



Date: 16/12/2025

30 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, 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 21/01/2026 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	Name of Borrower and Guarantors	Total Amount Due	Short description of the immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1.	Borrower : 1. Mr. Ramakrishnan P. K. Add.1: Plot No. RL 246-B, Lokmat Layout Industrial Area, Butibori, Nagpur -441108 Add.2 : C/o. Chetana Alloys Pvt. Ltd. 202,Mahalaxmi Chamber, Darodkar Chowk, CA Road, Nagpur -02 2. Mrs. Soniya Nair R/o.: Plot No. RL 246-B, Lokmat Layout Industrial Area, Butibori, Nagpur - 441108	Rs. 40,23,089.71 (Rupees Forty Lakhs Twenty Three Thousand Eighty Nine and Paise Seventy One Only) Applicable ROI w.e.f 08.10.2025 + Other Charges and Expenses	All that piece and parcel of land bearing Plot No. RL-246/B in Butibori Industrial Area in residential zone situated at village limit of Turakmari and within outside limit of Nagpur Municipal Corporation in Rural area Taluka and registration sub district -Hingna, District Nagpur having plot area admeasuring about 150 Sq. Mtrs, together with constructed built-up area 34.937 Sq. Mtrs thereon and bounded as under: Towards East: Plot No. RL-243 B, Towards West :9Mtr. Vide Road, Towards North: Plot No. RL-246 A, Towards South: Plot No. RL-245 A (Physical Possession)	Reserve Price Rs. 42,50,000.00 (Rupees Forty Two Lakhs Fifty Thousand Only) Earnest Money Deposit Rs. 425000.00 (Rupees Four Lakh Twenty Five Thousand Only)	6. Borrower/ Directors : 1. M/s. S.A.Z. Overseas Private Limited Sankalp Infratech, C/o. Pramod Motiram, Plot No. 13 Sahkar Nagar, Cotton Market Amravati 444601. 2. Shri. Rochit Sanjay Harwani Plot No.5, Near Ice Factory, Daroga Plot, Rukhmininagar, Amravati 444606 3. Mr. Zuber Aboobacker Kandathil House, Vengad Angadi Kezallur Kannur, Kerla - 670612 Guarantors : 1. Mr. Rochit Sanjay Harwani Near Barf Karkha Daroga Plot, Rukhmininagar S.O. Amravati MH -444606 2. Mr. Zuber Aboobacker Kandathil House, Vengad Angadi Kezallur Kannur, Kerla - 670612 3. Mr. Sanjay Premachand Harwani Near Barf Karkha Daroga Plot, Rukhmininagar S.O. Amravati MH-444606 4. Shri. Anil Mohanlal Kapoor Plot No. 30/A, Near Hanuman Temple, Sitarambaba Colony Nagar, Ekbiranagar Amravati-444606 5. Mrs. Bhawana Anil Kapoor Plot No. 30/A, Near Hanuman Temple, Sitarambaba Colony, Ekbiranagar, Amravati -444606	Rs. 3,77,14,409.00 (Rupees Three Crore Seventy Seven Lakhs Fourteen Thousand Four Hundred & Nine Only) Applicable ROI w.e.f 08.10.2025 + Charges and Other Expenses	All that RCC Super Structure Comprising of Shop No. 04, Shop No. 10 and Shop No.16 on Ground Floor + upper floor of the building known & styled as Dreamzland Business Park" out of wing 5 A Building No. 5 constructed on Bhumapan No. 119, 44/39/3 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. 42/1 Gat No. 87, Field Survey No. 39/1 Gat No. 133, Field Survey No. 39/3 Gat No. 134, Field Survey No. 39/1 Gat No. 135 situated at Mouza Borgaon, Pragane Nandaon Peth Tah. & Distt. Amravati and bounded as under: i) Property No. 1: Shop No. 04 on Ground "DREAMZLAND BUSSINESS PARK" out of wing A Building No.2 which is bounded as under: Upper Floor of the building known & style as: On the North : By Shop No. A2 002, On the South : By Shop No. A2 006, On the East : By Road & Common parking, On the West : By Shop No. A2 003	Reserve Price : Rs. 85,60,000.00 (Rupees Eighty Five Lakhs Sixty Thousand Only) Earnest Money Deposit : Rs. 856000.00 (Rupee Eight Lakh Fifty Six Thousand Only)
2.	Borrower : 1. Mr. Pankaj Kundanlal Yadav R/o.: Flat No. 406, Ral Ashiyana Koradi, Mankapur, Nagpur 440030 2. Ms. Priy Pankaj Yadav R/o.: Flat No. 406, Ral Ashiyana Koradi, Mankapur, Nagpur 440030 Guarantors : 1. Mr. Arvind Bargi R/o.: Flat No. 301, Pebble 3, Narmada Colony Katol Road, Nagpur 440013 2. Mr. Dipak U Pathode R/o.: Near Patankar Chowk, Nagpur 440026	Rs. 28,36,737.00 (Rupees Twenty Eight Lakhs Thirty Six Thousand Seven Hundred & Thirty Seven Only) Applicable ROI w.e.f 08.10.2025 + Other Charges and Expenses	A Flat/Apartment No.406 on the Fourth floor of the Building Rai Aashiyana III in the Rai Aashiyana Apartments, admeasuring 39.356 sq.mts. [built up] consisting of 4 rooms and constructed on. All those pieces and parcels of land situate being and lying at village Mouza Zingabai Takali in the registration Dist. Nagpur Sub-Dist. Nagpur admeasuring Undivided Share of 3.648% in Plot No 25 admeasuring 845.2760 Sq. Mtrs and bearing CTS/ Survey Nos. 202, Khasra No. 106/1, Patwari Halka No.11, Sheet No.25 bounded follows : North: Land of Khasra No. 106/3, East: Chhindwada Road, West: Land of Khasra No. 107, South: Road Together with all the fixtures, furniture as per the details annexed (Physical Possession)	Reserve Price Rs. 21,00,000.00 (Rupees Twenty One Lakhs Only) Earnest Money Deposit Rs. 2,10,000.00 (Rupees Two Lakhs Ten Thousand Only)	3. Mr. Sanjay Premachand Harwani Near Barf Karkha Daroga Plot, Rukhmininagar S.O. Amravati MH-444606 4. Shri. Anil Mohanlal Kapoor Plot No. 30/A, Near Hanuman Temple, Sitarambaba Colony, Ekbiranagar, Amravati-444606 5. Mrs. Bhawana Anil Kapoor Plot No. 30/A, Near Hanuman Temple, Sitarambaba Colony, Ekbiranagar, Amravati -444606	Rs. 87,60,000.00 (Rupees Eighty Seven Lakhs Sixty Thousand Only) Earnest Money Deposit : Rs. 8,76,000.00 (Rupees Eight Lakh seventy Six Thousand Only)		
3.	Borrower : 1. Mr. Sunil Vitthal Jadhao R/o.: Flat No. 101, Jia Umiya Regency, Amba Nagar, Layout Besa Road, Manewada, Nagpur 2. Ms. Jyoti Sunil Jadhao R/o.: Flat No. 101, Jia Umiya Regency, Amba Nagar, Layout Besa Road, Manewada, Nagpur	Rs. 25,49,866.00 (Rupees Twenty Five Lakhs Forty Nine Thousand Eight Hundred & Sixty Six Only) Applicable ROI w.e.f 08.10.2025 + Other Charges and Other Expenses	i) Located at: Residential No.101 having total built up 810.00 Sq. Ft. on First Floor of the building to be known and styled as "Jai Umiya Regency" together with 8.108% undivided proportionate share and interest in the land baring Plot No.36 & 37, out of layout of the Ambanagar Vikas Sahakari Sanstha Maryadit, Nagpur, containing admeasurment 429.94 Sq. Mtrs and 196.09 Sq. Mtrs. respectively being a portion of the entire land bearing Kt No. 67/7 and 67/8 of Mouza Manewada PSK No. 39, bearing City Survey No. 587, Sheet No. 501/47, NMC House No. 6623/B/36/101, Situated in ward No. 14 at Ambanagar, Nagpur within limits NMC and NIT Mortgaged by: Borrowers: Mr. Sunil Vitthal Jadhao, bounded as follows : On or towards the North: Open Space, On or towards the East: Open Space, On or towards the West: Bunglow No.1, On or towards the South: Flat No.102 Together with all the fixtures, furniture as per the details annexed (Physical Possession)	Reserve Price Rs. 28,00,000.00 (Rupees Twenty Eight Lakhs Only) Earnest Money Deposit Rs. 280000.00 (Rupees Two Lakh Eighty Thousand Only)	7. Borrower/ Guarantor1. Mrs. Asha Anil Harwani R/o.: Plot No. 5, Harwani Nagar Daroga Plot, Rukhmininagar, Amravati 444606 Alternate Address : Plot No. 7, Opp. Hotel Ramgiri, Near Bus Stand Road, Rukhmininagar, Under Hotel Grace Inn, Rajapeth, Amravati-444606 2. Shri. Anil Premchand Harwani R/o.: Plot No. 5, Harwani Nagar Daroga Plot, Rukhmininagar, Amravati 444606 3. Shri. Ankit Anil Harwani R/o.: Plot No. 5, Harwani Nagar Daroga Plot, Rukhmininagar, Amravati 444606 4. Mrs. Sonam Ankit Harwani R/o.: Plot no. 5, Harwani Nagar Daroga Plot, Rukhmininagar, Amravati 444606	Rs. 11,04,91,766.00 (Rupees Eleven Crore four Lakhs Ninety one Thousand seven Hundred sixty six Only) Applicable ROI w.e.f 08.10.2025 + Charges and Other Expenses	All that piece and parcel of land bearing Sheet No.48D (b tenure), Plot No. 7 admeasuring Area 2359.60 Sq. Mtrs (Share 1237.92 Sq.Mtrs) Corporation House No.557/0 Ward No. 32, Mouza Amravati Pragne Badnera, within Tehsil & District Amravati in the name of Mrs. Asha Harwani with present and future construction and bounder as under : District Amravati : Towards East : Plot of Agrawal, Towards West : Plot of Kamlabai Karot, Towards North : House of Abyankar, Towards South:Road (Physical Possession)	Reserve Price : Rs. 15,00,00,000.00 (Rupees Fifteen Crore Only) Earnest Money Deposit : Rs. 1,50,00,000.00 (Rupees One Crore Fifty Lakh Only)
4.	Borrower : 1. Mr. Sanjay Premchand Harwani R/o.: Daroga Plot, Pratilin Press Galli, Near Burf Karkhana, Harwani Nagar, Shivaji Nagar, Amravati 444603	Rs. 1,39,96,601.00 (Rupees One Crore Thirty Nine Lakhs Ninety Six Thousand Six Hundred & One Only) Applicable ROI w.e.f 08.10.2025 + Other Charges and Other Expenses	I) All those piece and parcel of land bearing Duplex (Sky Bungalow) No. S-1104, on Eleventh Floor in Building No.1 Known and style as "VIVANTA THE CAMP", having carpet Area 210.49 Sq. Mtrs Built Up area 231.25 Sq. Mts & Super Built Up area 447.73 Sq. Mts. Constructed on All that piece & parcel of land admeasuring 62298.00 Sq. Fts(5787.63 Sq. Mts) being the portion of Nazul Plot No. 5/4, Sheet No. 13, Mouze Camp, Amravati Pragne Badnera Tah & Dist. Amravati situated within the limit of Amravati Municipal Corporation and bounded as under: East: House of Shri. Mechan & Shri. Akhtar & thereafter road leading to Central Jain, West : House of Dr. Jain & Rachna Vishwa Apartment, North : Collector office to University Road, Towards South: House of Amer Abdul Ajij Abdul Majid Together with building & Structure constructed thereon and all stock of furniture & fixture, standing, laying or being thereon (Physical Possession)	Reserve Price Rs. 1,73,50,000.00 (Rupees One Crore Seventy Three Lakhs Fifty Thousand Only) Earnest Money Deposit Rs. 17,35,000.00 (Rupees Seventeen Lakh Thirty Five Thousand Only)	8. Borrower : 1. Mr. Swapnil Nilkantha Patulkar R/o.: Ward No. 1 Behind Wadhare Hurshi Sewa Kendra, Karambhad, Parshivani 441105	Rs. 85,47,134.14 (Rupees Eighty Five Lakhs Forty Seven Thousand One Hundred & Thirty Four & Fourteen Paise Only) Applicable ROI w.e.f 08.10.2025 + Charges and Other Expenses	I) All that RCC superstructure bearing residential duplex Bungalow No. B-03, having built up area as 48.974 Sq.Mtrs. on the ground floor and 41.846 Sq. Mtrs. on the 1st floor and having super built up area as 165.099 Sq. Mtrs. of the building scheme known as "Taha Majestic-1" constructed on all the piece and parcel of land bearing Plot No. 20, 21, 22, 23 and 24 admeasuring about 832.20 Sq. Mtrs. in the lay-out of Aradhana Co-operative Housing Society, Nagpur being portion of Kh. No. 77 & 78, P. H. No. 12-A, Mouza Godhani Railway, Tah & Dist-Nagpur together with 17.392% undivided share & interest on Plot No. 20, 21, 22, 23 & 24 within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District Nagpur. The said plot is bounded with the four corners as : To the East : By lay-out Boundary, To the West : Plot No. 19, To the North:By lay-out Boundary, To the South:By lay-out Boundary. (Physical Possession)	Reserve Price : Rs. 66,00,00,000.00 (Rupees Sixty Six Lakhs Only) Earnest Money Deposit : Rs. 6,60,000.00 (Rupees Six Lakh Sixty Thousand Only)
5.	Borrower - 1. M/s. Sindh Apparels Private Limited Shop No. B3-104, B5-106, B-5-110, B5-112, B5-107, Wing-B Dreamzland Business Park, Nandgaon Peth Borgaon Amravati MH 444901. Director/ Guarantors : 1. Mr. Rochit Sanjay Harwani Near Barf Karkha Daroga Plot Rukhmininagar S.O. Amravati MH-444606 2. Mrs. Jaya Sanjay Harwani Near Barf Karkha Daroga Plot Rukhmininagar S.O. Amravati MH-444606 3. Mrs. Tamanna Dilip Harwani Balaji Nagar Shubham Colony, Rukhmininagar Amravati MH-444606 4. Mr. Shyamal Chandanmal Notwani S.D Niwas Prem Vihar Colony Shankar Nagar Amravati MH-444606 5. Mr. Sanjay Premchand Harwani Near Barf Karkha Daroga Plot Rukhmininagar S.O. Amravati MH-444606	Rs. 6,17,33,678.00 (Rupees Six Crores Seventeen Lakhs Thirty Three Thousand Six Hundred Seventy Eight Only) Applicable ROI w.e.f 08.10.2025 + Other Charges and Other Expenses	All that RCC Super Structure Comprising of Shop No.13, Shop No. 04, Shop No.10 and Shop No.12 consists of Ground Floor with open Lobby plus upper floor (with Balcony) out of Wing-A Building No.3 having 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 which is duly converted in to layout converted land admeasuring 15 Hec. 895R (158950 Sq. Mtr.) of Mouza Borgaon, Pragne- Nandgaon Peth, Tehsil and Dist. Amravati, bounded as follows: i) Property No. 1: Shop No. 13 consists of Ground Floor with open Lobby plus upper floor (with Balcony) out of Wing-A, Building No. 3 & bounded as under: North : Shop No. A3-11, West: Road & Common Parking, East: Shop No. A-3-14 South: Shop No. A3-15 ii) Property No. 2: Shop No. 04 consists 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, West : Shop No. A5-03, East : Road & Common Parking, South: Shop No. A3-06 iii) Property No. 3 : Shop No. 10 consists 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, West : Shop A5-09, East : Road & Common Parking, South: Shop No. A3-15 iv) Property No. 4 : Shop No. 12 consists 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, West : Shop No. A5-11, East : Road & Common Parking, South: Shop No. A3-14 Together with building & Structure constructed thereon and all stock of furniture & fixture, standing, laying or being thereon (Physical Possession)	Reserve Price : Rs. 85,60,000.00 (Rupees Eighty Five Lakhs Sixty Thousand Only) Earnest Money Deposit : Rs. 8,56,000.00 (Rupees Eight Lakh Fifty Six Thousand Only)	9. Borrower : 1. Mr. Bhagwan Prabhakar Patil R/o.: Twin Duplex/Building No. 29, Green Town Park, Mouza Chankapur, Koradi Road, Tah-Saoner, Dist. Nagpur Proprietor : Mr. Bhagwan Prabhakar Patil R/o.: Twin Duplex/Building No. 29, Green Town Park, Mouza Chankapur, Koradi Road, Tah-Saoner, Dist. Nagpur Guarantors : 1. Mrs. Sanjeevani Bhagwan Patil R/o.: Twin Duplex/Building No. 29, Green Town Park, Mouza Chankapur, Koradi Road, Tah-Saoner, Dist. Nagpur	Rs. 1,26,02,206.00 (Rupees One Crore Twenty Six Lakhs Two Thousand Two Hundred & Six Only) Applicable ROI w.e.f 03.12.2025 + Charges and Other Expenses	Equitable Mortgage of all that, undivided 100% share and interest of all that piece and parcel of land, Residential Twin Duplex/Building No 29, CTS. No. 177/4 approx. adm. 1950 Sq. Ft., Built up area, on plot area is 1355 Sq. Ft. in Green Town Park, Mouza Chankapur, Koradi Road, Tah - Saoner Dist. Nagpur. Owned by Mr. Bhagwan Prabhakar Patil & Mrs. Sanjeevani Bhagwan Patil bounded as under: East: Plot No. 30, West: Plot No. 28, North: Plot No. 18, South: Road (Physical Possession)	Reserve Price : <