Bank of Maharashtra
वसूली विभाग/ Recovery Dept
Zonal Office Chhindwara /अंचल कार्यालय छिंदवाड़ा
प्रथम तल, रामेश्वरम कॉम्प्लेक्स, पी जी. कॉलेज.रोड़,
लालबाग, छिंदवाड़ा- 480001
टेलीफोन/TELE :07162- 298179
ई-मेल/e-mail : cmrecovery_chh@bankofmaharashtra.bank.in



AX85/5555/ E-Auction Sale Notice /2026-27 **Date: 26.10.2026.**

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:

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	**Rs. 23,85,195/-** (Rupees Twenty-Three Lakh Eighty-Five Thousand One Hundred Ninety-Five Only) as on 18.10.2025 plus Unrecovered interest @ 1.55%	All pieces and parcels of Residential Property located at Khasra No. 273/56, B No. 152, PH No. 13, Near Krishna ITI, ward No. 38, Samarth Ramdas	**Reserve Price –** Rs. 41,58,000/- (Rupees Forty-One Lakhs Fifty-Eight Thousand only) **EMD** Rs. 4,15,800/-

	School,Chhindwara (M.P.) – 480001 **Guarantors:** **Smt. Geeta Khalote** **Address:** Opposite Jyoti Kirana Store, Bharat Dev Road Chhindwara 480001 **Shri Ritik Khalote** **Address:** Opposite Jyoti Kirana Store, Bharat Dev Road Chhindwara 480001 **Shri Rohit Khalote** **Address:** Opposite Jyoti Kirana Store, Bharat Dev Road Chhindwara 480001 **Shri Rahul Khalote** **Address:** Opposite Jyoti Kirana Store, Bharat Dev Road Chhindwara 480001 **Mrs. Monika Ahirwal W/o Chandrakant Ahirwal** **Address:** Behind PWD office, Moto Colony, Chhindwara (M.P.) 480001		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 Khatole, Mr. Ritik Khalote S/o Late Shri Anand Khalote	Rupees Four Lakhs Fifteen Thousand Eight Hundred Only) **Bid Increment Amount** Rs. 25,000.00/- [Rupees Twenty-Five Thousand Only]

Details of the Immovable Property

Property 1 –

1. All pieces and parcels of Residential Property located at Khasra No. 273/56, B 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 **East**- Road

South- Plot Sold to Ramesh Dahake **West**- Plot of Pawar

Possession: Symbolic

The said E-auction is scheduled to be held **19.11.2026 Time: 11:00 A.M TO 5:00 P.M**

Chief Manager & Authorized Officer
Bank of Maharashtra.
Chhindwara Zone