

Were undertaken to improve product acceptability, strengthen customer retention, and enhance competitiveness in the market.
 These initiatives started giving results and the Company successfully secured a tender for the supply of Writing and Printing Paper to the Maharashtra State Board Textbook Publications and Gujarat State Board of School Textbooks. The part order was executed in the last quarter. These prestigious orders as expected support improved capacity utilization and contribute positively to revenues and profitability. The impact of this is visible during the last quarter of the year as compared to previous quarters. As such the last quarter the Company reported a EBITDA profit of Rs. 469.04 lacs and these initiatives will contribute positively in upcoming quarters.
 The Management is of the view that the net worth of the company will improve in the upcoming Quarters due to the turnaround in production strategies. Further the promoters have reaffirmed their commitment to the Company's revival by pledging further capital infusion, as and when required. The Company is also actively pursuing the monetization of its surplus land assets to strengthen the balance sheet, improve liquidity, and enhance overall net worth.
 Previous period's figures have been regrouped wherever necessary to confirm current period's classification.



By Order of the Board
 Sd/-
 Banwarilal Malu
 Jt. Managing Director - DIN:00301297

Place : Nagpur
 Date : 28-05-2026

For detailed terms & conditions of the sale through e-auction, please refer to the link provided in Secured Creditors website i.e. <https://www.cfmarc.in> before submitting bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankauctions.com> or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: Sport@bankauctions.com, Mr. Bhavik Pandya, Contact No. +91 8866682937, Maharashtra@cfmarc.com
 This notice of sale is being given to all of you in compliance of under section 13(8) and Rule 8, Sub Rule 6 of SARFAESI Rules Under the SARFAESI Act 2002, informing all the Borrowers, all the Guarantors and all the Mortgagors about holding of auction/sale of the aforementioned Secured Property/ies / Secured Assets at the aforementioned date and time, with the advice to redeem the secured Property/ies/Secured Assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, other costs and expenses thereon due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Properties/Secured Assets shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.
 Date: 29.05.2026
 Place: NAGPUR
 Sd/- Authorised Officer
 CFM Asset Reconstruction Pvt. Ltd.
 Acting as trustee of CFMARC Trust - 117

Dop : 29-May-2026



नागपुर अंचल / Nagpur Zone
 "महाबँक भवन", सितावडी, नागपुर - ४४००१२ "Mahabank Bhavan", Sitabuldi, Nagpur - 440012
 टेलीफोन / Telephone: 0712-2545020/21/29 ई-मेल / E-mail: zmnagpur@mahabank.co.in;
dzmnagpur@mahabank.co.in;



Date: 27/05/2026

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

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 03/07/2026 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.2,73,23,122/- (Rupees Two Crores Seventy-Three Lakhs Twenty-Three Thousand One Hundred Twenty-Two 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-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 D-Block, West: ShopNo. 1to5, North: ShopNo.11, South: Market Road Afterwords E-Block (Physical Possession)	Reserve Price Rs.3,17,76,000.00 (Rupee Three Crore Seventeen Lakhs Seventy-Six Thousand Only) Earnest Money Deposit Rs.31,77,600.00 (Rupee Thirty-One Lakhs Seventy-Seven Thousand Six Hundred Only)
2.	Borrower- i) Mr. Sanjay Premchand Harwani R/o.: Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati - 444606 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 (Rupees Two Crore Sixty-Nine Lakhs Seventy-Four Thousand Four Hundred Eighty-Six 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. 12 and 16, West: Open Space, North: ShopNo. 06, South: Market Road Afterwords E-Block (Physical Possession)	Reserve Price Rs.3,17,76,000.00 (Rupee Three Crore Seventeen Lakhs Seventy-Six Thousand Only) Earnest Money Deposit Rs.31,77,600.00 (Rupee Thirty-One Lakhs Seventy-Seven Thousand Six Hundred 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 Forty-One Lakh Forty-One Thousand Five Hundred & Sixty-Seven Only) plus interest w.e.f. 30.04.2026, plus charges and other expenses as applicable thereon	i) All that piece and parcel of House property bearing 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	Reserve Price Rs.32,41,000.00 (Rupee Thirty-Two Lakh Forty-One Thousand Only) Earnest Money Deposit Rs.3,24,100.00 (Rupee Three Lakh Twenty-Four Thousand One Hundred Only)

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 before participating in the auction. 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://ebkray.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- 03/07/2026, From 11.00 a.m. to 03.00 p.m.

Date & Time for inspecting the property- 22/06/2026 to 30/06/2026 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: MAARCE 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 Thirty (30) 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: 27/05/2026
 Place: Nagpur

Authorised Officer

NAGPUR