Date: 25/08/2025 | Place: Nagpur | FOR BANK OF MAHARASHTRA, Authorized Officer

Place: Nagpur | Authorized Officer

जिमाका/नाग/जाहिरात क्र/१४४/२०२५ नागपूर

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक परिवार एक बैंक
प्रधान कार्यालय : 'लोकमंगल', 1501, शिवाजीनगर, पुणे-411005
H. O.: 'Lokmangal', 1501, Shivajinagar, Pune - 411005

नागपुर अंचल/ Nagpur Zone "महाबैंक भवन", सिताबर्डी,
नागपुर-४४००१२ "Mahabank Bhavan", Munje Chowk, Sitabuldi,
Nagpur - 440012 टेलिफोन / Telephone : 0712-2545020/21/29
ई-मेल / E-mail : zmnagpur@mahabank.co.in, dzmnagpur@mahabank.co.in

AX7/Sale/E-Auction/ARB/2025-26 Date: 30/08/2025

15 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 **17/09/2025** 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) Ms. Shilpa Sadashiv Ninawe** Flat No.402, 4th floor, Plot No. 28, Dwani Enclave, Chikali Layout, Amar Nagar, Nagpur-440034 **ii) Mr. Sadashiv Parasramji Ninawe** Flat No.402, 4th floor, Plot No. 28, Dwani Enclave, Chikali Layout, Amar Nagar, Nagpur-440034	**Rs. 41,24,918.00** (Rupees Forty One Lakhs Twenty Four Thousand Nine Hundred & Eighteen Only) Applicable ROI w.e.f 01.08.2025 + Other Charges and Expenses	Apartment No. 402, 4th floor in " Dhwani Enclave", Built up area of 45.228 Sq. Mtrs. corresponding to a Super Built up area of 75.135 Sq. Mtrs. with undivided share of 12.50% on Plot No. 28, Kh. No. 24/1, CTS No. 46, Sheet No. 25, 26, House No. 4821/28, Situated at Mouza Chikhali, Tah Dist. Nagpur. (Semi Furnish) **Bounded as under :** East : 30ft wide Road, West : Plot No. 19, North : Plot No. 27, South : Plot No. 29 **(Physical Possession)**	**Reserve Price** **Rs. 26,40,000.00** (Rupees Twenty Six Lakhs Fifty Thousand Only) **Earnest Money Deposit** **Rs. 2,64,000.00** (Rupees Two Lakhs Sixty Four Thousand Only)
2.	**BORROWER : i) Mr. Eknath Shankar Waghdhare** **ii) Ms. Vaishali Eknath Waghdhare** **Both Add. :** 426, Gautam Nagar, Katol Road, Gittikhadan, Nagpur -440013.	**Rs. 35,97,042.00** (Rupees Thirty Five Lakhs Ninety Seven Thousand Forty Two Only) Applicable ROI w.e.f 01.08.2025 + Charges and Other Expenses	Equitable Mortgage-Flat No-402A, Fourth floor super built up area 125.06 Sq.Mtrs Om Sai Shrushti Wing B Plot No R1, Khasra No 29, 30 in Yelne Sankul at Mouza Lava Grampanchayat Lava Tahsil & District – Nagpur. **Boundaries :** North : Amenity and open Space, South : 9.00 Mtr Wide Layout Road, East : 9.00 Mtr Wide Layout Road, West : Khasara Boundary **(Physical Possession)**	**Reserve Price** **Rs. 20,00,000.00** (Rupees Twenty Lakhs Only) **Earnest Money Deposit** **Rs. 2,00,000.00** (Rupees Two Lakhs Only)
3.	**BORROWER : I) Ms. Asmita Sujit Malve** 87/B, Kharbi Road, Near water Tank, Shakti Mata Nagar, Nagpur-440008. **II) Mr. Sujit Sudhakar Malve** 87/B, Kharbi Road, Near water Tank, Shakti Mata Nagar, Nagpur-440008.	**Rs. 1,12,58,043.00** (Rupees One Crore Twelve Lakhs Fifty Eight Thousand Forty Three Only) Applicable ROI w.e.f 30.04.2025 + Other Charges and Expenses	All that piece and parcel of land Bearing Plot No. 87, Block B, Adm. 172.794 Sq. Mtrs. together with construction bearing Corporation House No. 2251/87, adm. 123.471 Sq. Mtr. in Layout Nagrik Gruh Nirman Sahakari Sanstha, Wathoda, Bearing Kh No. 57, Mouza Wathoda, City Survey No. 179, Sheet No. 348/64, Ward No. 21, Tah & Dist. Nagpur and **Bounded as under:** On or towards the North : Plot No 88, On or towards the East : Other Layout, On or towards the West : Road, On or towards the South : Plot No. 86 **(Physical Possession)**	**Reserve Price** **Rs. 76,55,000.00** (Rupees Seventy Six Lakhs Fifty Five Thousand Only) **Earnest Money Deposit** **Rs. 7,65,500.00** (Rupees Seven Lakh Sixty Five Thousand Five Hundred Only)
4.	**Borrower : M/s Daan Cotex Industries Limited** Khasra No. 24, Mouza No. 98, Mouza Ghogra, Post Khapa, Tal. Narkhed, Distt. Nagpur Pin 441305 **1) Mr. Anil Shalikram Katole** At Jaysingh Lay out, Panchwati, Tal Katol, Dist. Nagpur-441302 **2) Mr. Anil Bhagwantrao Jodh** Post-Lahori Sawanga, Tal Narkhed, Dist. Nagpur-441305 **Guarantor : 1) Mrs. Shubhangi Narendra Satpute** C/o. Mr. Gangadhar Satpute, At Jaysingh Layout, Panchwati, Tah. Katol, Dist. Nagpur-441302 **2) Mr. Anil Bhagwantrao Jodh** At Jatlapur Post-Lohari Sawanga, Tal. Narkhed, Dist. Nagpur-441305 **3) Mr. Anil Shalikramji Katole** At Jaysingh Lay out, Panchwati, Tal Katol, Dist. Nagpur-441302 **4) Mr. Sunil Bhagwantrao Jodh** At Jatlapur Post-Lohari Sawanga, Tal. Narkhed, Dist. Nagpur-441305 **5) Mr. Shalikramji Marotrao Katole** At Jatlapur Post-Lohari Sawanga, Tal. Narkhed, Dist. Nagpur-441305 **6) Mrs. Manisha Anil Katole** At Jatlapur Post-Lohari Sawanga, Tal. Narkhed, Dist. Nagpur-441305 **7) Mr. Gangadhar Natthuji Satpute** At Jaysingh Layout, Panchwati, Tah. Katol, Dist. Nagpur-441302 **8) Mr. Purushottam Bhagwantroa Ughade** At Nabira Layout Panchwati Tal. Katol, Dist. Nagpur-441302 **9) Mrs. Ashatai Purushottam Ughade** At Panchwati Road, Near Parwati Mangal Karyalaya, Katol, Dist. Nagpur-441302 **10) Mr. Sarang Jodh** At Jatlapur Post-Lohari Sawanga, Tal. Narkhed, Dist. Nagpur-441305	**Rs. 4,28,05,567.00** (Rupees Four Crore Twenty Eight Lakhs Five Thousand Five Hundred & Sixty Seven Only) Applicable ROI w.e.f 30.04.2025 + Charges and Other Expenses	**I)** The main factory ginning building, MS Shed (GI Sheet Roof approx. 1120.0 sq. mtr) & Seed Shed (GI Sheet Roof approx. 336.00 sq. mtr) (excluding land) situated on land admeasuring 1.35 HR. bearing Khasra /survey No. 24, Mouza No. 98, P.H. No. 40, Class – I, Rights, Revenue Rs.1.20 Khate No.60, Mouza Ghogra, Dist. Nagpur. **(Physical Possession)** And **ii)** All that piece and parcel of land admeasuring 1.35 Hecter R bearing Khasra / Survey No. 24, Mouza No. 98, P H No. 40, Class I, rights, Revenue Rs 1.20 Khate No. 60, Mouza Ghogra Tah Narkhed Dist Nagpur Non Agriculture Order passed by Collector Nagpur in Revenue Case no. 208/NAP-34/2016-2017/ dtd 09.03.2017 Non Agriculture Land admeasuring 13500.00 sq mts (145314.00 sq ft) within city limits of Gram panchayat Ghogra Tah Narkhed & Dist Nagpur and the said property is **bounded as under :** On the North : Survey No. 25, On the East : Road, On the West : Survey No. 28, On the South : Survey No. 23 Together with buildings and structures constructed/ to be constructed thereon and all furniture and fixtures standing lying or being thereon. **(Physical Possession)**	**Reserve Price :** **Rs. 77,00,000.00** (Rupees Seventy Seven Lakhs Only) **Earnest Money Deposit :** **Rs. 7,70,000.00** (Rupees Seven Lakh Seventy Thousand Only)
5.	**Borrower : M/s Shri Tirupati Constructions** **i) Prop. Shri. Nitin Subhash Sharma** Flat No. 1203, 12th Floor of Tower No. 2 of Tata Capitol Heights, Ward No. 11, Near Medical Square, Rambagh, Nagpur; Ta. & Dist- Nagpur-440009 **Guarantors : i) Shri. Nitin Subhash Sharma** Flat No. 1203, 12th Floor of Tower No.2 of Tata Capitol Heights, Ward No.11, Near Medical Square, Rambagh, Nagpur; Ta. & Dist- Nagpur-440009 **ii) Shri. Atul Anantrao Bangre** At. 443, Loha Oli, Bangre Mohalla, Itwari, Nagpur; Ta. & Dist- Nagpur – 440024 **iii) Mrs. Astha Nitin Sharma** At. Flat No. 1203, 12th Floor of Tower No. 2 of Tata Capitol Heights, Ward No. 11, Near Medical Square, Rambagh, Nagpur; Ta. & Dist. Nagpur-440009	**Rs. 7,35,38,559/-** (Rupees Seven Crore Thirty Five Lakh Thirty Eight Thousand Five Hundred Fifty Nine Only) plus interest w.e.f. 29.04.2025, plus charges and other expenses as applicable thereon	All those pieces and parcel of Commercial Blocks Unit no. 301-A, 301-B, 301-D & 301-E; on 3rd floor, "Anantraj Arcade Condominium", NMC House No. 402, 403 and 426 to 430, City Survey No. 517 and sheet No. 142, having total admeasuring built up area 68.58 Sq. Mtr., Super built up area 125.26 Sq. Mtr.), Mouza – Nagpur situated at Boharipura, Bangre Mohalla, Loha Oli, Itwari, NMC Ward No. 44, Tah & Dist. – Nagpur; **Bounded as under :** East : Road, West: Road, North : CTS No. 503, 515, 516, South : Road and CTS No. 520,518 and 519 Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon.Name of the Owner: Shri. Atul Anantrao Bangre **(Physical Possession)**	**Reserve Price :** **Rs. 75,50,000.00** (Rupees Seventy Five Lakh Fifty Thousand Only) **Earnest Money Deposit :** **Rs. 7,55,000.00** (Rupees Seven Lakh Fifty Five Thousand Only)
6.	**Borrower : I) Mr. Abdul Sharique Abdul Khalique Patel** Office : Plot No. 46, Ameena Patel Manzil, CA Road, Dosar Bhawan Chowk, Ganjipeth, Nagpur, Maharashtra 440018 **ii) Ms. Sahiba Sharique Patel** Flat No. 204, Aman Plaza, Opposite S Mart, Adarsha Nagar, Jafar Nagar, Katol Road, Nagpur, Maharashtra 440013 **AND** **Borrower : M/s.Patel Trading Company** **Prop. : Mr. Abdul Sharique Abdul Khalique Patel** **Guarantors : i) Ms.Sahiba Sharique Patel** Plot No. 46, Ameena Patel Manzil, CA Road, Dosar Bhawan Chowk, Ganjipeth, Nagpur, Maharashtra 440018	**Rs. 1,03,43,584.00** (Rupees One Crore Three Lakhs Forty Three Thousand Five Hundred Eighty-Four Only) Applicable ROI w.e.f 01.01.2025 + Other Charges and Expenses	All those pieces and parcels of land situated being and lying at village Nagpur in the registration Dist. Nagpur Sub Dist. Nagpur admeasuring, Block No. 46-T1 – 14.74 Sq. Mtrs, Block No. 46-T2 – 32.71 Sq. Mtrs, Block No. 46-T3 – 14.74 Sq. Mtrs, Block No. 46-T4 – 14.74 Sq. Mtrs, Block No. 46-T5 – 14.74 Sq. Mtrs, Block No. 46-T6 – 14.74 Sq. Mtrs, Block No. 46-T7 – 9.94 Sq. Mtrs. And bearing Block No. 46-T1, Block No. 46-T2, Block No. 46-T3, Block No. 46-T4, Block No. 46-T5, Block No. 46-T6, Block No. 46-T7, on 3rd Floor of the building known and style as "AMENA PATEL MANZIL" constructed on NIT Leasehold Plot No. 46 in City Survey No..200, Sheet No. 170 House No. 981 Ward No. 73, Situated in CRS III Scheme of NIT west precinct CRS layout Central Avenue Road Gandhibagh Mouza Nagpur Tah and Dist. Nagpur, within the limit of Nagpur Municipal Corporation. **(Physical Possession)**	**Reserve Price :** **Rs. 58,00,000.00** (Rupees Fifty Eight Lakhs Only) **Earnest Money Deposit :** **Rs. 5,80,000.00** (Rupees Five Lakh Eighty Thousand Only)
7.	**Borrower : Rajvardhan Gining And Oil Factory** At Post Khed Tq Morshi Dist Amravati **Mr. Rupesh Ramesh Deshmukh** Hanuman Chowk, Khed Tq Morshi Dist Amravati **Guarantors : i) Mr. Ramesh Vinayakrao Deshmukh** Hanuman Chowk, Khed. Tq Morshi, Dist. Amravati **ii) Mrs. Rekha Ramesh Deshmukh** Hanuman Chowk, Khed, Tq. Morshi, Dist. Amravati **iii) Mr. Amol Ramesh Deshmukh** Hanuman Chowk, Khed, Tq. Morshi, Dist. Amravati **iv) Mrs. Rita Rupesh Deshmukh** Hanuman Chowk, Khed, Tq. Morshi, Dist. Amravati	**Rs. 1,39,54,338.00** (Rupees One Crore Thirty-Nine Lakhs Fifty-Four Thousand Three Hundred Thirty-Eight Only) Applicable ROI w.e.f 29.04.2025 + Other Charges and Expenses	All piece and parcel of Register Mortgage of Factory, Shed & Building NA Land situated at Survey No.110/3, Gram panchayat Property No.1317 Mouja Khed, Tal – Morshi, District – Amravati Total Admeasuring Area 8600 Sq. Mtrs and is **bounded as under :** On the North : Gaonthan, On the East : Field of Dr. Dhote, On the West : Road, On the South : Aditya Mandavgade **The Property is owned by Rekhabai Rameshrao Deshmukh (Guarantor)** **(Physical Possession)**	**Reserve Price :** **Rs. 30,50,000.00** (Rupees Thirty Lakhs Fifty Thousand Only) **Earnest Money Deposit :** **Rs. 3,05,000.00** (Rupees Three Lakhs Five Thousand only)
8.	**BORROWER : M/s.Drishtee Feeds And Nutrition Pvt Ltd** **1. Mr.Someshwar Shukrachary Padole** **Factory Address :** A-19, MIDC, Mohadi, at Village Wadegaon, Mohadi, Dist Bhandara **Regtd Office :** A-23, B-2, Flatted Building, MIDC, Hingna- Nagpur 440016 **Permanent Address :** Ward No. 2, Gujari Chowk, Veltur, Tah- Kuhi, Dist- Nagpur **Guarantors : 1) Mr.Someshwar Shukrachary Padole** **Factory Address :** A-19, MIDC, Mohadi, at Village Wadegaon, Mohadi, Dist. Bhandara **Regtd Office :** A-23, B-2, Flatted Building, MIDC, Hingna- Nagpur 440016 **Permanent Address :** Ward No. 2, Gujari Chowk, Veltur, Tah- Kuhi, Dist- Nagpur **2) Mr. Lomesh Shukrachary Padole** **Factory Address :** A-19, MIDC, Mohadi, at Village Wadegaon, Mohadi, Dist Bhandara **Regtd Office :** A-23, B-2, Flatted Building, MIDC, Hingna, Nagpur 440016 **Permanent Address :** Ward No. 2, Gujari Chowk, Veltur, Tah Kuhi, Dist- Nagpur	**Rs.2 ,63,86,291.00** (Rupees Two Crore Sixty Three Lakhs Eighty Six Thousand Two Hundred And Ninety One Only) Applicable ROI w.e.f 29.08.2024 + Other Charges and Expenses	All those pieces and parcel of land bearing Plot No. 11, admeasuring 257.47 Sq. Mtrs., Gat No. 379/4/2/9, T. S. No. 10, Mouza Bela, P V No. 10, Tal. / Dist. Bhandara, together with the building / structure constructed / to be constructed thereon along with all the fixtures thereto **(Physical Possession)**	**Reserve Price :** **Rs. 6,50,000.00** (Rupees Six Lakhs Fifty Thousand Only) **Earnest Money Deposit :** **Rs. 65,000.00** (Rupees Sixty Five Thousand Only)
9.	**BORROWER : M/S Shree Salasar Cotton Industries** **Registered office address :** C/O Zanwar Associates, F-07,Shree Radhey Tower, Modi No-3, Sitabuldi, Nagpur-440012. **Unit Address:**-KH No- 477, Ph No-52, Village-Chipadi, Taluka-Kuhi, District-Nagpur, MAH-441202. **2. Mr. Govind Narayanprasad Zanwar** **Address :** Flat No. 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli, Nagpur (Partner) **3. Mrs. Rucha Rajendra Mundada** **Address :** 1418, Deshpande Layout, Bhandewadi, Nagpur (Partner) **GUARANTOR : 1) Mrs. Sarita Govind Zanwar** Flat No. 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli, Nagpur **2. Ms. Rucha Rajendra Mundada** 1418, Deshpande Layout, Bhandewadi, Nagpur **3. Mr. Govind Narayanprasad Zanwar** Flat no 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli, Nagpur.	**Rs. 5,01,68,318.00** (Rupees Five Crore One Lakhs Sixty Eight Thousand Three Hundred Eighteen Only) Applicable ROI w.e.f 31.07.2025 + Charges and Other Expenses	All that piece and parcel of chamber No. f1 and f2,built up area 32.532 Sq. Mtrs., First floor, with undivided share and Interest of 5.660% in a land area 3231.37 Sq. Ft., having Sheet No. 4/76, City Survey No. 3187, Mouza Sitabuldi house No. 294/f/1-2, Ward No 2 in a building know as "Shri Radhe Towers Complex" Modi No. -03, Takuka and Dist. Nagpur, in the name of Shri. Govind Narayanprasad Zanwar and Smt Sarita Govind Zanwar and **bounded as follows :** On the East by : Roadmodi lane No. 3, On the West by : Empress Mill Shop, On the North by : Dr. Dange Modi/house and Nagjibhai Shahas house, On the South by : Shri Kanes House **(Physical Possession)**	**Reserve Price :** **Rs. 37,00,000.00** (Rupees Thirty Seven Lakhs Only) **Earnest Money Deposit :** **Rs. 3,70,000.00** (Rupees Three Lakhs Seventy Thousand Only)
10.	**Borrower : Shri Gurudeo Cotton Processing Company (Partnership Firm)** At Gat No. 126 AT. Dhoptala, Taluka Korpana, District Chandrapur – 442916 **Partner : i) Mr. Shantaram Sambhaji Derkar** At Post Korpana, District Chandrapur- 442916 **ii) Mr. Sunil Shantaram Derkar** At Post Korpana, District Chandrapur – 442916 **iii) Mr. Sachin Shantaram Derkar** At Post Korpana, District Chandrapur – 442916 **iv) Mrs. Shardabai Shantaram Derkar** At Post Korpana, District Chandrapur – 442916 **Guarantors : i) Mr. Anil Shantaram Derkar** At Post Korpana, District Chandrapur – 442916 **ii) Mr. Ganesh Shridharrao Gode** At Post Korpana, District Chandrapur – 442916 **iii) Mr. Prabhakar Natthuji Mohitkar** At Post Korpana, District Chandrapur – 442916	**Rs. 11,03,62,954.00** (Rupees Eleven Crore Three Lakhs Sixty Two Thousand Nine Hundred Fifty Four Only) Applicable ROI w.e.f 30.04.2025 + Other Charges and Expenses	I) All pieces and parcel of property bearing Layout Plot No. 2 (East Part) out of diverted Survey No. 35/1, (35/1/K/2) having Total Adm. 131.25 Sq. Mtrs. situated at Mouza Korpana, District Chandrapur and is **bounded as under :** On the North : Layout Plot No. 9, On the East : Layout Plot No. 3, On the West : Plot of Anil Thakre out of this Plot, On the South : 13 Meter Wide Road **(Physical Possession)**	**Reserve Price :** **Rs. 36,25,000.00** (Rupees Thirty Six Lakhs Twenty Five Thousand Only) **Earnest Money Deposit :** **Rs. 3,62,500.00** (Rupees Three Lakh Sixty Two Thousand Five Hundred only)

Note: No known encumbrance is on record of the bank for above mentioned properties

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://ebkray.in/eauction-psb/home**

Possession Type: **Physical Possession; Bid increase Amount Rs.25,000/- (Rupees Twenty-Five Thousand Only)**

Date & time of **E-auction- 17/09/2025, From 11.00 a.m. to 03.00 p.m.**

Date & Time for inspecting the property- **08/09/2025 to 12/09/2025 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 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: MAARC E AUCTION; Name of the Beneficiary: Bank of Maharashtra; IFS Code: MAHB0000005 (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 9860741699, 9834143830 e-mail: brmgr1452@mahabank.co.in. bom1452@mahabank.co.in and cmmarc_nag@mahabank.co.in

(4) This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.

Date : 30/08/2025
Place : Nagpur

Authorized Officer
for Bank of Maharashtra

Bom Adv - 01/09/2025