

REF.NO.AX36/SALE/E-AUCTION/SARFAESI/ Chandrapur Zone/2025/26/ Date:08.09.2025

**15 DAYS SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (Appendix - IV -A)**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property/ies mortgaged/charged to the Bank of Maharashtra, the Symbolic & Physical possession of which has been taken by the Authorised Officer of Bank of Maharashtra, Borrowers and Guarantors, as mentioned in the table. Details of Borrowers and Guarantor/s, amount due, short description of the immovable property and the encumbrances known thereon, Possession Type, Reserve Price and Earnest Money deposit are also given as under:

Sr. No.	Branch Name & Name and Address of Borrower/s & Guarantor/s	Total Dues as per 13-2 demand notice	Short description of the Immovable Property/ies	Type of Possession	Reserve Price/Earnest Money Deposit/Bid Increase Amount
1.	Branch: Mul; Borrower: - 1) Shri. Ravindra Kisan Ghotekar; Add: At - Ward No-8, Bazar Samiti Road, Mul, Tahsil Mul, Dist Chandrapur-441224; Co-borrower for Housing Loan: Mrs. Valshali Ravindra Ghotekar; Add: At. Ward No-8, Bazar Samiti Road, Mul, Tahsil Mul, Dist Chandrapur-441224; & Guarantor for Housing Loan, Shri. Tularam Dewaji Ghogre Add: At. Ward No-8, Bazar Samiti Road, Mul, Tahsil Mul, Dist Chandrapur-441224; & Guarantor for COVID Personal Loan, Mrs. Valshali Ravindra Ghotekar; Add: At. Ward No-8, Bazar Samiti Road, Mul, Tahsil Mul, Dist Chandrapur-441224	Total Dues: Ledger Balance Rs. 43,04,175.17/- Plus Unapplied Interest Rs. 87,275/- Total Dues Rs. 43,91,450.17/- Plus unapplied interest as applicable w.e.f. 24.07.2024	"All those pieces and parcel of House property of bearing Survey No-94, Plot No-22 (part), Area 145.00 Sq. Mtr. located & situated at Ward no.9, Mul, Tah- Mul, Dist- Chandrapur-441224, the said property owned by Shri. Ravindra Kisan Ghotekar and Bounded as: East: Road; West : Plot no.21; North : Plot No.34; South : Remaining part of Plot no.22. Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon, if any."	Physical	Reserve Price Rs.20,00,000/- (Rupees Twenty Lakhs Only) \ Earnest Money Deposit Rs. 2,00,000/- (Rupees Two Lakhs Only) \ Bid Increase Amount Rs.50,000/- (Rupees Fifty Thousands Only)
2.	Branch: Ballarsha; Borrower: - 1) M/s Mahakal Transport, Prop. Shri. Gurudev Singh Gyansingh Varma; Add: - At. Kannanwar Ward, Ballarpur, Ta. Ballarpur; Dist- Chandrapur-442701; Alternate Add: Mahakal Transport, Ward No 6, Near Nirmal Dhaba, Bhikund Nala, Near Salnik School, Visapur, Chandrapur- Dist- Chandrapur-442701	"Ledger Balance of Rs.19,89,874.77/- Plus Unapplied Interest Rs. 84,452/-; Total Dues Rs. 20,74,326.77/- Plus unapplied interest @12.30% w.e.f. 03.07.2024."	"All those pieces and parcel of House Property Bearing Flat No. 303 on Third Floor Wing-3, RAIGULMOHAR APARTMENT", on Land Bearing CTS No.453, Plot No. 3 & 4, Sheet No.415(99), Kh. No. 154/2, 152/2, Admeasuring area of 2804.52 Sq. Mtr. along with undivided share of 1.828% Sq. Mtr. Having Built up area 48,248 Sq. Mtr. (519,341 Sq. Ft.), Situated/located at Poddar Layout Khalsa Gate; Mouza: Nari, Kamathi Road, Nagpur, Dist: Nagpur; within jurisdiction of the sub-Registrar the Joint Sub-Registrar, Class-2, Nagpur City No-3, Boundaries of Flat are as under: East : Road; West : Flat no.316; North : Flat no.302; South : Flat no.304. Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Gurudev Singh Gyansingh Varma"	Physical	Reserve Price Rs.10,80,000/- (Rupees Ten Lakhs Eighty Thousands Only) \ Earnest Money Deposit Rs. 1,08,000/- (Rupees One Lakh Eight Thousands Only) \ Bid Increase Amount Rs. 50,000/- (Rupees Fifty Thousands Only)
3.	Branch: Wani; Borrower: - 1) M/s Shradha Kirana Stores, Wani Prop. Shri. Dhnanji Parsuram Khalkar; Add: At. Rangirapura, Wani, Taluka -Wani District- Yavatmal-445304; C & Guarantor for Overdue Facility, Shri. Govind Namdeo Kakde; Add: At. Virani Hall Road, Near Hanuman Mandir, Dhume Nagar, Warora Road, Wani, Taluka -Wani District- Yavatmal-445304 & Shri. Tukaram Shankar Manthankar Add: At. Dhume Nagar, Warora Road, Wani, Taluka -Wani District- Yavatmal-445304	Total Dues Overdraft Facility: Ledger Balance of Rs.10,20,689/- Plus Unapplied Interest Rs. 10,669/-; Total Dues Rs. 10,31,358/- Plus unapplied interest @11.80% w.e.f. 03.07.2024.	"All those pieces and parcel of House Property Bearing Plot No. 2/4/26, Sheet No.17D; Gaon No.337, Situated/located at Dhume Layout, Pragan Nagpur, Mouza: Wani, Tal. Wani, Dist: Yavatmal; Admeasuring area of 118.94 Sq. mtr. (1280 Sq. Ft.) Bounded as under: East : Residential House of Shri. Kisan Badkhal; West : Public Road; North : Public Road; South : Residential House of Shri. Ghate. Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. (As per Sale Deed No.1254/1999 dated 09.06.1999) Name of the Owner: Shri. Govind Namdeo Kakde"	Symbolic	Reserve Price Rs.25,00,000/- (Rupees Twenty-Five Lakhs Only) \ Earnest Money Deposit Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousands Only) \ Bid Increase Amount Rs. 50,000/- (Rupees Fifty Thousands Only)
4.	Branch: Gadchiroli; Borrower:- 1) M/s Shreelaji Agro Processors Pvt Ltd; Add- At. Plot No 85, P.H. No 35, Layout of Grihaxmi Housing Agencies, Kh No. 30/1 & 30/2, Mauza- Kapsi (Khurd), Nagpur, Ta. Nagpur Gramin, Dist:- Nagpur 441101; Director & Guarantors: i) Shri. Amol Kanakrai Barchha; ii) Mrs. Radhika Amol Barchha & iii) Shri. Swapnil Kanakrai Barchha; All i) to iii) R/o: At. Flat no. 105, First Floor, "Shivam Tower", Old Bhandara Road, Wardhman Nagar, Near Ramdeobaba hospital, Bagadganj, Nagpur, Ta. & Dist- Nagpur- 440008; Guarantor: iv) Smt. Meena Kanakrai Barchha; R/o: At. Flat no. 105, First Floor, "Shivam Tower", Old Bhandara Road, Wardhman Nagar, Near Ramdeobaba hospital, Bagadganj, Nagpur, Ta. & Dist- Nagpur- 440008; Guarantor: v) M/s Shreelaji Traders (Partnership Firm) Add - At. Plot No 85, P.H. No 35, Layout of Grihaxmi Housing Agencies, Kh No. 30/1 & 30/2, Mauza- Kapsi (Khurd), Nagpur, Ta. Nagpur Gramin, Dist:- Nagpur 441101; Partners of M/s Shreelaji Traders : i) Shri. Swapnil Kanakrai Barchha; ii) Mrs. Radhika Amol Barchha, Both i) & ii) R/o: At. Flat no. 105, First Floor, "Shivam Tower", Old Bhandara Road, Wardhman Nagar, Near Ramdeobaba hospital, Bagadganj, Nagpur, Ta. & Dist- Nagpur- 440008	Total Dues: Ledger Balance Rs.6,20,82,795/- Plus Unapplied Interest Rs. 11,47,559/- Total Dues Rs. 6,32,30,354/- Plus unapplied interest as applicable w.e.f. 30.11.2023	All that piece and parcel of residential land (freehold) bearing plot/CTS no.2358, Plot no.16/13, City survey No.16/13, having total admeasuring area 297.30 Sq. Mtr. located at Mouza-Rampur Tukum, Municipal House No. W7000075 (New), 07/78 (old), Ward No.07, Camp Area, Rampur Ward, Near Rampuri School, Gadchiroli, Tal. Gadchiroli, Dist. Gadchiroli. Boundaries are as - East- House of Mr. Barapatre; West- House of Lakde Guruji; North - Land of Mr. Suryawanshi; South - Road; Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Amol Kanakrai Barchha, Shri. Swapnil Kanakrai Barchha and Smt. Meena Kanakrai Barchha	Physical	Reserve Price Rs.65,70,000/- (Rupees Sixty-Five Lakhs Seventy Thousand Only) \ Earnest Money Deposit Rs.6,57,000/- (Rupees Six Lakhs Fifty-Seven Thousand Only) \ Bid Increase Amount Rs. 50,000/- (Rupees Fifty Thousands Only)
			All that RCC, superstructure consisting of Flat No.F-103, having total built up area admeasuring 47.838 Sq. Mtr. situated on first floor of the building named and styled as "Shivam Towers" along with 1.480 % undivided share and interest in NIT leasehold (lease upto 2025) land bearing plot no.2, in CRS scheme-III of Satnami layout with total plot admeasuring about 1616.51 Sq.mt. i.e.17400.00 Sq.ft.bearing NMS house No.885/A/FF-105 of ward no.23, sheet No.1054/4 and City survey No.61 at Mouza Hiwari, Wardhmannagar, Bhandara Road, Nagpur. Boundaries are as - East:- Plot No.2-A; West:- Plot No.1; North:- Bhandara road, South:- Plot No.294 & 294-A; Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Amol Kanakrai Barchha and Mrs Radhika Amol Barchha.	Physical	Reserve Price Rs.24,75,000/- (Rupees Twenty-Four Lakhs Seventy-Five Thousand Only) \ Earnest Money Deposit Rs.2,47,500/- (Rupees Two Lakhs forty-Seven Thousand Five Hundred Only) \ Bid Increase Amount Rs.50,000/- (Rupees Fifty Thousands Only)
			All that RCC, superstructure consisting of Flat No.F-105 admeasuring 47.9365 Sq. Mt. situated on first floor of the building named and styled as "Shivam Towers" along with 1.4831 % undivided share and interest in NIT leasehold (lease upto 2025) land bearing plot no.2, in CRS scheme-III of satnami layout with total plot admeasuring about 1616.51 Sq.mt. i.e.17400.00 Sq.ft.bearing NMS house No.885/A/FF-105 of ward no.23, sheet No.1054/4 and City survey No.61 at Mouza Hiwari, Wardhmannagar, Bhandara Road, Nagpur. Boundaries are as: East:- Plot No.2-A; West:- Flat No.106; North:- Flat No.103; South:- Flat No.107; Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Amol Kanakrai Barchha.	Physical	Reserve Price Rs.27,00,000/- (Rupees Twenty-Seven Lakhs Only) \ Earnest Money Deposit Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand Only) \ Bid Increase Amount Rs.50,000/- (Rupees Fifty Thousands Only)

• Date & time of E-auction-29.09.2025 From 11.30 a.m. to 03.00 PM.  
 • The last date for submission of online bid is 26.09.2025, up to 04:00 PM.  
 • Date & Time for inspecting the property-15.09.2025 to 18.09.2025 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 30.09.2025 and the remaining amount shall be paid within 15 days from the date of auction i.e. 14.10.2025, in the Account No. 60492571816; NEFT/RTGS only. The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per law. All statutory/non-statutory dues, taxes, rates, assessments, charges fees etc. if any, will be responsibility of the successful bidder only.  
 • Auction sale/bidding would be only "Online Electronic Bidding" process. For detailed terms and conditions of the sale, E-Auction Tender Documents containing online e-auction bid form, Declaration etc. please visit "https://bankofmaharashtra.in/ proposals\_for\_sale", PSB Alliance E-bikray portal "https://baanknet.com/eauction-psb/x-login".  
 • The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.  
 • This publication notice is also fifteen [15] days statutory notice under SARFAESI Act to the above-mentioned accounts' borrowers/guarantors/mortgagors.  
 • For additional information please contact on 7567657816 e-mail: dzmchandrapur@mahabank.co.in; cmmarc\_chn@mahabank.co.in; recovery\_chn@mahabank.co.in; and legal\_chn@mahabank.co.in  
 • This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.  
 For more detailed terms and conditions of the sale, please refer to the link "https://bankofmaharashtra.in/properties\_for\_sale" provided in the Bank's website and also on PSB Alliance E-bikray portal (https://baanknet.com/eauction-psb/x-login).  
 Date:08.09.2025  
 Place: Chandrapur

Authorized Officer & Chief Manager (ARC),  
 Bank of Maharashtra, Chandrapur Zone