



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

Date:10/07/2026

15days' 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 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 **27/07/2026** 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) 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 SeventyEight Lakhs Eighteen Thousand Eight Hundred Seventy Only) Applicable ROI w.e.f. 08/07/2026+ 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.75, Survey No.47/1 and 47/1/A/ 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 Bargaon 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 DBlock, West: Shop No. 1to5, North: Shop No.11, South: Market Road After words EBlock (Physical Possession)	Reserve Price Rs. 2,86,00,000/- (Rupees Two Crores Eighty Six Lakhs Only) Earnest Money Deposit Rs.2,86,00,00.00 (Rupee Two Lakh Eighty Six Thousand Only)
2.	Borrower i) Mr. Sanjay Premchand Harwani R/o.: Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati -444606 3. Guarantors i) Mr. Rochit Sanjay Harwani, R/o.: Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati - 444606	Rs.2,69,74,486.00 (Rupee Two Crore Sixty-Nine Lakhs Seventy-Four Thousand Four Hundred EightySix Only) Applicable ROI w.e.f. 30.04.2026 + 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.75, Survey No.47/1 and 47/1/A/ 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 Bargaon 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:ShopNo.12and16, West: Open Space, North:ShopNo..06, South: Market Road Afterwords EBlock (Physical Possession)	Reserve Price Rs. 2,86,00,000/- (Rupees Two Crores Eighty Six Lakhs Only) Earnest Money Deposit Rs.2,86,00,00.00 (Rupee Two Lakh Eighty Six Thousand Only)
3.	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.41,41,567/- (Rupees FortyOne Lakh FortyOne Thousand Five Hundred & Sixty-Seven Only) plus interest w.e.f. 30.04.2026, plus charges and other expenses as applicable thereon	1) 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.30,00,000.00 (Rupee Thirty Lakh Only) Earnest Money Deposit Rs.3,00,000.00(Rupee Three Lakh Only)
4.	Borrower i) M/s. Sheetal Trading Company Ms. Sheetal Amit Khandelwal (Proprietor) 202 203, Swapnil Enclave, Near Hotel Highway Glory, Amravati Road, Kachimate, Nagpur 440023	Rs.9,29,83,231.00 (Rupee Nine Crore Twenty Nine Lakhs Eighty Three Thousand Two Hundred Thirty One Only) Applicable ROI w.e.f. 08/07/2026 + Charges and Other Expenses	1- All that piece and parcel of Southern Side half portion admeasuring 0.095 hectares/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 Part in Survey No.110 out of total Land admeasuring 1.52 hectares Mouza BIDGAON, P. H. No. 33, Class-I 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	The combined price of Property Nos. 1 and 2 is Rs.3,02,56,000/- (Rupees Three Crore Two Lakh Fifty-Six Thousand only). Earnest Money Deposit Rs.30,25,600/- (Rupee Thirty Lakhs Twenty Five Thousands Six Hundred Only)
2- All that piece and parcel of Commercial Non-Agriculture Land admeasuring 50% undivided share admeasuring 0.05 hectares/500.00 Sq. Mtrs., (i.e. 5.00.00 Aar Sq. Mtrs.) North Side of Plot no.7 Part in Survey No.110 out of total Land admeasuring 1.52 hectares Mouza - BIDGAON, 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 ChhadhaWest: 9 Mtrs. Road & Part of Survey No.110 South: Part of Survey No. 110 of Hemang D. Tanna of Mr. Purvesh B. Patel				The combined reserve price of Property Nos. 3 and 4 is Rs.1,46,68,000/- (Rupees One Crore Forty-Six Lakh SixtyEight Thousand only). Earnest Money Deposit Rs.14,66,800/- (Rupees Fourteen Lakh Sixty-Six Thousand Eight Hundred only),
3- of total All that piece and parcel 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, Nagar 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, Nagar 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.)				

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 of if any. The bidders are advised to satisfy themselves about the encumbrance, court proceeding /litigation before participating in the auction process. No claim thereafter will be entertained in no manner. 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://ebikray.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- 27/07/2026 From 11.00 a.m. to 03.00 p.m., Last date for submission of online bid applications: 26/07/2026 by 4:00 PM.

Date & Time for inspecting the property: 08/07/2026 to 14/07/2026 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: MAAR E AUCTION; Name of the Beneficiary: Bank of Maharashtra; IFS Code: MAH0000005 (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 7875783499 9860741699, 9834143830 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: 10/07/2026, Place: Nagpur

(Kaillash Ahirwar), Authorised Officer