built up area as 48.974 Sq.Mtrs. on the ground floor and 41.846 Sq. Mtrs, on the 1st floor and having super built up area as 165.099 Sq. Mtrs. of the building scheme known as "Taha Majestic-1" constructed on all the piece and parcel of land bearing Plot No. 20, 21, 22, 23 and 24 admeasuring about 832.20 Sq. Mtrs. in the lay-out of Andhana Co-operative Housing Society, Nagpur being portion of Kh. No.77 & 78, P. H. No. 12-A, Mouza Godhani Railway, Tah & Dist-Nagpur together with 17.392% undivided share & interest on plot No.20, 21,22,23 & 24 within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District Nagpur. **The said plot is bounded with the four corners as:** To the East: By lay-out Boundary, To the West: Plot No.19, To the North: By lay-out Boundary, To the South: By lay-out road. **(Physical Possession)**	**Reserve Price** **Rs. 48,50,000.00** (Rupees Forty Eight Lakhs Fifty Thousand Only) **Earnest Money Deposit** **Rs. 4,85,000.00** (Rupees Four Lakh Eighty Five Thousand Only)
6.	**BORROWER : i) Mr. Arshi Ullah Irshad Ullah Khan** **ii) Mrs. Humeira Naaz Arshi Ullah Khan** **Both Residing At** R/o. Twin Duplex / Building No. 20, Green Town Park, Mouze- Chankapur, Koradi Road, Tah- Saoner, Dist- Nagpur **Add2:** Thakur Plot, Near Attachakki, Bada Tajbagh, Ayodhyanagar, Nagpur-440024	**Rs.59,20,016.00** (Rupees Fifty Nine Lakhs Twenty Thousand & Sixteen Only) Applicable ROI w.e.f. 25.06.2026 + Charges and Other Expenses	All that R.C.C. super Structure consisting residential Twin Duplex/Building No. 20 (Ground Floor), constructed on Plot No. 20 admeasuring Plot area 138.195 Sq. Mtrs., 1486 Sq. Ft. and proposed constructed S/buildup Area admeasuring 1131 Sq. Ft. (105.11 Sq. Mtrs.) of Situated at forming a portion of entire land bearing Survey/ Khasra No-177/4, P. H. No. 53 admeasuring an area of 01.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza -Chankapur, Tah, Saoner, Dist. Nagpur, particularly described in the schedule written hereunder, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And **bounded as under: -**Twin Duplex No. 20 East: Plot No. 19, West: Plot No. 21, North : Road, South : Plot No. 27, **(Physical Possession)**	**Reserve Price** **Rs. 13,50,000/-** (Rupees Thirteen Lakhs Fifty Thousand Only) **Earnest Money Deposit** **Rs.1,35,000/-** (Rupees One Lakhs Thirty Five Thousand Only)
7.	**BORROWER : I) Mrs. Kalpana Chandrashekhar Dhapodkar** **ii) Mr. Chandrashekhar Vasudev Dhapodkar** **Both Residing At :** R/o. Twin Duplex / Building No 35, Green Town Park, Mouza- Chankapur, Koradi Road, Tah- Saoner, Dist.- Nagpur **Add2:** At Chandrakant Jewelers, Rajendranagar, Nandanwan, Nagpur-440009 **Add3:** HN 498, Golibar Chowk Road, Near Udaram Pahelwan's House, Panchpavali Nagpur-440018	**Rs.57,44,757.00** (Rupees Fifty Seven Lakhs Fourty Four Thousand Seven Hundred and Fifty Seven Only) Applicable ROI w.e.f. 25.06.2026 + Charges and Other Expenses	All that R.C.C. super Structure consisting residential proposed construction on House/ Twin Duplex No. 35 containing admeasuring Plot Area 135 Sq.Mtrs,1452 Sq.Ft and constructed /Built up area admeasuring 1131 Sq. Ft.,(105.11 Sq. Mtrs.) on ground floor carpet area 90 Sq.Mtrs. of situated at forming a portion of entire land bearing Survey/ Khasra No-177/4, P. H. No. 53 admeasuring an area of 01.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza -Chankapur, Tah, Saoner, Dist. Nagpur, particularly described in the schedule written hereunder, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And **bounded as under: -Twin Duplex No.35** – EAST: Plot No. 34, WEST: Plot No. 36, NORTH: Road, SOUTH: Khasara No. 177 **(Physical Possession)**	**Reserve Price** **Rs. 13,50,000/-** (Rupees Thirteen Lakhs Fifty Thousand Only) **Earnest Money Deposit** **Rs.1,35,000/-** (Rupees One Lakhs Thirty Five Thousand Only)
8.	**BORROWER : i) Mr. Sachin Shyamprasad Mishra** **II) Mrs. Sarita Sachin Mishra** **Both Residing At** R/o. Duplex No. 20-A, Green Town Park, Chankapur, Tah- Saoner, Dist.- Nagpur-441109 **Add2:** At Flat No. 406, Rai Ashiyana Koradi, Mankapur, Nagpur 440030	**Rs.61,62,972.00** (Rupees Sixty One Lakh Sixty Two Thousand Nine Hundred Seventy Two Only) Applicable ROI w.e.f. 25.06.2026+ Charges and Other Expenses	All that R.C.C. super Structure consisting residential proposed construction on House/ Twin Duplex No. 20-A containing admeasuring Plot Area 138.195 Sq. Mtrs,1486 Sq. Ft and constructed /Built up area adm. area is 1101 Sq. Ft. i.e. (102.285 Sq. Mtrs.) of situated at forming a portion of entire land bearing Survey/ Khasra No-177/4, P. H. No. 53 admeasuring an area of 1.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza -Chankapur, Tah, Saoner, Dist. Nagpur, with rights to hold 45.98% undivided variable share and interest proportionate pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. **And bounded as under: -Twin Duplex No.20-A :** EAST: Plot No. 19, WEST: Plot No. 21, NORTH: Road, SOUTH: Plot No. 27 **(Physical Possession)**	**Reserve Price** **Rs. 12,50,000/-** (Rupees Twelve Lakhs Fifty Thaousand Only) **Earnest Money Deposit** **Rs.1,25,000.00** (Rupees One Lakhs Twenty Five Thousand Only)
9.	**BORROWER : I) Mr. Mohammad Rais Ansari** R/o. Twin Duplex / Building No 25, Green Town Park, Mouze- Chankapur, Koradi Road, Tah- Saoner, Dist.- Nagpur **M/s. Rais Fruit Company** R/o.: Dobi Nagar, Opposite floor Mill Mominpura, Mahatma Fule Bazar, Nagpur-440018	**Rs.61,62,972.00** (Rupees Sixty One Lakh Sixty Two Thousand Nine Hundred Seventy Two Only) Applicable ROI w.e.f. 25.06.2026+ Charges and Other Expenses	ALL THAT R.C.C. super Structure consisting residential proposed construction on House/ Twin Duplex No. 25 containing admeasuring Plot Area 126 Sq. Mtrs,1355 Sq. Ft and constructed /Built up area adm. area is 1131 Sq. Ft. i.e. (105.11 Sq. Mtrs.) and carpet area 90 Sq.mtrs on ground floor of situated at forming a portion of entire land bearing Survey/ Khasra No-177/4, P. H. No. 53 admeasuring an area of 01.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza -Chankapur, Tah, Saoner, Dist. Nagpur, particularly described in the schedule written hereunder, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And **bounded as under: -Twin Duplex No.25** EAST: Plot No. 26, WEST: Plot No. 24, NORTH: Plot No. 22, SOUTH: Road **(Physical Possession)**	**Reserve Price** **Rs. 13,50,000/-** (Rupees Thirteen Lakhs Fifty Thousand Only) **Earnest Money Deposit** **Rs.1,35,000/-** (Rupees One Lakhs Thirty Five Thousand Only)
10.	**BORROWER : I) Mr. Rahul Daylnath Nerkar** R/o. Twin Duplex / Building No.34, Green Town Park, Mouze- Chankapur, Koradi Road, Tah- Saoner, Dist.- Nagpur **Add.:** 3/12,84 , New MIG Housing Board, Rambagh Colony, Medical Square, Nagpur-440004	**Rs.71,51,775.00** (Rupees Seventy One Lakhs Fifty One Thousand Seven Hundred And Seventy Five Only) Applicable ROI w.e.f. 25.06.2026+ Charges and Other Expenses	All those pieces and parcels of Duplex No. 34 Admeasuring Plot Area 1452 sq.ft (built up) and 1131 sq.ft. build up area forming a portion of entire land bearing survey/Khasara No 177/4, P.H. No 53 at Mouza Chankapur Tah. Saoner District Nagpur and **bounded as under:** EAST: Plot No 33, WEST: Plot No 35, NORTH: Road SOUTH: Khasara No. 177 **(Physical Possession)**	**Reserve Price** **Rs. 21,00,000/-** (Rupees Twenty One Lakhs Only) **Earnest Money Deposit** **Rs.2,10,000.00** (Rupees Two Lakhs Ten Thousand Only)
11.	**BORROWER : I) M/s Shriram Polymers** **Prop. Mr. Rama Krishanan P.K.** R/o.1: Plot No. RL246-B, Lokmat Layout Industrial Area, Nagpur Butibori 441108 R/o.2: Plot No. A-11/20, MIDC Industrial Area Hingna, Butibori Nagpur-441122	**Rs. 2,30,01,201 /-** (Rupees Two Crores Thirty Lakhs One Thousand Two Hundred and one Only) Applicable ROI w.e.f. 22.05.2026 + Charges and Other Expenses)	All that piece and parcel of Factory land, Building with Plant & Machinery constructed, to be constructed thereon bearing Plot No. A-11/20 in Butibori Industrial Area within the village limit of Bidganeshpur and Outside limit of Nagpur Municipal Corporation in Rular area Taluka and Registration Sub District Hingna and Registration District Nagpur containing by built up plot admeasuring 1000.00 Sq. Mtrs. (FSI 0.44) thereon or thereabouts as per Building Completion/Occupancy Certificate issued by Executive Engineer, MIDC Division No.1 Nagpur vide its letter No. DB/D-69012/ of 2013 Taluka-Hingna, District Nagpur and is **bounded as under :** Towards East: Plot No. A-11/9, Towards West : MIDC Road, Towards North: Plot No. A-11/19, Towards South : Plot No. A-11/21 Together with all the fixtures, furniture as per the details annexed. **(Physical Possession)**	**Reserve Price** **Rs. 70,00,000/-** (Rupees Seventy Lakhs Only) **Earnest Money Deposit** **Rs.7,00,000.00** (Rupees Seven Lakh Only)
12.	**BORROWER : I) M/s. Dream Pharma** **Prop. Mr. Ashish Prabhakkarao Wenikar** Shop No. House No.42, Gurunanak Apartment, Ramdaspeth Near Lokmat Square, Nagpur 440010 **ii) Mr. Ashish Prabhakkarao Wenikar** R/o. Flat No. F-101, Plot No. 17, Kh. No. 66/4 and 66/5, P.H. No. 44, C.S. No. 51, Sheet No. 686/35, Krishna Pride Apartment, Navneet Housing Society, Narendra Nagar, Mouza-Somalwada, Nagpur-440015 **GUARANTORS : I) Mr. Prabhakarrao Bapurao Wenikar,** R/o.Flat No. F-101, Plot No. 17, Kh. No. 66/4 & 66/5, P.H. No. 44, C.S. No. 51, Sheet No. 686/35, Krishna Pride Apartment, Navneet Housing Society, Narendra Nagar, Mouza-Somalwada, Nagpur-440015	**Rs.93,45,578/-** (Rupees NinetyThree Lakhs Fourty Five Thousand Five Hundred and Seventy Eighty Only) Applicable ROI w.e.f. 25.06.2026 + Charges and Other Expenses	All that RCC Superstructure Comprising Apartment No. F-101, having carpet area of 86.89 Sq. Mtrs (Excluding Balcony Staircase, Lift, and passage area) and 30.65 Sq. Mtrs. of Open Terrance for exclusive use and occupation for parking situated on the 1st Floor of the building known and styled as "Krishna Pride", along with 4.66% undivided land share and interest which is constructed All that piece and parcel of land bearing Plot No. 17, Admeasuring about 1026 Sq. Mtrs situated in the layout of Navneet Magasvargiya Beghar Samiti Ltd. bearing Kh.No. 66/4 and 66/5, P.H. No.44, Mouza Somalwada City Survey No. 518 sheet No. 686/35 within the limit of Nagpur Municipal Corporation and Nagpur Improvement Trust Tah. And Dist. Nagpur and is **bounded as under:** Towards East: Apartment No. F-102, Towards West: Plot No.16 Towards North: Open to Sky, Towards South: Duplex Apartment Together with all the fixtures, furniture as per the details annexed. **(Physical Possession)**	**Reserve Price** **Rs.55,00,000/-** (Rupees Fifty Five Lakhs Only) **Earnest Money Deposit** **Rs.5,50,000.00** (Rupees Five Lakh Fifty Thousand Only)
13.	**BORROWER : i)Mr. Amar Sureshlal Rajpal** Flat no, 404, on 4th Floor, "Pearl Residency" Opposite Kamal Plaza, Dastur Nagar, Amravati, Tah & Dist. Amravati 444606 **ii) Mrs. Mansi Amar Rajpal** Flat no, 404, on 4th Floor, "Pearl Residency" Opposite Kamal Plaza, Dastur Nagar, Amravati, Tah & Dist. Amravati 444606	**Rs.53,55,950 /-** (Rupees Fifty Three Lakhs Fifty Five Thousand Nine Hundred Fifty Only) Applicable ROI w.e.f. 25.06.2026 + Charges and Other Expenses	Equitable Mortgage Flat No.404, 4th Floor, Pearl Residency Situated on Plot No 1,2,3 & 4, total plot area 1239.24 Sq. Mtrs undivided Share 2.87% field survey No 59/3, at Mouje Rajapeth Pragane Badnera Tq. & District Amravati Admeasuring built up area 72.15 Sq. Mtrs. The property is owned by Mr. Amar Suresh Rajpal and is **bounded as under:** Towards East: Flat No. 402, Towards West : Flat No. 405, Towards North: Flat No. 403, Towards South : Saint Kanwar Ram School Together with all the fixtures, furniture as per the details annexed. **(Physical Possession)**	**Reserve Price** **Rs.25,00,000/-** (Rupees Twenty Five Lakhs Only) **Earnest Money Deposit** **Rs.2,50,000.00** (Rupees Two Lakh Fifty Thousand Only)
14.	**BORROWER : i) Lalit Ramswaroup Singh** Qrt No.27/6, Sadbhavana Nagpur, Patansaongi, Nagpur-441113. **ii) Mrs. Shobhdevi Shivkailash Singh Chouhan** Qrt No.27/6, Sadbhavana Nagpur, Patansaongi, Nagpur-441113.	**Rs.65,20,410.00** (Rupees Sixty Five Lakhs Twenty Thousand Four Hundred And Ten Only) Applicable ROI w.e.f 25.06.2026 + Other Charges and Expenses	All that piece and parcel of Plot No.01, Non Agri plot Gram Panchyat H No.5074, Ward no.1, Kh No.125/1, Mouza Ranala at Gram Panchyat Ranala, Tah- Kamptee Dist Nagpur having total plot area 1890 Sq Ft & Under Construction area 848.19 Sq Ft and **Bounded as under :** On or towards the North : Plot No. 2, On or towards the East : Khasara No. 123 On or towards the West : Road, On or towards the South : Road **(Physical Possession)**	**Reserve Price** **Rs.23,00,000/-** (Rupees Twenty Three Lakhs Only) **Earnest Money Deposit** **Rs. 2,30,000.00** (Rupees Two Lakh Thirty Thousand Only)
15.	**BORROWER : I) M/s Marvel Metals** Plot No.14/12, A Zone, Near Indorama, MIDC Butibori, Nagpur **iii) Mr. Vishnu Laxminarayan Jaiswal (Proprietor)** B/21, New Lokmat Colony, Butibori, Nagpur - 441108 **GUARANTORS : I) Mrs. Priya Vishnu Jaiswal** B/21, New Lokmat Colony, Butibori, Nagpur - 441108	**Rs.71,04,359/-** (Rupees Seventy One Lakhs Four Thousand Three Hundred Fifty Nine Only) Applicable ROI w.e.f. 25.06.2026 + Charges and Other Expenses	All that piece and parcel of Block No. G-6, Built Up Area 262.22 Sq Ft, Ground Floor in complex known as "Suman Exotica", with undivided share and interest of 0.777% in Plot bearing No. 4,5,& 6 having area of 26987.80 Sq Ft, Khasara No 171/2, Sheet No 555/75, CTS No 907, Mouza Zingabai Takli, Taluka and District Nagpur and **bounded as under:** Towards East: Back Side Plot Margin/Parking of Building C, Towards West: Road/Common Parking of Building B, Towards North: Staircase, Lift, Towards South: Block No. G-7 Together with all the fixtures, furniture as per the details annexed. **(Physical Possession)**	**Reserve Price** **Rs.21,00,000/-** (Rupees Twenty One Lakhs Only) **Earnest Money Deposit** **Rs. 2,10,000.00** (Rupees Two Lakh Ten Thousand Only)
16.	**BORROWER : 1) Mr. Abdul Siraj S/o Abdul Gaffar** **ii) Mrs. Kavita Abdul Siraj Khan** Wanjari Nagar, Near Sayyad Baba Dargah, Wanjari Nagar, Ajani Nagpur-440003 **Also at -** Building No.3, Suman Exotica, Third Floor, Flat No.T/303, Koradi Road, Corporation House No.626/4+5+6, Nagpur. **M/s.Avani Trader Shive Shakti Nagar,** Thorane Complex, Near Asha Hospital, Datta Wadi, Nagpur-440023.	**Rs. 81,03,563/-** (Rupees Eighty One Lakhs Three Thousand Five Hundred Sixty Three Only) Applicable ROI w.e.f. 25.06.2026 + Charges and Other Expenses	All that piece and parcel of land & building situated as RCC super structure bearing residential Apartment No.T/303 at Third Floor, Building No .3, Known as "Suman Exotica" having built up area of 49.125 sq mtrs and total super built up area of 99.814 sq mts including share of balcony common passage, lobby. Staircase lift & other common area with attached terrace on the same floor, together with proportionate 1.566% undivided share and interest in the total area of Plot.4,5,&6 (Amalgamated containing by total Adm 26967.80 sq ft) being portion of entire land bearing kh NO.171/2 of Mouza ZingabaiTakli. Tah & Dist. Nagpur comes within the limits of NIT, Nagpur & NMC, Nagpur Tah & Dist. Nagpur and **Bounded as under:** Towards East: Flat No. T/301, Towards West: Flat No. T/305, Towards North: Duplex Row House Towards South: Flat No.T/304, side plot margin **(Physical Possession)**	**Reserve Price** **Rs. 24,00,000/-** (Rupees Twenty Four Lakhs Only) **Earnest Money Deposit** Rs.2,40,000.00 (Rupees Two Lakh Fourty Thousand Only)
17.	**BORROWER : I) Shri Gurudeo Cotton Processing Company** At Gat No. 126 AT. Dhoptala, Taluka Korpana, District Chandrapur – 442916 **ii) Mr. Shantaram Sambhaji Derkar (Partner)** At Post Korpana, District Chandrapur – 442916 **iii) Mr. Sunil Shantaram Derkar (Partner)** At Post Korpana, District Chandrapur – 442916 **iv) Mr. Sachin Shantaram Derkar (Partner)** At Post Korpana, District Chandrapur –442916