IE DOP 26/11/2026

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम

Zonal Office Nagpur
"महाबैंक भवन", सिताबर्डी, नागपुर – ४४००१२ "Mahabank Bhavan",
Sitabuldi, Nagpur – 440012 टेलीफोन / Telephone: 0712-2545020/21/29
ई-मेल / E-mail: dzmnagpur@bankofmaharashtra.co.in;

YEAR OF DEPOSITS FY 2026-27

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

Date:21/11/2026

15 Days' Sale Notice for Sale of Immovable Properties (Appendix – IV-A) and Movable Assets (Appendix – II-A)

E-Auction Sale Notice for Sale of Immovable Properties/Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rules 6(2), 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Guarantor(s) and Mortgagor(s) that the below described immovable properties mortgaged/charged, and movable assets hypothecated, to the Secured Creditor, Bank of Maharashtra, the **Symbolic/Physical Possession** of which has been taken by the Authorised Officer of Bank of Maharashtra, will be sold on **"As is where is", "As is what is" and "Whatever there is" basis on 15.12.2026** through e-auction for recovery of the dues of Bank of Maharashtra from the Borrower(s) and Guarantor(s) mentioned in the table below. Details of the Borrower(s), Guarantor(s) and Mortgagor(s), amount due, short description of the secured assets and known encumbrances thereon, type of possession, Reserve Price and Earnest Money Deposit are also given as under:

Sr. No.	Name of Borrower(s), Guarantor(s) and Mortgagor(s)	Total Amount Due	Short description of the immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1.	**Borrower: M/s. Sindh Apparels Private Limited Add.:** Shop No. B3-104, B5-106, B5-110, B5-112, B5-107, Wing-B, Dreamz land Business Park, Nandgaon Peth, Borgaon, Amravati, Maharashtra – 444901. **Director(s)/Guarantor(s): Mr. Rochit Sanjay Harwani Add.:** Near Barf Karkhana, Daroga Plot, Rukhmini Nagar S.O., Amravati, Maharashtra – 444606. **Mrs. Jaya Sanjay Harwani Add.:** Near Barf Karkhana, Daroga Plot, Rukhmini Nagar S.O., Amravati, Maharashtra – 444606. **Mrs. Tamanna Dilip Harwani Add.:** Balaji Nagar, Shubham Colony, Rukhmini Nagar, Amravati, Maharashtra – 444606. **Mr. Shyamlal Chandanmal Notwani Add.:** S.D. Niwas, Prem Vihar Colony, Shankar Nagar, Amravati, Maharashtra – 444606. **Mr. Sanjay Premchand Harwani Add.:** Near Barf Karkhana, Daroga Plot, Rukhmini Nagar S.O., Amravati, Maharashtra – 444606.	**Rs.7,16,04,834.00/- (Rupees Seven Crore Sixteen Lakh Four Thousand Eight Hundred Thirty Four Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	All that RCC super structure comprising Shop No. 13, Shop No. 04, Shop No. 10 and Shop No. 12, each consisting of Ground Floor with open lobby plus upper floor (with balcony), out of Wing-A, Shop No. 13 in Building No. 3, Shop No. 04 having, Building No. 5, Shop No. 10 in building No.6 and shop 12 in Buidling No.6 having name of wing as wing -A for all building total super built-up area admeasuring 309.45 sq. mtrs. in the commercial complex known as "Dreamzland Business Park", constructed on Nazul Sheet No. 10 out of Nazul Plot No. 2/2, duly converted layout land admeasuring 15 Hec. 895 R (158950 sq. mtrs.), of Mouza Borgaon, Pragane Nandgaon Peth, Tahsil and District Amravati. **Property No. 1:** Shop No. 04 consisting of Ground Floor with open lobby plus upper floor (with balcony), out of Wing-A, Building No. 5, bounded as under: North – Shop No. A3-02; South – Shop No. A3-06; East – Road & Common Parking; West – Shop No. A5-03. **(Physical Possession)** **Property No. 2:** Shop No. 10 consisting of Ground Floor with open lobby plus upper floor (with balcony), out of Wing-A, Building No. 6, bounded as under: North – Shop No. A3-08; South – Shop No. A3-15; East – Road & Common Parking; West – Shop No. A5-09. **(Physical Possession)** **Property No. 3:** Shop No. 12 consisting of Ground Floor with open lobby plus upper floor (with balcony), out of Wing-A, Building No. 6, bounded as under: North – Shop No. A3-10; South – Shop No. A3-14; East – Road & Common Parking; West – Shop No. A5-11. **(Physical Possession)**	**Property No. 1: Reserve Price: Rs. 32,00,000/-** (Rupees Thirty Two Lakhs Only) **Earnest Money Deposit: Rs. 3,20,000/-** (Rupees Three Lakh Twenty Thousand Only) **Property No. 2: Reserve Price: Rs. 32,00,000/-** (Rupees Thirty Two Lakhs Only) **Earnest Money Deposit: Rs. 3,20,000/-** (Rupees Three Lakh Twenty Thousand Only) **Property No. 3: Reserve Price: Rs. 32,00,000/-** (Rupees Thirty Two Lakhs Only) **Earnest Money Deposit: Rs. 3,20,000/-** (Rupees Three Lakh Twenty Thousand Only)
2.	**Borrower: M/s. S.A.Z. Overseas Private Limited Add.:** Sankalp Infratech, C/o. Pramod Motiram, Plot No. 13, Sahkar Nagar, Cotton Market, Amravati – 444601. **Director & Guarantor: Mr. Rochit Sanjay Harwani Add.:** Plot No. 5, Near Ice Factory, Daroga Plot, Rukhmini Nagar, Amravati – 444606. Also at: Near Barf Karkhana, Daroga Plot, Rukhmini Nagar S.O., Amravati – 444606. **Director & Guarantor: Mr. Zuber Aboobacker Add.:** Kandathil House, Vengad, Angadi, Kezallur, Kannur, Kerala – 670612. **Guarantors: Mr. Sanjay Premchand Harwani Add.:** Plot No. 5, Near Ice Factory, Daroga Plot, Rukhmini Nagar, Amravati – 444606. **Shri Anil Mohanlal Kapoor Add.:** Plot No. 30/A, Near Hanuman Temple, Sitarambaba Colony, Ekbirangar, Amravati – 444606. **Mrs. Bhawana Anil Kapoor Add.:** Plot No. 30/A, Near Hanuman Temple, Sitarambaba Colony, Ekbirangar, Rukhmini Nagar, Amravati – 444606.	**Rs.3,17,85,194.00/- (Rupees Three Crore Seventeen Lakh Eighty Five Thousand One Hundred and Ninety Four Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	All that RCC super structure comprising Shop No. 04, Shop No. 10 and Shop No. 16 on Ground Floor + Upper Floor of the building known and styled as "Dreamzland Business Park", out of Wing-A, Building No. 5, constructed on Bhumapan No. 119, 144, 39/3 Gat No. 134, Bhumapan No. 37/2 Gat No. 142, Field Survey No. 38/1 Gat No. 139, Field Survey No. 42/1 Gat No. 87, Field Survey No. 38/1A Gat No. 140, Field Survey No. 38/2 Gat No. 138, Field Survey No. 39/1 Gat No. 88, Field Survey No. 39/1 Gat No. 133, Field Survey No. 39/3 Gat No. 134, Field Survey No. 135, situated at Mouza Borgaon, Pragane Nandgaon Peth, Tahsil & District Amravati. **Property No. 1:** Shop No. 04 on Ground Floor + Upper Floor of "Dreamzland Business Park", out of Wing-A, Building No. 5, bounded as under: North – Shop No. A2-002; South – Shop No. A2-006; East – Road & Common Parking; West – Shop No. A2-003. **(Physical Possession)** **Property No. 2:** Shop No. 10 on Ground Floor + Upper Floor of "Dreamzland Business Park", out of Wing-A, Building No. 5, bounded as under: North – Shop No. A3-008; South – Shop No. A3-012; East – Road & Common Parking; West – Shop No. A5-009. **(Physical Possession)** **Property No. 3:** Shop No. 16 on Ground Floor + Upper Floor of "Dreamzland Business Park", out of Wing-A, Building No. 5, bounded as under: North – By Shop No. A2-014; South – By open marginal space and thereafter 18 Mtrs wide center access road.; East – By Road & Common parking ;West – By Shop No. A2-015. **(Physical Possession)**	**Property No. 1: Reserve Price: Rs. 32,00,000/-** (Rupees Thirty Two Lakhs Only) **Earnest Money Deposit: Rs. 3,20,000/-** (Rupees Three Lakh Twenty Thousand Only) **Property No. 2: Reserve Price: Rs. 32,00,000/-** (Rupees Thirty Two Lakhs Only) **Earnest Money Deposit: Rs. 3,20,000/-** (Rupees Three Lakh Twenty Thousand Only) **Property No. 3: Reserve Price: Rs. 32,00,000/-** (Rupees Thirty Two Lakhs Only) **Earnest Money Deposit: Rs. 3,20,000/-** (Rupees Three Lakh Twenty Thousand Only)
3.	**Borrower: Mrs. Asha Anil Harwani Add.:** R/o Plot No. 5, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati – 444606. Alternate Address: Plot No. 7, Opp. Hotel Ramgiri, Near Bus Stand Road, Rukmini Nagar, Under Hotel Grace Inn, Rajapeth, Amravati – 444606. **Co-Borrower(s)/Guarantor(s): Shri Anil Premchand Harwani Add.:** R/o Plot No. 5, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati – 444606. **Shri Ankit Anil Harwani Add.:** R/o Plot No. 5, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati – 444606. **Mrs. Sonam Ankit Harwani Add.:** R/o Plot No. 5, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati – 444606.	**Rs.12,17,69,704.82/- (Rupees Twelve Crore Seventeen Lakh Sixty Nine Thousand Seven Hundred And Four and Eighty Two piase Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	All that piece and parcel of land bearing Sheet No. 48D (B tenure), Plot No. 7, admeasuring 2359.60 sq. mtrs. (mortgagor's share 1237.92 sq. mtrs.), Corporation House No. 557/0, Ward No. 32, Mouza Amravati, Pragane Badnera, Tahsil & District Amravati, standing in the name of Mrs. Asha Anil Harwani, together with the apartment project/society constructed/to be constructed thereon and all present and future construction, buildings and structures thereon, bounded as under: East – Plot of Agrawal; West – Plot of Kamlabai Karot; North – House of Abyankar; South – Road. **(Symbolic Possession)**	**Reserve Price: Rs. 12,73,00,000.00/-** (Rupees Twelve Crore Seventy-Three Lakh Only) **Earnest Money Deposit: Rs. 1,27,30,000.00/-** (Rupees One Crore Twenty-Seven Lakh Thirty Thousand Only)
4.	**Borrower: M/s. Gaurav Petroleum, through its Proprietor Mr. Gaurav Raju Madavi Add.:** HP Petrol Pump, Mul Road, Battuwar Complex, Gadchiroli Main Road, Gadchiroli – 442605. Also at: Over Bridge, 112, Adiwasi Nagar, Gondwana Chowk, S.O. Katol Road, Nagpur, Maharashtra – 440013. **Guarantor: Ms. Gita Raju Madavi Add.:** Over Bridge, 112, Adiwasi Nagar, Gondwana Chowk, S.O. Katol Road, Nagpur, Maharashtra – 440013.	**Rs. 2,33,89,476.00/- (Rupees Two Crore Thirty -Three Lakh Eighty-Nine Thousand Four Hundred and - Seventy Six Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	**Property No. 1:** Block/Unit No. S-12 covering built-up area 15.607 sq. mtrs. on the Second Floor of the building known and styled as "Ginger Square", situated at Main Bus Stop, Jaripatka, Nagpur, built on NMC land admeasuring 5983.00 sq. mtrs., bearing City Survey No. 1049, Sheet No. 29 & 23 of Mouza Jaripatka, within the city limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur, bounded as under: North – Wall of S-13; South – Wall of Cut-out; East – Wall of S-14; West – Facing Opening Shop. **(Physical Possession)** **Property No. 2:** Block/Unit No. S-13 covering built-up area 16.536 sq. mtrs. on the Second Floor of the building known and styled as "Ginger Square", situated at Main Bus Stop, Jaripatka, Nagpur, built on NMC land admeasuring 5983.00 sq. mtrs., bearing City Survey No. 1049, Sheet No. 29 & 23 of Mouza Jaripatka, within the city limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur, bounded as under: North – Facing Opening Shop; South – Wall of S-12; East – Wall of S-14; West – Facing Opening Shop. **(Physical Possession)**	**Property No. 1: Reserve Price: Rs. 17,00,000.00/-** (Rupees Seventeen Lakh Only) **Earnest Money Deposit: Rs. 1,70,000.00/-** (Rupees One Lakh Seventy Thousand Only) **Property No. 2: Reserve Price: Rs. 18,00,000.00/-** (Rupees Eighteen Lakh Only) **Earnest Money Deposit: Rs. 1,80,000.00/-** (Rupees One Lakh Eighty Thousand Only)
5.	**Borrower: M/s. Sarwashiva Agro Industries Private Limited, through its Directors Add.:;** At Post Ashti, Tah. Ashti, Dist. Wardha – 442202. **Directors & Guarantors: Mr. Rajiv Vitthalrao Darokar Add.:** Ward No. 02, Baripura, At Post Ashti, Tah. Ashti, Dist. Wardha – 442202. **Mrs. Priti Rajiv Darokar Add.:** Ward No. 02, Baripura, At Post Ashti, Tah. Ashti, Dist. Wardha – 442202. **Guarantor (Mortgagor): Mrs. Savitri Vitthalrao Darokar Add.:** Ward No. 02, Baripura, At Post Ashti, Tah. Ashti, Dist. Wardha – 442202.	**Rs. 32,67,901.00/- (Rupees Thirty-Two Lakh Sixty Seven Thousand Nine Hundred and One Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	**Property No. 1 (Immovable):** All that piece and parcel of land and building situated at Plot No. 06, Survey No. 198/2, House No. 177, admeasuring 189.30 sq. mtrs., at Mauje Narsingpur, Nagar Panchayat Ashti, Tah. Ashti, Dist. Wardha, owned by Mrs. Savitri Vitthalrao Darokar, bounded as under: North – Pandhan Road; South – Plot No. 07; East – Jai Jawan Jai Kisan Layout; West – Layout Road. **(Physical Possession)** **Property No. 2 (Movable – hypothecated):** Plant and Machinery viz.: (1) PQ2 Plant 1200 Kg/Hr process, Three Sheet Chalana with One Separator Fan, Four Sheet Chalana with Two Separator Fan, Bucket Elevator – 4 Nos., Buff Polisher etc.; (2) Dryer Bhatti with Blower Sever with 5 HP Motor, Double Trolley, all completed; (3) Motors (7 HP + 5 HP + 3 HP + 1 HP (2 Nos.)); (4) Seller 18" with 2 HP Motor; (5) Extra Roll Grader Three Sheet Chalana with Separator Fan, Roll Peth with Emery Roll, Two Bucket Elevator with 7.5 HP Motor, Counter Pulley, all completed; (6) Four Sheet Quality Grader Chalana – Four Sheet Chalana with Two Separator, One Bucket Elevator with 3 HP Motor, Counter Pulley, Belt, completed; (7) Bucket Elevator 20 feet with 1 HP Motor & Worm Screw Conveyor. **(Physical Possession)**	**Property No. 1: Reserve Price: Rs. 20,15,000.00/-** (Rupees Twenty Lakh Fifteen Thousand Only) **Earnest Money Deposit: Rs. 2,01,500.00/-** (Rupees Two Lakh One Thousand Five Hundred Only) **Property No. 2: Reserve Price: Rs. 6,45,000.00/-** (Rupees Six Lakh Forty-Five Thousand Only) **Earnest Money Deposit: Rs. 64,500.00/-** (Rupees Sixty-Four Thousand Five Hundred Only)
6.	**Borrower: M/s. Splendid Logistics Solutions Private Limited Add.:** Registered Office: Shop No. 4, Suyog Rusuvelli, Tent Line, Mohan Nagar, Nagpur – 440001, Maharashtra. **Directors & Guarantors: Mr. Manoj E. Chacko Add.:** "Casa Royale", Flat No. 303, Mohan Nagar, Sitabuldi, Nagpur **Mrs. Jincy Mathew Add.:** "Casa Royale", Flat No. 303, Mohan Nagar, Sitabuldi, Nagpur	**Rs. 14,61,74,881.46 (Rupees Fourteen Crore Sixty One Lakh Seventy-Four Thousand and Eight Hundred and Eighty One and Fourty Six Paise Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	Residential Apartment No. 303, consisting of 3 rooms, admeasuring 118.727 sq. mtrs. (carpet area) on the 3rd Floor with terrace in the building known as "CASA ROYALE", having undivided share of 2.823% in the project constructed on Plot No. 171, area 1294.30 sq. mtrs., bearing City Survey No. 1958, Sheet No. 29, Mouza Sitabuldi, Ward No. 37, Mohan Nagar, Tahsil & District Nagpur, owned by Mr. Manoj E. Chacko. Boundaries of Plot No. 171: East – CTS No. 1954; West – Road; North – CTS No. 1957/Little Flower School Scheme; South – CTS No. 1959/Honey Roma Scheme. Boundaries of Apartment No. 303: East – Stairs; West – Lift and Apartment No. 304; North – Apartment No. 302; South – CTS No. 1959/Honey Roma Scheme. **(Physical Possession)**	**Reserve Price: Rs.97,00,000.00/- (Rupees Ninety Seven Lakh Only) Earnest Money Deposit: Rs. 9,70,000.00/- (Rupees Nine Lakh Seventy Only)**
7.	**Borrower & Mortgagor: Mr. Sanjay Premchand Harwani Add.:** R/o Daroga Plot, Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Shivaji Nagar, Amravati – 444603.	**Rs. 2,38,58,476.00 /- (Rupees Two Crore Thirty-Eight Lakh Fifty Eight Thousand Four Hundred And Seventy Six Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	All that Duplex (Sky Bungalow) No. S-1104 on the Eleventh Floor in Building No. 1, known and styled as "VIVANTA THE CAMP", having carpet area 210.49 sq. mtrs., built-up area 231.25 sq. mtrs. and super built-up area 447.73 sq. mtrs., constructed on all that piece and parcel of land admeasuring 62298.00 sq. ft. (5787.63 sq. mtrs.), being portion of Nazul Plot No. 5/4, Sheet No. 13, Mouza Camp, Amravati, Pragane Badnera, Tahsil & District Amravati, within the limits of Amravati Municipal Corporation, together with building and structures constructed/to be constructed thereon and all fixtures annexed thereto, owned by Mr. Sanjay Premchand Harwani; the land being 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. **Known disclosure:** The building is under construction (approx. 60% work completed as per the Bank's site visit); the cost of completion and of obtaining completion/occupancy certificate shall be borne by the purchaser. **(Physical Possession)**	**Reserve Price: Rs. 1,30,00,000.00/-** (Rupees One Crore Thirty Lakh Only) **Earnest Money Deposit: Rs. 13,00,000.00/-** (Rupees Thirteen Lakh Only)
8.	**Borrower: M/s. Bhumika Electricals, through its Proprietor Mr. Sanjay Rameshlal Nagrani Add.:** Lal Imli Square, Behind Sahu Hospital, Gandhibag, Ganjipeth, Nagpur – 440018. **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. **Borrower (Housing Loan): Mr. Sanjay Rameshlal Nagrani Add.:** Flat No. H-501, Pyramid City Phase 2, Near WCL Office, Royal Town, Jaripatka, Nagpur. **Co-Applicant: Mrs. Kiran Sanjay Nagrani Add.:** Flat No. H-501, Pyramid City Phase 2, Near WCL Office, Royal Town, Jaripatka, Nagpur.	**Rs.5,03,79,352.16 (Rupees Five Crore Three Lakh Seventy Nine Thousand Three Hundred and Fifty Two and Sixteen Paise Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	All that 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, of 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, bounded as under: East – Road; West – Plot No. 363; North – Plot No. 335; South – Road. Known disclosure: Leasehold property of NIT; transfer is subject to the terms of the lease and NIT permission/transfer charges, to be borne by the purchaser. **(Physical Possession)**	**Reserve Price: Rs.2,31,00,000/-** (Rupees Two Crore Thirty One Lakh Only) **Earnest Money Deposit: Rs.23,10,000.00/-** (Rupees Twenty-Three Lakh Ten Only)
9.	**Borrower: M/s. Shri Tirupati Constructions, through its Proprietor Shri Nitin Subhash Sharma Add.:** Flat No. 1203, 12th Floor, Tower No. 2, Tata Capitol Heights, Ward No. 11, Near Medical Square, Rambagh, Nagpur, Tah. & Dist. Nagpur – 440009. **Guarantors: Shri Nitin Subhash Sharma Add.:** Flat No. 1203, 12th Floor, Tower No. 2, Tata Capitol Heights, Ward No. 11, Near Medical Square, Rambagh, Nagpur – 440009. **Shri Atul Anantrao Bangre Add.:** R/o 443, Loha Oli, Bangre Mohalla, Itwari, Nagpur, Tah. & Dist. Nagpur – 440024. **Mrs. Astha Nitin Sharma Add.:** Flat No. 1203, 12th Floor, Tower No. 2, Tata Capitol Heights, Ward No. 11, Near Medical Square, Rambagh, Nagpur – 440009.	**Rs. 8,61,52,109.38/- (Rupees Eight Crore Sixty One Lakh Fifty Two Thousand One Hundred And Nine Rupees and Paise Thirty Eight Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	All those pieces and parcels of Commercial Block Units No. 301-A, 301-B, 301-D & 301-E on the 3rd Floor of "Anantraj Arcade Condominium", NMC House No. 402, 403 and 426 to 430, City Survey No. 517, Sheet No. 142, having total built-up area 68.58 sq. mtrs. (super built-up area 125.26 sq. mtrs.), Mouza Nagpur, situated at Boharipura, Bangre Mohalla, Loha Oli, Itwari, NMC Ward No. 44, District Nagpur, bounded as under: East – Road; West – Road; North – CTS No. 503, 515, 516; South – Saint Kanwar Ram School. Known disclosure: The building completion certificate is stated to be yet to be received; there is no lift and no parking facility in the building. **(Physical Possession)**	**Reserve Price: Rs. 65,00,000.00/-** (Rupees Sixty-Five Lakh Only) **Earnest Money Deposit: Rs. 6,50,000.00/-** (Rupees Six Lakh Fifty Thousand Only)
10.	**Borrower: M/s. Shree Salasar Cotton Industries Add.:** Registered Office: C/o Zanwar Associates, F-07, Shree Radhey Tower, Modi No. 3, Sitabuldi, Nagpur – 440012. **Unit:** Kh. No. 477, P.H. No. 52, Village Chipadi, Taluka Kuhi, District Nagpur, Maharashtra – 441202. **Partners & Guarantors: Mr. Govind Narayanprasad Zanwar Add.:** Flat No. 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli, Nagpur . **Mrs. Rucha Rajendra Mundada Add.:** 1418, Deshpande Layout, Bhandewadi, Nagpur. **Guarantor: Mrs. Sarita Govind Zanwar Add.:** Flat No. 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli, Nagpur.	**Rs.5,71,35,999.87 (Rupees Five Crore Senventy-One Lakh Thirty -Five Thousand Nine Hundred and Ninety nine Rupees and Paise Eighty-Seven Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	All that piece and parcel of Chamber Nos. F-1 and F-2, built-up area 32.532 sq. mtrs., First Floor, with undivided share and interest of 5.660% in 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 the building known as "Shri Radhe Towers Complex", Modi No. 3, Taluka & District Nagpur, standing in the names of Shri Govind Narayanprasad Zanwar and Smt. Sarita Govind Zanwar, bounded as under: North – Dr. Dange Modi/House & Nagii Bhai Shah's House; South – Shri Kanes House; East – Road, Modi Lane No. 3; West – Empress Mill Shop. Known disclosure: Old building; no lift or parking facility. **(Physical Possession)**	**Reserve Price: Rs. 27,00,000.00/-** (Rupees Twenty-Seven Lakh Only) **Earnest Money Deposit: Rs. 2,70,000.00/-** (Rupees Two Lakh Seventy Thousand Only)
11.	**Borrower: M/s. Shri Gurudeo Cotton Processing Company (Partnership Firm) Add.:** Gat No. 126, At Dhoptala, Taluka Korpana, District Chandrapur – 442916. **Partners: Mr. Shantaram Sambhaji Derkar Add.:** At Post Korpana, District Chandrapur – 442916. **Mr. Sunil Shantaram Derkar Add.:** At Post Korpana, District Chandrapur – 442916. **Mr. Sachin Shantaram Derkar Add.:** At Post Korpana, District Chandrapur – 442916. **Mrs. Shardabai Shantaram Derkar Add.:** At Post Korpana, District Chandrapur – 442916. **Guarantors: Mr. Anil Shantaram Derkar Add.:** At Post Korpana, District Chandrapur – 442916. **Mr. Ganesh Shridharrao Gode Add.:** At Post Korpana, District Chandrapur – 442916. **Mr. Prabhakar Natthuji Mohitkar Add.:** At Post Korpana, District Chandrapur – 442916.	**Rs.12,35,61,409.18 (Rupees Twelve Crore Thirty-Five Lakh Sixty One Thousand Four Hundred Nine and Eighteen Paise Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	All the following properties situated in Tah. Korpana, District Chandrapur, together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereto: **Property No. 1:** House property bearing Layout Plot No. 102, CTS/Gat No./Survey/Property No. 287 (Old Property No. 246), having total area of 1888.00 sq. ft., situated in Mouza Korpana, bounded as under: East – Gram Panchayat Road; West – House of Shri Pandurang Hanskar; North – Land of Shri Jagan Dharnkar; South – Land of Shri Mansur Abdul Rajjak. **(Symbolic Possession)** **Property No. 2:** House Property No. 545, having total area of 229.55 sq. mtrs., situated in Ward No. 5, Mouza Korpana, bounded as under: East – Place owned by Akhtar Ali; West – Road; North – House of Shri Subhash Chamate; South – House of Shri Sayyad Likhayat Ali. **(Symbolic Possession)** **Property No. 3:** Industrial property with factory land, building and plant & machinery bearing Survey No. 126, having total area of 2.22 Hectares, situated in Mouza Dhoptala, bounded as under: East – Agri Land Survey No. 125; West – Agri Land Survey No. 127; North – Agri Land Survey No. 130/3; South – Agri Land Survey No. 122. **(Symbolic Possession)**	**Property No. 1: Reserve Price: Rs. 80,00,000.00/-** (Rupees Eighty Lakh Only) **Earnest Money Deposit: Rs. 8,00,000.00/-** (Rupees Eight Lakh Only) **Property No. 2: Reserve Price: Rs.** 40,00,000.00/- (Rupees Forty Lakh Only) **Earnest Money Deposit:** Rs. 4,00,000.00/- (Rupees Four Lakh Only) **Property No. 3: Reserve Price:** Rs. 4,00,00,000.00/- (Rupees Four Crore Only) **Earnest Money Deposit:** Rs. 40,00,000.00/- (Rupees Forty Lakh Only)
12.	**Borrower: M/s. Krishna Enterprises, through its Proprietor Mr. Amar Gurumukhdas Khanwani Add.:** Shop No. FC, Telipura, Durga Heights, Maskasath, Nagpur – 440002. Also at: House No. 827, Khanwamni House, Dr. Ambedkar Marg, Telipura, Pewatha, Maskasath, Nagpur – 440002. **[Guarantor/Mortgagor –]: Mrs. Mamta A. Khanwani Add.:** Shop No. FC, Telipura, Durga Heights, Maskasath, Nagpur – 440002. Also at: House No. 827, Khanwamni House, Dr. Ambedkar Marg, Telipura, Pewatha, Maskasath, Nagpur – 440002.	**Rs. 4,72,74,205.00/- (Rupees Four Crore Seventy-Two Lakh Seventy Four Thousand and Two Hundred and Five only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	All that RCC superstructure apartment comprising southern portion of F-1 on the First Floor of the building known as "Yezdani Building", standing on Corporation House No. 170, Sheet No. 143, City Survey No. 185 of Mouza Nagpur, situated near Nehru Putla, Telipura, Itwari, admeasuring 130.85 sq. mtrs. super built-up area, along with proportionate share and interest in total land bearing NMC House No. 170/D, Ward No. 39, within the limits of NIT and NMC, Nagpur, bounded as under: North – Remaining portion of the said house; East – Lane and House of Shri Nagpure and Shri Nagarao; West – Lane and then House of Shri Haribhau Shendre and Shri Anturkar; South – Lane and then House of Shri Kedarnath. **(Physical Possession)**	**Reserve Price: Rs. 47,00,000.00/-** (Rupees Forty-Seven Lakh Only) **Earnest Money Deposit: Rs. 4,70,000.00/-** (Rupees Four Lakh Seventy Thousand Only)
13.	**Borrower: Mr. Arshi Ullah Irshad Ullah Khan Add.:** Twin Duplex/Building No. 20, Green Town Park, Mouza Chankapur, Koradi Road, Tah. Saoner, Dist. Nagpur. **Also at:** Thakur Plot, Near Atta Chakki, Bada Tajbagh, Ayodhya Nagar, Nagpur – 440024. **Co-Borrower: Mrs. Humeira Naaz Arsiullah Khan Add.:** Twin Duplex/Building No. 20, Green Town Park, Mouza Chankapur, Koradi Road, Tah. Saoner, Dist. Nagpur. **Also at:** Thakur Plot, Near Atta Chakki, Bada Tajbagh, Ayodhya Nagar, Nagpur – 440024.	**Rs. 61,46,599.16/- (Rupees Sixty One Lakh Fourt Six Thousand Five Hundred Ninety-Nine and Paise Sixteen Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	All that RCC super structure consisting of residential Twin Duplex/Building No. 20 (Ground Floor), constructed on Plot No. 20, admeasuring plot area 138.195 sq. mtrs. (1486 sq. ft.), and constructed super built-up area admeasuring 1131 sq. ft. (105.11 sq. mtrs.), forming a portion of entire land bearing Survey/Khasra No. 177/4, P.H. No. 53, admeasuring 01.11 HR (i.e. 11,100 sq. mtrs.) of Mouza Chankapur, Tah. Saoner, Dist. Nagpur, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said land, , bounded as under: East – Plot No. 19; West – Plot No. 21; North – Road; South – Plot No. 27. **(Physical Possession)**	**Reserve Price: Rs. 13,50,000.00/-** (Rupees Thirteen Lakh Fifty Thousand Only) **Earnest Money Deposit: Rs. 1,35,000.00/-** (Rupees One Lakh Thirty-Five Thousand Only)
14.	**Borrower: Mrs. Kalpana Chandrashekhar Dhapodkar Add.:** Twin Duplex/Building No. 35, Green Town Park, Mouza Chankapur, Koradi Road, Tah. Saoner, Dist. Nagpur. **Also at:** C/o Chandrakant Jewellers, Rajendra Nagar, Nandanwan, Nagpur – 440009; **and** H. No. 498, Golibar Chowk Road, Near Udaram Pahelwan's House, Panchpavali, Nagpur – 440018. **Co-Borrower: Mr. Chandrashekhar Vasudev Dhapodkar** Add.: Same addresses as above.	**Rs. 59,61,679.00./- (Rupees Fifty-Nine Lakh Sixty -one Thousand Six Hundred Seventy Nine Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	All that RCC super structure consisting of residential proposed construction on House/Twin Duplex No. 35, admeasuring plot area 135 sq. mtrs. (1452 sq. ft.), and constructed super built-up area admeasuring 1131 sq. ft. (105.11 sq. mtrs.) on ground floor, carpet area 90 sq. mtrs., forming a portion of entire land bearing Survey/Khasra No. 177/4, P.H. No. 53, admeasuring 01.11 HR (i.e. 11,100 sq. mtrs.) of Mouza Chankapur, Tah. Saoner, Dist. Nagpur, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said land, bounded as under: East – Plot No. 34; West – Plot No. 36; North – Road; South – Khasra No. 177. **(Physical Possession)**	**Reserve Price: Rs. 13,50,000.00/-** (Rupees Thirteen Lakh Fifty Thousand Only) **Earnest Money Deposit: Rs. 1,35,000.00/-** (Rupees One Lakh Thirty-Five Thousand Only)
15.	**Borrower: Mr. Sachin Shyamprasad Mishra Add.:** R/o Flat No. 406, Rai Ashiyana, Koradi, Mankapur, Nagpur – 440030. Also at: Duplex No. 20-A, Green Town Park, Chankapur, Tah. Saoner, Dist. Nagpur – 441109. **Co-Borrower: Mrs. Sarita Sachin Mishra Add.:** Same addresses as above.	**Rs. 56,13,130.00 (Rupees Fifty-Six Lakh Thirteen Thousand One Hundred and Thirty Only) as on 21.11.2026 plus further interest at the applicable contractual rate w.e.f. 21.11.2026, costs, charges and other expenses thereon.**	All that RCC super structure consisting of residential Twin Duplex/Building No. 20-A, admeasuring plot area 138.195 sq. mtrs. (1486 sq. ft.), and constructed built-up area 1101 sq. ft. (i.e. 102.285 sq. mtrs.), forming a portion of entire land bearing Survey/Khasra No. 177/4, P.H. No. 53, admeasuring 1.11 HR (i.e. 11,100 sq. mtrs.) of Mouza Chankapur, Tah. Saoner, Dist. Nagpur, with rights to hold undivided 45.98% variable proportionate share and interest pertaining to F.S.I. in the said land, , bounded as under: East – Plot No. 19; West – Plot No. 21; North – Road; South – Plot No. 27. **(Physical Possession)**	**Reserve Price: Rs. 12,60,000.00/-** (Rupees Twelve Lakh Sixty Thousand Only) **Earnest Money Deposit: Rs. 1,26,000.00/-** (Rupees One Lakh Twenty-Six Thousand Only)