

 बँक ऑफ महाराष्ट्र Bank of Maharashtra बँक ऑफ महाराष्ट्र H. O. : Chhatrapati, 1505, Shivajinagar, Pune - 411005 नागपुर अंचल/ Nagpur Zone "महार्बक भवन", सितारबाडी, 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 				
AXT/Sale/E-Auction/ARB/2026-27				
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, 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 18/08/2026 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 : 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. 8Dist- 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 Anant Rao Bangre At. 443, Loha Oli, Bangre Mohalla, Itwari, Nagpur; Ta. 8Dist- 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. 5,26,84,289/- (Rupees Eight Crore Twenty Six Lakhs Eighty Four Thousand Two Hundred & Eighty Nine Only) plus interest w.e.f. 31/07/2026, 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 builtup 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 Anant Rao Bangre (Physical Possession)	Reserve Price Rs. 65,00,000/- (Rupees Sixty Five Lakhs) Earnest Money Deposit Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousands Only)
2.	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, Deshpande Layout, 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. 58,07,753.00 (Rupees Five Crore Fifty Eight Lakhs Seven Thousand Seven Hundred Fifty Three Only) Applicable ROI w.e.f. 31/07/2026 + 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 5.66% in a land area 3231.37 sq ft, having sheet no.76, city survey no.3187, mouza sitabuldi house no.294/f1-2, ward no.2 in a building known as "shri radhe towers complex" modi no -03, taluka 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: express mill shop, On the North by: Dr. Dange Modi/house and Nagjibhai Shah's house, On the South by: Shri Kames House (Physical Possession)	Reserve Price Rs. 30,00,000/- (Rupees Thirty Lakhs Only) Earnest Money Deposit Rs. 3,00,000.00 (Rupees Three Lakhs Only)
3.	BORROWER : I) M/s Marvel Metals Plot No.14/12, A Zone, Near Indorama, MIDC Butibori, Nagpur II) Mr. Vishnu Laxminarayan Jaiswal (Proprietor) 8/21, New Lokmat Colony, Butibori, Nagpur - 441108 GUARANTORS : I) Mrs. Priya Vishnu Jaiswal 8/21, 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. 31.07.2026 + 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, Khasra No 171/2, Sheet No 555/75, CTS No 907, Mouza Zingabai Talhi, 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. 19,00,000/- (Rupees Nineteen Lakhs Only) Earnest Money Deposit Rs. 1,90,000.00 (Rupees One Lakhs Ninety Thousand Only)
4.	BORROWER : I) 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.7/303, 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. 31.07.2026 + Charges and Other Expenses	All that piece and parcel of land & building situated as RCC super structure bearing residential Apartment No.7/303 at Third Floor, Building No.3, Known as "Suman Exotica" having built up area of 49.125 Sq. Mtr. 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.4,5,6,6 (Amalgamated containing by total Adm 26967.80 sq ft) being portion of entire land bearing kh No.171/2 of Mouza Zingabai Talhi, Tah & Dist. Nagpur comes within the limits of NIT, Nagpur & NMC, Nagpur Tah & Dist. Nagpur and Bounded as under: Towards East: Flat No. 7/301, Towards West: Flat No. 7/305, Towards North: Duplex Row House, Towards South: Flat No.7/304, side plot margin (Physical Possession)	Reserve Price Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only) Earnest Money Deposit Rs. 2,20,000.00 (Rupees Two Lakhs Twenty Thousand Only)
5.	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 V) Mrs. Shandabai Shantaram Derkar (Partner) At Post Korpana, District Chandrapur - 442916 GUARANTORS : 1) Mr. Anil Shantaram Derkar At Post Korpana, District Chandrapur - 442916 II) Mr. Ganesh Shridharrao Gode At Post Korpana, District Chandrapur - 442916 III) Mr. Prabhakar Nathuji Mohitkar At Post Korpana, District Chandrapur - 442916	Rs. 11,24,06,685/- (Rupees Eleven Crore Twenty Four Lakhs Six Hundred Eighty Five Only) Applicable ROI w.e.f. 31/07/2026 + Charges and Other Expenses	I) All that pieces and parcel of House property bearing Layout Plot No.102, CTS/Gat No. Survey/Property No.287 (Old Property No.246) having Total Admeasuring Area of 1888.00 Sq Ft, situated in Mouza Korpana, Ta Korpana & District Chandrapur bounded as under: To the East: Gram Panchayat Road, To the West: House of Shri Pandurang Hanskar, To the North: Land of Shri Jagran Dharmkar, To the South: Land of Shri Mansur Abdul Rajak Together with all the fixtures, furniture as per the details annexed. (Symbolic Possession) II) All those pieces and parcel of property layout Plot No.9 out of diverted Survey No. 38/3 property No.1449 having Total Admeasuring Area of 187.25 Sq Mtrs situated in Mouza Korpana, Ta Korpana & District Chandrapur bounded as under : To the East: Layout Plot No.10, To the West: Layout Plot No.8, To the North: Road towards Rajura to Govindpur, To the South: 5 Mtrs wide road Together with all the fixtures, furniture as per the details annexed. (Symbolic Possession) III) All those pieces and parcel of property bearing House Property No.545, having Total Admeasuring Area of 229.55 Sq Mtrs situated in Ward No.5, Mouza Korpana, Ta Korpana & District Chandrapur bounded as under: To the East: Place owned by Akhtar Ali, To the West: Road, To the North: House of Shri Subhash Chhame, To the South: House of Shri Sayyad Likhayat Ali Together with all the fixtures, furniture as per the details annexed. (Symbolic Possession) IV) All those pieces and parcel of Industrial property with Factory Land, Plant & Machinery bearing Survey No.126, having Total Admeasuring Area of 2.22 Hectares situated in Mouza Dhoptala, Ta Korpana & District Chandrapur bounded as under: To the East: Agri Land Survey No.125, To the West: Agri Land Survey No.127, To the North: Agri Land Survey No.130/3, To the South: Agri Land Survey No.122 Together with all the fixtures, furniture as per the details annexed. (Symbolic Possession)	Reserve Price Rs. 90,00,000/- (Rupees Ninety Lakhs Only) Earnest Money Deposit Rs. 9,00,000/- (Rupees Nine Lakhs Only) Reserve Price Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only) Earnest Money Deposit Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousand Only) Reserve Price Rs. 45,00,000.00 (Rupees Forty Five Lakhs Only) Earnest Money Deposit Rs. 4,50,000.00 (Rupees Four Lakhs Fifty Thousand Only) Reserve Price Rs. 4,37,00,000/- (Rupees Four Crore Thirty Seven Lakhs Only) Earnest Money Deposit Rs. 43,70,000/- (Rupees Forty Three Lakhs Seventy Thousand Only)
6.	BORROWER : 1) M/s Mohan Traders (Proprietor Mr. Nitin Manohar Randive) Address: House No.32, Kali Sadak, Dr. Mazumdar Ward, Tah Hinganghat, Wardha 442301 2) Mr. Nitin Manohar Randive Address: House No.32, Kali Sadak, Dr. Mazumdar Ward, Tah Hinganghat, Wardha 442301	Rs. 62,47,448/- (Rupees Sixty Two Lakhs Forty Seven Thousand Four Hundred Forty Eight Only) with Applicable ROI w.e.f. 31.07.2026 + Charges and Other Expenses	All those piece and parcel of land situated being and lying at Hinganghat in the registration district Wardha, Sub-dist. Hinganghat, bearing survey No.118/1, converted plot No.12/2, Nazul sheet 19, Mouza No.159, P.H.No.6, Mouza Shahalangi Admeasuring 97.58 Sq. Mtrs and bounded as under: - Towards East: Layout Road, Towards North: House of Smt Ashabai Telrandhe, Towards West: House of Shri Sinsikar, Towards South: Layout Road (Symbolic Possession)	Reserve Price Rs. 42,00,000/- (Rupees Forty Two Lakhs Only) Earnest Money Deposit Rs. 4,20,000/- (Rupees Four Lakhs Twenty Thousand Only)
7.	BORROWER : M/s AMM Ventures Pvt. Ltd. Business and Office Address : State Bank Colony, Bhalerao Public Secondary School, 1 Gurakshan Ward, Ballarpur, Chandrapur-442701. Also at: Shop No. UG-12, Upper Ground Floor at Ginger Square, Bus Stop Main Road, Jaripatka Nagpur-440014 DIRECTORS/GUARANTORS : I) Mr. Sheikh Muzee Sheikh Jindawali (Director & Guarantor) Address : State Bank Colony, Bhalerao Public Secondary School, 1 Gurakshan Ward, Ballarpur, Chandrapur-442701 2) Mrs. Sheikh Vahida Muzee (Director & Guarantor) Address: State Bank Colony, Bhalerao Public Secondary School, 1 Gurakshan Ward, Ballarpur, Chandrapur-442701 3) Mr. Sheikh Naseer Muzee (Guarantor) Address: State Bank Colony, Bhalerao Public Secondary School, 1 Gurakshan Ward, Ballarpur, Chandrapur-442701	Rs. 2,20,78,131/- (Rupees Two Crore Twenty Lakhs Seventy Eight Thousand One Hundred Thirty One Only) with Applicable ROI w.e.f. 31.07.2026 + Charges and Other Expenses	All those pieces and parcel of land bearing survey No.117 Admeasuring 9100 Sq Mtrs (0.91 HR) of Mouza Daheli within limits of Gram Panchayat Daheli, Tahsil Ballarpur, District Chandrapur and bounded as under: East: Pandan Road and Agri Land of Survey No.118, North: Agri Land of Survey No.116, West: Agri Land of Survey No.123 and 115, South: Agri Land of Survey No.121, 118 & 119 (Symbolic Possession)	Reserve Price Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) Earnest Money Deposit Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)
8.	BORROWER : 1) M/s Krishna enterprises (Proprietor: Amar Gurumukhadas Khanwani) Address : Shop No FC-Telipura, Durga Heights Maskasath , Nagpur 440002. Also at - House No. 827, Khanwani House, Dr. Ambedkar Marg Telipura Pewatha Maskasath Nagpur 440002. 2) Mrs. Mamta A Khanwani Address : Shop No FC-Telipura, Durga Heights Maskasath , Nagpur 440002. Address : Also at - House No. 827, Khanwani House, Dr. Ambedkar Marg Telipura Pewatha Maskasath Nagpur 440002.	Rs. 4,52,15,110/- (Rupees Four Crore Fifty Two Lakhs Fifteen Thousand One Hundred Ten Only) plus Applicable ROI w.e.f. 31.07.2026 + Charges and Other Expenses	All that RCC Superstructure Apartment comprising of southern portion of F-1 on the First Floor of building known as "Yezdani Building" standing on the corporation house No.170, sheet No.143, City survey No.185 of mouza Nagpur situated near Nehru Putli Telipura Itwari Admeasuring 130.85 Sq Mtrs Super Built up area along with proportionate share and interest 1 total land bearing NMC House No.170/D, Ward No.39 within the limits of NIT and NMC and bounded as under: On the North: Remaining portion of said House On the East: Lane and House of Shri Nagpure and Shri Nagrao On the West: Lane and then House of Shri Haribhau Shendre and Shri Anturkar On the South: Lane and then House of Shri Kedarnath (Physical Possession)	Reserve Price Rs. 51,00,000/- (Rupees Fifty One Lakhs Only) Earnest Money Deposit Rs. 5,10,000 (Rupees Five Lakhs Ten Thousand Only)
9.	BORROWER : Mr. Anand Narayanrao Khorabade Address : Plot No.590 Nava Nakasha Lashkaribagh , Near Swastik School, Dr Ambedkar Marg , Nagpur 440017. GUARANTOR: Mrs. Sharda Anand Khorabade Address : Plot No.590 Nava Nakasha Lashkaribagh , Near Swastik School, Dr Ambedkar Marg , Nagpur 440017. GUARANTOR : M/s. Armors Developers Pvt. Ltd. Through Authorized Director Mr. Anand Narayanrao Khorabade Address : Apartment no 401(A) and 401(B) , "Altamod Apartment, Mouza Jaripatka , Chitnavis Nagar Chhindwara Road Teh and Distt. Nagpur MH 440014.	Rs. 2,01,32,641/- (Rupees Two Crore One Lakh Thirty Two Thousand Six Hundred Forty One Only) plus Applicable ROI w.e.f. 31.07.2026 + Charges and Other Expenses	The Undivided 17.050% + 7.089% totalling to 24.139% share and interest in All that piece and parcel of land bearing Plot No. 5/1, containing by admeasurement 359 Sq. Mtrs., being the portion of land bearing Khasra Nos. 2/1-2 & 3/1-3-4 & 5 of Mouza - Jaripatka, together with the entire R.C.C. superstructure comprising Apartment No. 401 (A) covering a Built-up area of 102.08 Sq. Mtrs. (Super Built up area 161.901 Sq. Mtrs.) and Apartment No. 401 (B) covering a Built-up area of 41.43 Sq. Mtrs. (Super Built up area 78.429 Sq. Mtrs.) alongwith open terrace admeasuring 9.59 Sq. Mtrs. both on the Fourth Floor of the Building standing thereon and known and styled as "Altamod Apartment" alongwith Parking area admeasuring 16.972 Sq. Mtrs. + 7.057 Sq. Mtrs. 24.029 Sq. Mtrs. (as per DOP), as per the parking Floor Plan, including all connections, fittings, electric meter and all other easementary rights appurtenant and belonging to the said Building and including also the proportionate share in the common areas and facilities provided thereto, on as is where is basis, bearing City Survey No. 2066/1, Plot No. 216/40, Corporation House No. 699/8/5/1, situated at Chitnavis Nagar, Chhindwara Road, Nagpur, within the limits of Nagpur Municipal Corporation, Ward No. 60 in Tahsil and District Nagpur 440014 with present and future construction and bounded as under: Boundaries:- On the East: 9.14 Mtrs. Wide Road, On the West: Plot No. 4, On the North: House of Irfan Khan, On the South: 9.14 Mtrs. Wide Road (Symbolic Possession)	Reserve Price Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs Only) Earnest Money Deposit Rs. 19,80,000/- (Rupees Nineteen Lakhs Eighty Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Total Amount Due	Short description of the immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
10.	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, Ayodhyanager, Nagpur-440024	Rs. 59,75,505.00 (Rupees Fifty Nine Lakhs Seventy Five Thousand & Five Hundred & Five Only) Applicable ROI w.e.f. 31/07/2026+ 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/bulidup 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. 14,00,000/- (Rupees Fourteen Lakhs Only) Earnest Money Deposit Rs. 1,40,000/- (Rupees One Lakhs Forty Thousand Only)
11.	BORROWER : I) Mrs. Kalpana Chandrashekar Dhapodkar II) Mr. Chandrashekar 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 Pahlwan's House, Panchpavai Nagpur-440018	Rs. 57,97,897.00 (Rupees Fifty Seven Lakhs Ninety Seven Thousand Eight Hundred and Ninety Seven Only) Applicable ROI w.e.f. 31/07/2026 + 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:Khasra No. 177 (Physical Possession)	Reserve Price Rs. 14,00,000/- (Rupees Fourteen Lakhs Only) Earnest Money Deposit Rs. 1,40,000/- (Rupees One Lakhs Forty Thousand Only)
12.	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. 54,58,372.00 (Rupees Fifty Four Lakhs Fifty Eight Thousand Three Hundred and Seventy Two Only) Applicable ROI w.e.f. 31/07/2026 + 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 1131 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 Sixty Thousand Only) Earnest Money Deposit Rs. 1,26,000.00 (Rupees One Lakhs Twenty Six Thousand Only)
13.	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: Dohi Nagar, Opposite floor Mill Mominpura, Mahatma Fule Bazar, Nagpur-440018	Rs. 62,20,207.00 (Rupees Sixty Two Lakhs Twenty Thousand Two Hundred Seven Only) Applicable ROI w.e.f. 31/07/2026 + 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)
14.	BORROWER : I) Mr. Rahul Dayinath 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. 72,19,206.00 (Rupees Seventy Two Lakhs Nineteen Thousand Two Hundred And Six Only) Applicable ROI w.e.f. 31/07/2026 + 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/Khasra 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: Khasra 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)
15.	BORROWER : I) Mr. Rochit Sanjay Harwani R/o Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati - 444606 GUARANTORS : I) Mr. Sanjay Premchand Harwani R/o Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati - 444606	Rs. 2,78,18,870 /- (Rupees Two Crores Seventy Eight Lakhs Eighteen Thousand Eight Hundred Seventy Only) Applicable ROI w.e.f. 31/07/2026 + Charges and Other Expenses	I) All that piece and parcel of commercial land bearing Plot No. 1 admeasuring about 15795.87 Sq Mtrs, Gat No.76, Survey No.47/1 and 47/1A/ Part having commercial complex known and style as "VIVANTA BUSINESS PARK" is constructed and having Total 5 Shops (i.e. C-12, C-13, C-14, C-15 and C-16) in Block-C in this complex admeasuring area is 1271.49 Sq Mtrs. Mouza Borgaon Dharmale Pragane, Nandgaon Peth, Situated near city land within Limit of Tah and District Amravati and Total 5 Shops (i.e. C-12, C-13, C-14, C-15 and C-16) shop Admeasuring 1271.49 Sq Mtrs. and is bounded as under : -East: Market Road After Words D-Block, West:ShopNo.1to5, North : ShopNo.11, South: Market Road Afterwords E-Block (Physical Possession)	Reserve Price Rs. 2,57,00,000/- (Rupees Two Crores Fifty Seven Lakhs Only) Earnest Money Deposit Rs. 25,70,000.00 (Rupees Twenty Five Lakhs Seventy Thousand Only)
16.	BORROWER : I) Mr. Sanjay Premchand Harwani R/o: Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati - 444606 GUARANTORS : I) Mr. Rochit Sanjay Harwani R/o: Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati - 444606	Rs. 2,74,71,385.00 (Rupees Two Crore Seventy Four Lakhs Seventy One Thousand Three Hundred Eighty Five Only) Applicable ROI w.e.f. 31/07/2026 + Charges and Other Expenses	All that piece and parcel of commercial land bearing Plot No. 1 admeasuring about 15795.87 Sq Mtrs, Gat No.76, Survey No.47/1 and 47/1A/ Part having commercial complex known and style as "VIVANTA BUSINESS PARK" is constructed and having Total 5 Shops (i.e. C-01, C-02, C-03, C-04 and C-05) in Block-C in this complex admeasuring area is 1271.06 Sq Mtrs. Mouza Borgaon Dharmale Pragane, Nandgaon Peth, Situated near city land within Limit of Tah and District Amravati and Total 5 Shops (i.e. C-01, C-02, C-03, C-04 and C-05) shop Admeasuring 1271.06 Sq Mtrs. and is bounded as under: East: Shop No. 12 and 16, West: Open Space, North: Shop No. 06, South : Market Road After words E-Block (Physical Possession)	Reserve Price Rs. 2,57,00,000/- (Rupees Two Crores Fifty Seven Lakhs Only) Earnest Money Deposit Rs. 25,70,000.00 (Rupees Twenty Five Lakhs Seventy Thousand Only)
17.	BORROWER : I) Mr. Ashok Moolchand Sawal Flat No. A-302, Wing B, Sharda Apartment, Kothi Road, Mahal, Nagpur 440032 II) Mrs. Chhaya Ashok Sawal Flat No. A-302, Wing B, Sharda Apartment, Kothi Road, Mahal, Nagpur 440032	Rs. 42,05,403/- (Rupees Forty Two Lakhs Five Thousand Four Hundred & Three Only) plus interest w.e.f. 31/07/2026, plus charges and other expenses as applicable thereon	All that piece and parcel of House property bearing Flat No. A-302, constructed on No.165,176,179 CTS No.501, Sharda Apartment 3rd Floor, Flat No. A-302, Wing B, Admeasuring & covering a built-up area of 63.05 Sq. Mtrs. on the Sharda Apartment Kothi Road Mahal within the limits of NMC, Nagpur and bounded as per Flat No. A-302 follows: North: Open space in Terrace, East: Open space in Terrace & Wing A West: House of Sawantji & Gundaneji, South: Lift & Stairs (Physical Possession)	Reserve Price Rs. 24,00,000.00 (Rupees Twenty Four Lakhs Only) Earnest Money Deposit Rs. 2,40,000.00 (Rupees Two Lakhs Forty Thousands Only)
18.	BORROWER : M/s. Sheetal Trading Company Ms. Sheetal Amit Khandelwal (Proprietor) 202/3, Swapnil Enclave, Near Hotel Highway Glory, Amravati Road, Kachimate, Nagpur 440023	Rs. 9,37,32,966.00 (Rupees Nine Crore Thirty Seven Lakhs Thirty Two Thousand Nine Hundred and Sixty Six Only) Applicable ROI w.e.f. 31/07/2026 + Charges and Other Expenses	1. All that piece and parcel of Southern Side half portion admeasuring 0.095 hectors/950 Sq. Mtrs (i.e. 9.50.00 Aar Sq. Mtrs.,) out of all that piece and parcel of Northern side Land bearing Plot No.8 in Part in Survey No.110 out of total Land admeasuring 1.52 hectors Mouza Bldgaon, P. H. No. 33, Class-1 Rights, With Shed having total built up area of 934.461 Sq. Mtrs., on aforesaid Land Tahsil- Kamptee, District Nagpur and bounded as under: On the North: Part of Land Survey No.110 of Uttam Malu, On the East: Part of Land survey no. 132 & Road, On the West: Part of Survey No.110, On the South: Road & Part of Survey No. 110 of Smt. Kiran Bajaj AND 2. All that piece and parcel of Commercial Non-Agriculture Land admeasuring 50% undivided share admeasuring 0.05 hectors/500.00 Sq. Mtrs., (i.e. 5.00.00 Aar Sq. Mtrs.) North Side of Plot no. 7 in Part in Survey No.110 out of total Land admeasuring 1.52 hectors Mouza - Bldgaon, P. H. No.33, Class-1 Rights, Tahsil-Kamptee, District - Nagpur and bounded as under : North: Part of Survey No.110 of Kiran Bajaj, East: Sharad Khaddha, West: 9 Mtrs. Road & Part of Survey No.110, South : Part of Survey No. 110 of Hemang D. Tanna of Mr. Purvesh B. Patel 3. All that piece and parcel of total number of 8 shops bearing Shop No. 9, 10, 14, 15 and 20 situated on Basement/Lower Ground Floor, and Shop No. 18, 19 and 20 situated on Upper Ground Floor, total admeasuring about 146.82 Sq. Mtrs. (i.e.1.46.82 Aar Sq. Mtrs.,) mentioned as under in Non-Agriculture Field Survey No. 155/2/9, Plot No. 6, Mouza -Warud, Nagpur Panchayat-Warud, along with unfinished space left for Bathroom along with FSI Tah. Warud and District - Amravati and having Sale Deed Serial No. 412 dated 05/02/2019 and Sub-Registrar Office Warud Dist Amravati being the Registration details dated 05/02/2019. AND 4. All that piece and parcel of total number of 7 shops bearing Shop No. 6, 7, 8, 8-A, and 13 situated on Basement/Lower Ground Floor, and Shop No. 6 and 14 situated on Upper Ground Floors total admeasuring about 83.50 Sq. Mtrs. (i.e. 0.83.50 Aar Sq. Ma mentioned as under in Non-Agriculture Field Survey No. 155/2/6, Plot No. 6, Mouza -Warud, Nagpur Panchayat-Warud, along with unfinished space left for Bathroom along with FSI Tah. Warud and District -Amravati (The Bank has taken and is presently in physical possession of all the aforementioned secured properties).	The combined price of Property Nos. 1 and 2 is Reserve Price Rs. 2,68,94,000/- (Rupees Two Crore Sixty Eight Lakhs Ninety Four Thousand only) Earnest Money Deposit Rs. 26,89,400.00 (Rupees Twenty Six Lakhs Eighty Nine Thousands Four Hundred Only) The combined reserve price of Property Nos. 3 and 4 is Reserve Price Rs. 1,32,00,000/- (Rupees One Crore Thirty Two Lakhs only) Earnest Money Deposit Rs. 13,20,000/- (Rupees Thirteen Lakhs Twenty Thousands Only)
19.	BORROWER : 1. M/s. Shree Shivshakti Trading Company Proprietor:- Mr. Ganpatlal Jagdishprasad Vyas (Borrower) Add. Ram Mandir Ward, Tal. Hinganghat, Dist. Wardha-442301 2. Mr. Chandrakrakash Jagdishprasad Vyas (Co-applicant),Mrs. Sulochana Ganpatlal Vyas (Co-applicant) Add. Kali Sadak, Ram Mandir Ward, Tal. Hinganghat, Dist. Wardha-442301	Rs. 63,67,422.00 (Rupees Sixty Three Lakhs Sixty Seven Thousand Four Hundred Twenty Two Only) plus Applicable ROI w.e.f. 31/07/2026 plus Charges and Other Expenses	Property No. 1- All that piece and parcel of the land situated being and laying at village mouza Shahalalgadi, Sant Dnyaneshwar Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha, Survey No. 96/1, Old Survey No. 64/1, Plot No. 24, Area 194.48 sq. mtr. Owned in the name of Respondent No.1 The property is bounded as under:- To the East :- 20 Feet Lay-out Road To the West :- Plot No. 27To the North :- Plot No. 23To the South :- Plot No. 25	Reserve Price Rs. 21,35,000/- (Rupees Twenty One Lakhs Thirty Five Thousand Only) Earnest Money Deposit Rs. 2,13,500/- (Rupees Two Lakhs Thirteen Thousand Five Hundred Only)

1) **Note:** 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 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.

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://ebkraz.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: **18/08/2026, From 11.00 a.m. to 03.00 p.m.**
Date & Time for inspecting the property: **03/08/2026 to 16/08/2026 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; IFSC 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: brmr1452@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 : **01/08/2026**
Place : **Nagpur**

Authorized Officer
for Bank of Maharashtra