

4015001369, 4015001375, 4015001376, 4015001417, 4015001436, 4015001438, 4015001439, 4015001441, 4015001443, 4015001445, 4015001448, 4015001453, 4015001504, 4015001510, 4015001527, 4015001531, 4015001533, 4015001536, 4015001559, 4015001562, 4015001566, 4015001598, 4015001611, 4015001646, 4015001648, 4015001657, 4015001686, 4015001689.

Auction will be conducted at respective branches. please note if the auction does not get completed on the same day due to any reasons, the same will be conducted on 02.09.2026 at 10.00 am onwards at **GONDIA DISTRICT - GONDIA: GROUND FLOOR, INDU PLAZA, JAISTAMBHA CHOWK, 76 PLOT NO 29/5 SHEET NO. 31, GANESH NAGAR ROAD GONDIA, OPPOSITEICICI BANK, GONDIA, MAHARASHTRA, 441601.** The bidders are requested to produce photo id card, Pan card. The successful bidder should transfer the money through RTGS.

MUTHOOT FINCORP LTD

IE DOP 24-7-26



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
महाराष्ट्र शासन
एक परिवार एक बैंक

नागपुर अंचल / Nagpur Zone "महाबैंक भवन", सिताबर्डी, नागपुर - ४४००१२ "Mahabank Bhavan", Sitabuldi, Nagpur - 440012 टेलीफोन / 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:22-07-2026

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 **Physical/Symbolic 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 11-08-2026 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 ii) Mrs. Mumtaj Bano Jahir Hussain Ajani i & ii At: Yatra Ward, Warora Chandrapur iii) Mrs. Vandana Chirkuta Dengale At Post Chinora Warora Chandrapur	Rs.1,03,91,311.28 (Rupees One Crores Three Lakhs Ninety One Thousand Three Hundred Eleven & Twenty Eight Paise Only) Applicable ROI w.e.f. 22/07/2026 + 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) 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) 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) 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. (Symbolic Possession) 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. (Symbolic Possession) 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. (Symbolic Possession) 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. (Symbolic Possession) 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. (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) Reserve Price Rs. 4,65,000/- (Rupees Four Lakhs Sixty-Five Thousand Only) Earnest Money Deposit Rs.46,500.00/- (Rupees Forty Six Thousand Five Hundred Only) 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) 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) Reserve Price Rs. 4,84,000/- (Rupees Four Lakhs Eighty-Four Thousand Only) Earnest Money Deposit Rs.48,400.00 (Rupees Forty Eight Thousand Four Hundred Only) 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) Reserve Price Rs. 5,00,000/- (Rupees Five Lakhs Only) Earnest Money Deposit Rs.50,000.00/- (Rupees Fifty Thousand Only) Reserve Price : Rs. 4,69,000/- (Rupees 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.1,49,92,699.00 (Rupee One Crore Forty-Nine Lakhs Ninety two Thousand Six hundred and Ninety nine Only) Applicable ROI w.e.f. 22/07/2026 + Charges and Other Expenses	i) 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 62298.00 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. Merchant & 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/- (Rupee One Crore Forty Lakhs Only) Earnest Money Deposit Rs.14,00,000/- (Rupee:Fourteen Lakh Only)
3.	Borrower- i) M/s Shriram Polymers Prop. Mr. Rama Krishnan 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. 2,32,75,003.00/- (Rupees Two Crores Thirty Two Lakhs Seventy Five Thousand and three Only) Applicable ROI w.e.f. 22/07/2026 + 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 Bidganesapur 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/- (Rupees Seven Lakh Only)
4.	Borrower- Mr. Sheikh Muzeer Sheikh Jindawali Add No.1: State Bank Colony, Bhalerao Public Secondary School, 1 Gurakshan Ward, Ballarpur, Chandrapur- 442701. Add No.2: Apartment No. 604, On Sixth Floor, in the building "Konaark Lakeshore Lake" in front of Sonegaon Lake, H.B. Estate Sonegaon, Nagpur - 440025 Guarantors- 1.Mrs. Sheikh Vahida Muzeer, 2.Mr. Sheikh Naseer Muzeer Add: Both 1 & 2 residing at State Bank Colony, Bhalerao Public Secondary School	Rs.54,641.00/- (Rupees Fifty-Four Lakhs Forty Thousand And Six Hundred and Forty One Only) Applicable ROI w.e.f. 22/07/2026 + Charges and Other Expenses	All that undivided 2.509% share & interest in the piece and parcel of the land contained by admeasurements 1396.425 Sq. Mtrs., Being a portion of entire land area admeasuring 1861.95 Sq. Mtrs., Bearing Khasara No., 25/1, Patwari Halka No. 44, Mouza - Sonegaon in ward No. 75, Sheet No. 301/20, 336/21 and City Survey No. 44/2, bearing Corporation House No. 3880/604 situated at front of Sonegaon Lake within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur, Together with R.C.C. Super Structure all that in the said piece of land comprising of Apartment No. 604 on Sixth Floor, having built up area admeasuring 67.410 Sq. Mtrs. and S.B. Area 130.068 Sq. Mtrs. in the building known & styled as "Konaark Lakeshore" and the Apartment Mortgaged by Borrower Mortgagers: - Mr. Sheikh Muzeer Sheikh Jindawali and is bounded as under : Towards East: Open to Sky Towards West: Apartment No. 603 Towards	Reserve Price Rs.55,00,000/- (Rupees Fifty-Five Lakhs Only) Earnest Money Deposit Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)

East: Internal Layout Road, Towards West: Internal Layout Road, Towards North: Internal Layout Road, Towards South: Plot No. 68		Thousand Two Hundred Only)	
Name of the Owner: Shri. Jahirhussain Rajabali Ajani. (Symbolic Possession)			
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		Reserve Price Rs. 4,84,000/- (Rupees Four Lakhs Eighty-Four Thousand Only)	
Name of the Owner: Shri. Jahirhussain Rajabali Ajani. (Symbolic Possession)		Earnest Money Deposit Rs.48,400.00 (Rupees Forty 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		Reserve Price : Rs.4,54,000/- (Rupees Four Lakhs Fifty Four Thousand Only)	
Name of the Owner: Shri. Jahirhussain Rajabali Ajani. (Symbolic Possession)		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		Reserve Price Rs. 5,00,000/- (Rupees Five Lakhs Only)	
Name of the Owner: Shri. Jahirhussain Rajabali Ajani. (Symbolic Possession)		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		Reserve Price : Rs. 4,69,000/- (Rupees Four Lakhs Sixty-Nine Thousand Only)	
Name of the Owner: Shri. Jahirhussain Rajabali Ajani. (Symbolic Possession)		Earnest Money Deposit Rs.46,900/- (Rupees Forty Six Thousand Nine Hundred Only)	
Borrower- i) Mr. Sanjay Premchand Harwani R/o.: Daroga Plot, Pratidin Press Galli, Near Burf Karkhana, Harwani Nagar Shivaji Nagar Amravati 444603	Rs.1,49,92,699.00 (Rupee One Crore Forty-Nine Lakhs Ninety two Thousand Six hundred and Ninety nine Only) Applicable ROI w.e.f. 22/07/2026 + Charges and Other Expenses	i) 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 62298.00 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. Merchant & 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 Ajjij 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/- (Rupee One Crore Forty Lakhs Only) Earnest Money Deposit Rs.14,00,000/- (Rupee-Fourteen Lakh Only)
Borrower- i) M/s Shiram Polymers Prop. Mr. Rama Krishnan 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. 2,32,75,003.00/- (Rupees Two Crores Thirty Two Lakhs Seventy Five Thousand and three Only) Applicable ROI w.e.f. 22/07/2026 + 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/- (Rupees Seven Lakh Only)
Borrower- Mr. Sheikh Muzeer Sheikh Jindawali Add No.1: State Bank Colony, Bhalerao Public Secondary School, 1 Gurakshan Ward, Ballarpur, Chandrapur-442701. Add No.2: Apartment No. 604, On Sixth Floor, in the building "Konaark Lakeshore Lake" in front of Sonegaon Lake, H.B. Estate Sonegaon, Nagpur - 440025 Guarantors- 1.Mrs. Sheikh Vahida Muzeer , 2.Mr. Sheikh Naseer Muzeer Add: Both 1 & 2 residing at State Bank Colony, Bhalerao Public Secondary School, 1 Gurakshan Ward, Ballarpur, Chandrapur-442701	Rs.54,40,641.00/- (Rupees Fifty-Four Lakhs Fourty Thousand And Six Hundred and Forty One Only) Applicable ROI w.e.f. 22/07/2026 + Charges and Other Expenses	All that undivided 2.509% share & interest in the piece and parcel of the land contained by admeasurements 1396.425 Sq. Mtrs., Being a portion of entire land area admeasuring 1861.95 Sq. Mtrs., Bearing Khasara No., 25/1, Patwari Halka No. 44, Mouza - Sonegaon in ward No. 75, Sheet No. 301/20, 336/21 and City Survey No. 44/2, bearing Corporation House No. 3880/604 situated at front of Sonegaon Lake within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur, Together with R.C.C. Super Structure all that in the said piece of land comprising of Apartment No. 604 on Sixth Floor, having built up area admeasuring 67.410 Sq. Mtrs. and S.B. Area 130.068 Sq. Mtrs. in the building known & styled as "Konaark Lakeshore" and the Apartment Mortgaged by Borrower Mortgagers: - Mr. Sheikh Muzeer Sheikh Jendawali and is bounded as under : Towards East: Open to Sky , Towards West: Apartment No.603, Towards North: Open to Sky, Towards South: Apartment No.605. On the Above: Apartment No.704, On the Below: Apartment No.504. (Physical Possession)	Reserve Price Rs.55,00,000/- (Rupees Fifty-Five Lakhs Only) Earnest Money Deposit Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)
M/s Bhumika Electricals Borrower- M/s. Bhumika Electricals (Proprietor Mr. Sanjay Rameshal Nagrani) Address:- Lal Imli Square, Behind Sahu Hospital, Gandhibag, Ganjipeth, Nagpur 440018. Address:- Also at: i) Near Bridge, Golibari Chowk, Itwari, Nagpur 440002 ii) Plot No.364, Bank Colony, Kamgar Nagar, Khairi Akashwani Kamthi, Nagpur 440026 iii) Flat No. H-501, Pyramid City Phase 2, near WCL Office, Royal Town, Jaripatka, Nagpur 2) Mr. Sanjay Rameshal Nagrani (Proprietor), 3) Mr. Sanjay Rameshal Nagrani (Housing Loan Individual) 4) Mrs. Kiran Sanjay Nagrani (Co-Applicant) 2 to 4 Address:- Flat No. H-501, Pyramid City Phase 2, near WCL Office, Royal Town, Jaripatka, Nagpur	Rs. 4,88,84,168.16/- (Rupees Four Crore Eighty-Eight Lakhs Eighty four - Thousands One Hundred Sixty Eight & Sixteen Paise Only) Plus Applicable ROI w.e.f. 22/07/2026 + Charges and Other Expenses	All the piece and parcel of land bearing NIT leasehold Plot No.364, Admeasuring about 386.59 Sq. Mtrs i.e. 4161.225 Sq Ft. together with existing construction thereon on the Indore Housing Accommodation Scheme of NIT being part and portion of entire land bearing KH No.155/1 of Mouza Nari, division north, bearing City Survey No. 454, Sheet No. 406/104, Corporation House No. 2289/364, Ward No.57 Zone No.9 Tahsil & District Nagpur within the limits of NMC & NIT, Nagpur and bounded as under: On the East: Road, On the North: Plot No.335, On the West: Plot No.363, On the South: Road (Physical Possession)	Reserve Price Rs. 2,43,00,000/- (Rupees Two Crore Forty Three Lakhs Only) Earnest Money Deposit Rs. 24,30,000/- (Rupees Twenty-Four Lakhs Thirty Thousand Only)
1) Note 1: The sale is on "as is where is, as is what is, and whatever there is" basis and subject to the outcome of the litigation of if any. The bidders are advised to satisfy themselves about the encumbrance before participating in the auction. The auction purchaser shall not have any right to claim against the Bank in respect of the said encumbrance. 2) Note-2: Prospective bidders/purchasers are advised to conduct their own independent due diligence, including verification of title, encumbrances, statutory dues, pending litigations, and any other legal or factual issues relating to the property, before participating in the auction. Prospective bidders/purchasers may also visit the concerned branch during working hours for inspection and verification of the available title deeds and other related documents pertaining to the property. The Authorized Officer/Bank shall not be responsible or liable for any claims, losses, disputes, encumbrances, litigations, deficiencies in title, or any other undisclosed matters affecting the property. Participation in the auction shall be deemed to constitute acceptance by the bidder/purchaser of the property on an "as is where is", "as is what is", "whatever there is", and "without recourse" basis. For detailed terms and conditions of the sale, please refer to the link https://bankofmaharashtra.in/asset-for-sales-search provided in the Bank's website and also on E-bikray portal https://ebkray.in/eauction-psb/home Possession Type: Physical Possession/Symbolic Possession: Bid increase Amount Rs.25,000/- (Rupee Twenty-Five Thousand Only) Date & time of E-auction: 11-08-2026 From 11.00 a.m. to 03.00 p.m. Last date for submission of online bid applications: 10/08/2026 by 4:00 PM. Date & Time for inspecting the property: 25/07/2026 to 10-08-2026 between 11.00 a.m. to 4.00 p.m. with prior appointment. Payment Details: - Successful bidder shall have to deposit 25% (Twenty Five percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the Account No. 60138423445; Name of the A/c: MAARC E-AUCTION; Name of the Beneficiary: Bank of Maharashtra; IFS Code: MAHB0000005 (Sitabuldi Branch, Nagpur) through NEFT/RTGS only. (1) Auction sale/bidding would be only "Online Electronic Bidding" process. (2) This publication notice is also Fifteen (15) days statutory notice under SARFAESI Act to the above-mentioned accounts' borrowers/guarantors/mortgagors. (3) For additional information please contact on 9404305971 9860741699, 9284282142 e-mail: brmgr1452@bankofmaharashtra.bank.in; bom1452@bankofmaharashtra.bank.in; cmrecovery_nag@bankofmaharashtra.bank.in (4) This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.			
Date: 22/07/2026, Place: Nagpur		Authorised Officer, Bank of Maharashtra	