


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 properties mortgaged/charged to the Bank of Maharashtra, the physical possession of which have been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where Is", "As is what Is", and "Whatever there Is" on 25/06/2025 for recovery of the balance due 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	Amount Due as per demand notice u/s. 13(2)	Short description of the immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1.	Branch: Itwari Borrower (Contact: 7066600960) 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 Sarita Govind Zanwar Flat no 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli Nagpur Rucha Rajendra Mundada 1418, Deshpande Layout, Bhandewadi, Nagpur Govind Narayanprasad Zanwar Flat no 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli Nagpur	Rs. 3,51,60,432.87/- (Rupee Three Crores Fifty One Lakh Sixty Thousand Four Hundred Thirty Two and Paise Eighty Seven Only) plus other charges @13.05% w.e.f. 06.05.2024	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 /76, city survey no 3187, mouza sitabuldi house no 294/f/1-2, ward no 2 in a building known as "shri radhey towers complex" Modi No -03, taluka and Dist Nagpur,	Reserve Price Rs.38,71,250.00 (Rupee thirty Eight Lakh Seventy One Thousand Two Hundred Fifty Only) Earnest Money Deposit Rs.3,87,125.00 (Rupee Three Lakh Eighty Seven Thousand One Hundred Twenty Five Only)
2.	Branch: Narendranagar (Contact: 7066671141) Ms. Shilpa Sadashiv Ninawe Borrowers Flat No.402, 4th floor, Plot No.28, Dwani Enclave, Chikali Layout, Amar Nagar, Nagpur-440034. Mr. Sadashiv Parasramji Ninawe Borrowers Flat No.402, 4th floor, Plot No.28, Dwani Enclave, Chikali Layout, Amar Nagar, Nagpur-440034.	NA	Rs.37,12,786.00 (Rupee Thirty Seven Lakhs Twelve Thousand Seven Hundred Eighty Six Only) plus other charges at applicable ROI w.e.f. 15/06/2024	Semi furnished 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	Reserve Price Rs. 35,58,700.00 (Rupee Thirty Five Lakh Fifty Eight Thousand Seven Hundred Only) Earnest Money Deposit Rs. 3,55,870.00 (Rupee Three Lakh Fifty Five Thousand Eight hundred Seventy Only)
3.	Branch: Bhandara (Contact: 7066601095) M/s. Drishtee Feeds And Nutrition Pvt Ltd (Borrower) Factory Address-A-19, MIDC, Mohadi, at Village Wadegaon, Mohadi, Dist Bhandara Regtd Office-A-23, B-2, Flatted Building, MIDC, Hingna-Nagpur 440016	Someshwar Shukracharya Padole (Director /Guarantor) Lomesh Shukracharya Padole (Director /Guarantor) Permanent Address- Ward No.2, Gujari Chowk, Veltur, Tah- Kuhl, Dist-Nagpur Regtd Office-A-23, B-2, Flatted Building, MIDC, Hingna-Nagpur 440016	Rs.2,60,80,774.00 (Rupee Two Crore Sixty Lakhs Eighty Thousand Seven Hundred Seventy Four Only) plus other charges at applicable ROI w.e.f. 19/10/2023	Property 1 All those pieces and parcel of land & building (Factory Shade) bearing Plot No. A-19, MIDC, Mohadi, at Mohadi, Admeasuring 1995 sq Mtrs, at Village Wadegaon, Mohadi, Dist Bhandara, together with the building/ structure constructed /to be constructed theron along with all the fixtures thereto Property 2 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,	Reserve Price Rs. 47,45,250.00 (Rupee Forty Seven Lakh Forty Five Thousand Two Hundred Fifty Only) Earnest Money Deposit Rs.4,74,525.00 (Rupee Four Lakh Twenty Four Thousand Five Hundred Twenty Five Only) Reserve Price Rs. 11,83,700.00 (Rupee Eleven Lakh Eighty Three Thousand Seven Hundred Only) Earnest Money Deposit Rs.1,18,370.00 (Rupee One Lakh Eighteen Thousand Three Hundred Seventy Only)
4.	Branch: Mirchi Bazar (Contact: 7066603503) Ms. Nagma Parveen Younus Khan Ms. Nargis Younus Khan c/o. Mallika Parveen Javed Miya Deshmukh, Flat No.202. Teachers Colony, Near Sairani Kirana Store, Jafar Nagar, Nagpur. Sham Lawn, Sham Lawn Firdos Colony B/H Firdos Kirana Store, Katol Road 50 Nagpur-440013 (MH)	NA	Rs.54,33,135.00 (Rupee Fifty Four Lakhs Thirty Three Thousand One Hundred Thirty Five Only) plus other charges applicable ROI w.e.f. 21/11/2024	Property 1 All that RCC Superstructure comprising of Residential Duplex Bungalow No. B-08 on having built up area of 33.3111 Sq. Mtrs on the Ground Floor and 39.198 Sq. Mtrs. on First Floor, super built up area of 112.673 Sq. Mtrs. in the scheme Known as Taha Majestic-1 standing on Plot No 21, 22, 23 & 24 containing by 832.29 Sq. Mtrs. being PH No 12, Kh No 77 & 78 of Mouza Godhani (Railway) within the limits of NIT and NMC, Nagpur, Tah. & Dist. Nagpur-440034	Reserve Price Rs. 36,44,675.00 (Rupee Thirty-Six Lakh Forty Four Thousand Six Hundred Seventy Five Only) Earnest Money Deposit Rs. 3,64,467.00 (Rupee Three Lakh Sixty Four Thousand Four Hundred Sixty Seven 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 PSB Alliance Baanknet portal <https://baanknet.com/eauction-psb/home>

Possession Type: Physical Possession; Bid Increase Amount Rs.25,000/- (Rupee Five Twenty Five Thousand Only) Date & time of E-auction- 25/06/2025, From 11.00 a.m. to 03.00 p.m.

Date & Time for inspecting the property 11/06/2025 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.

(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 8384893938, 9404305971.

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

Date: 03/06/2025

Place: Nagpur

(Kallash Ahirwar)
Authorised Officer