



**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
भारत सरकार का उद्यम  
एक पब्लिक लिमिटेड कंपनी

प्रधान कार्यालय : लोकमंगल, 1501, शिवजीनगर, पुणे-411005  
H. O.: 'Lokmangal', 1501, Shivajinagar, Pune - 411005

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



## 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 physical/symbolic 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 13/02/2026 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	Name of Guarantor	Total Amount Due	Short description of the immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1.	<b>Branch : Itwari</b> <b>Mob: 88278 07100</b> <b>M/S AMM Ventures Private Limited (Borrower)</b> <b>Business Address:</b> State Bank Colony, Bhalerao Public Secondary School, 1 Gaurakshan Ward, Ballarpur, Chandrapur-442701 <b>Nagpur Address:</b> - Shop No Ug-12, Upper Ground Floor at Ginger Square, Bus Stop, Main Road, Jaripatka, Nagpur 440014. <b>Corporate Office Address:</b> State Bank Colony, Bhalerao Public Secondary School, 1 Gaurakshan Ward, Ballarpur, Chandrapur-442701	<b>Mr. Sheikh Muzeer Sheikh Jindawali (Director and Guarantor)</b> <b>R/o Address:</b> State Bank Colony, Bhalerao Public Secondary School, 1 Gaurakshan Ward, Ballarpur, Chandrapur-442701. <b>Mrs. Sheikh Vahida Muzeer (Director and Guarantor)</b> <b>R/o Address:</b> State Bank Colony, Bhalerao Public Secondary School, 1 Gaurakshan Ward, Ballarpur, Chandrapur-442701 <b>Mr Sheikh Nazeer Muzeer (Guarantor)</b> <b>R/o Address:-</b> State Bank Colony, Bhalerao Public Secondary School, 1 Gaurakshan Ward, Ballarpur, Chandrapur-442701	<b>Rs.2,08,32,993.00</b> (Rupees Two Crore Eight Lakhs Thirty Two Thousand Nine Hundred Ninety Three only) at applicable ROI plus other charges wef 01/12/2025	<b>Property No. 1 :</b> All that piece and parcel of land bearing survey no 117 admeasuring 9100 sq mtrs (0.91 hr) of mouza daheli within limits of gram panchayat Daheli, Tahsil Ballarpur, District Chandrapur (Physical possession) <b>Property No.2:</b> All that undivided 2.509% share and interest in the piece and parcel of the land contained by admeasurements 1396.425 Sq. Mtrs., Being a portion of entire land area admeasuring 1861.95 Sq. Mtrs., Bearing Khasara no. 25/1, Patwari Halka No.44, Mouza Sonegaon in ward No.75, Sheet No.301/20, 336/21 and City Survey No.44/2, bearing Corporation House No.3880/604 situated at front of Sonegaon Lake within the limit of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur, Togetherwith RCC Super Structure all that in the said piece of land comprising of Apartment No.604 on Sixth Floor, having built up area admeasuring 67.410 Sq. Mtrs. and S.B. area 130.068 Sq. Mtrs. in the building know and styled as "Konaark Lakeshore". (Physical possession) Encumbrance:SA/271/2025, DRT Nagpur	<b>Property No. 1 :</b> <b>Reserve Price :</b> <b>Rs. 1,62,87,000.00</b> (Rupees One Crore Sixty Two Lakhs Eighty Seven Thousand Only) <b>Earnest Money Deposit :</b> <b>Rs. 16,28,700.00</b> (Rupees Sixteen Lakhs Twenty Eight Thousand Seven Hundred Only) <b>Property No. 2 :</b> <b>Reserve Price :</b> <b>Rs. 60,48,000.00</b> (Rupees Sixty Lakhs Forth Eight Thousand Only) <b>Earnest Money Deposit :</b> <b>Rs. 6,04,800.00</b> (Rupees Six Lakhs Four Thousand Eight Hundred Only)
2.	<b>Branch : Katol</b> <b>Mob: 8077953062</b> <b>Mr. Anand Narayanrao Khobragade (Borrower)</b> Plot No. 590, Nava Nakasha Lashkaribagh, Near Swastik School, Dr Ambedkar Marg, Nagpur-440017 <b>Mrs. Sharda Anand Khobragade (Guarantor)</b> Plot No. 590, Nava Nakasha Lashkaribagh, Near Swastik School, Dr Ambedkar Marg, Nagpur-440017	<b>M/s. Armors Developers Pvt. Ltd. (Guarantor) Through Authorised Director Mr. Anand Narayanrao Khobragade</b> Apartment No. 401(A) and 401 (B), "Altamount Apartment, Mouza Jaripatka, at Chitnavis Nagar, Chhindwara Road, The and Distt. Nagpur MH 440014.	<b>Rs.1,97,02,456.00</b> (Rupees One Crore Ninety Seven Lakhs Two Thousand Four Hundred Fifty Six only) plus other charges at applicable w.e.f. 04/06/2025	The Undivided 17.050% + 7.089% totaling to 24.139% share and interest in All That piece and parcel of land bearing Plot No. 5/1, containing by admeasurement 359 Sq. Mtrs., being the portion of land bearing Khasra Nos. 2/1-2 & 73/1-3-4 & 5 of Mouza Jaripatka, togetherwith the entire R.C.C. superstructure comprising Apartment No. 401 (A) covering a Built-up area of 102.08 Sq. Mtrs. (Super Built up area 181.901 Sq. Mtrs.) and Apartment No. 401 (B) covering a Built-up area of 41.43 Sq. Mtrs (Super Built up area 78.429 Sq. Mtrs.) alongwith open terrace admeasuring 9.59 Sq. Mtrs. both on the Fourth Floor of the Building standing thereon and known and styled as "Altamount Apartment" alongwith Parking area admeasuring 16.972 Sq. Mtrs. + 7.057 Sq. Mtrs. 24.029 Sq. Mtrs. (as per DOD), as per the parking Floor Plan, including all connections, fittings, electric meter and all other easementary rights appurtenant and belonging to the said Building and including also the proportionate share in the common areas and facilities provided thereto, on as is where is basis, bearing City Survey No. 2066/1, Sheet No. 216/40, Corporation House No. 599/A/5/1, situated at Chitnavis Nagar, Chhindwara Road, Nagpur, within the limits of Nagpur Municipal Corporation, Ward No. 60 in Tahsil and District Nagpur 440014. (Symbolic possession) Encumbrance:SA/264/2025, DRT Nagpur	<b>Reserve Price :</b> <b>Rs. 2,19,61,000.00</b> (Rupees Two Crore Nineteen Lakhs Sixty One Thousand Only) <b>Earnest Money Deposit :</b> <b>Rs. 21,96,100.00</b> (Rupees Twenty One Lakhs Ninety Six Thousand One Hundred Only)

**Note:** Known encumbrance is on record of the bank for above mentioned properties is mentioned. However, Interested bidders may enquiry independently regarding same and other known to the bank.

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 PSB Alliance Baanknet portal <https://baanknet.com/eauction-psb/home>.

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

Date & time of E-auction: 13/02/2026, From 11.00 a.m. to 03.00 p.m.

Date & Time for inspecting the property: 01/01/2026 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.

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 0712-254051 e-mail: cmrrecovery\_nag@mahabank.co.in, recovery\_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 : 29/12/2025

Place : Nagpur

Authorized Officer  
for Bank of Maharashtra

Economic Times dt: 31/12/2025