



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 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 **16/04/2026** 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	Short description of the Immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1.	Branch: Deonagar 240 Mob: 9422934879 M/s. Gaurav Petroleum (Borrower) Mr. Gaurav Raju Madavi, Proprietorship HP Petrol Pump Mul Road, Battuwar Complex, Gadchiroli Main Road, Gadchiroli - 442605. Over Bridge 112 Adiwasi Nagar, Gondwana Chowk, SO Katol Road Nagpur Maharashtra 440013	Ms. Gita Raju Madavi (Guarantor) W/o Raju Madavi, Over Bridge 112 Adiwasi Nagar, Gondwana Chowk, S O Katol Road Nagpur Maharashtra 440013	Rs. 2,33,30,454.00 (Rupees two Crore thirty Three Lakhs Thirty Thousand Four Hundred Fifty Four Only) plus other charges at applicable ROI w.e.f. 22/01/2026	Property No. 1: Block/Unit No. S-12 covering Built-up Area 15.607 Sq. Mtrs., on the Second Floor in the Building known and styled as "Ginger Square" situated at Main Bus Stop, Jaripatka, Nagpur, built on NMC Land admeasurements 5983.00 Sq. Mtrs., bearing City Survey No. 1049, Sheet No. 29 & 23 of Mouza- Jaripatka, within city limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur and Tah & District Nagpur Property No. 2: Block/Unit No. S-13 covering Built-up Area 16.536 Sq. Mtrs., on the Second Floor in the Building known and styled as "Ginger Square" situated at Main Bus Stop, Jaripatka, Nagpur, built on NMC Land admeasurements 5983.00 Sq. Mtrs., bearing City Survey No. 1049, Sheet No. 29 & 23 of Mouza- Jaripatka, within city limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur and Tah & District Nagpur, Physical possession KNOWN ENCUMBRANCE Not Known	Property No. 1 Reserve Price Rs.16,63,200.00 (Rupees Sixteen Lakh Sixty Three Thousand Two Hundred Only) Earnest Money Deposit Rs. 1,66,320.00 (Rupees One Lakh Sixty six Thousand Three Hundred Twenty Only) Property No. 2 Reserve Price Rs.17,62,000.00 (Rupees Seventeen Lakhs Sixty two Thousand Two Hundred Only) Earnest Money Deposit Rs. 1,76,220.00 (Rupees One Lakh Seventy Six Thousand Two Hundred twenty Only)
2.	Branch : Sitaburdi 05 Mob:-9890435577 M/s. Bhumika Electricals Proprietorship Concern Through It's Proprietor Sh. Sanjay Rameshmal Nagrani (I) Lal Imli Square, Behind Sahu Hospital, Gandhibag, Ganjipeth , NAGPUR 440018 (II) Near Bridge , Gollibari Chowk, Itwari, Nagpur 440 002 (III) Plot no. 364, Bank Colony, Kamgar Nagar, Khairi Akashwani Kamthi, NAGPUR 440026 (iv) Flat no. H501, Pyramid City Phase 2, near WCL Office, Royal Town, Jaripatka, Nagpur 2) Mr. Sanjay Rameshmal Nagrani (Prop of the Firm) Flat no. H-501, Pyramid City Phase 2, near WCL Office, Royal Town, Jaripatka, Nagpur, 3) Mr Sanjay Rameshmal Nagrani (Individual Loan) Flat no. H-501, 5th Floor, Phase No. 2, Pyramid City , near WCL Office, Royal Town, Jaripatka, Nagpur 04) Mr. Kiran Sanjay Nagrani - Co applicant Flat no. H-501, 5th Floor, Phase No. 2, Pyramid City , near WCL Office, Royal Town, Jaripatka, Nagpur	NA	Rs.4,65,44,078.00 (Rupees Four Crore Sixty Five lakhs Forty Four Thousand seventy Eight Only) at applicable ROI plus other charges wef 31/12/2025	All the piece and parcel of land and apartment having build up area 333.336 sq mtrs approx., ground plus three floors, bearing NIT leasehold Plot no. 364 admeasuring about 386.59 Sq Mtrs Ie 4161.25 Sq Ft together with existing construction thereon, In the Indora Housing Accommodation Scheme of NIT being part and portion of entire land bearing Khasra no. 155/1 of Mouza- NARI, Division North, bearing City Survey no. 454, Sheet no. 406/104, Corporation House no. 2289/364, Ward no. 57 Zone no. 9, Tahsil and District Nagpur. Physical possession KNOWN ENCUMBRANCE Not Known	Reserve Price Rs.3,02,88,000.00 (Rupees Three Crore Two Lakhs Eighty Eight Thousand Only) Earnest Money Deposit Rs.30,28,800.00 (Rupees thirty Lakhs twenty eight Thousand Eight Hundred Only)
3.	Branch: Itwari Mob: 88278 07100 M/S ANM Ventures Private Limited (Borrower) Business Address: State Bank Colony, Bhalerao Public Secondary School, 1 Gaurakshan Ward, Ballarpur, Chandrapur 442701 Nagpur Address: - Shop No Ug-12, Upper Ground Floor at Ginger Square, Bus Stop, Main Road, Jaripatka, Nagpur 440014. Corporate Office Address: - State Bank Colony, Bhalerao Public Secondary School, 1 Gaurakshan Ward, Ballarpur, Chandrapur -442701.	Mr. Sheikh Muzeer Sheikh Jindawal (Director and Guarantor), R/o Address: - State Bank Colony, Bhalerao Public Secondary School, Gaurakshan Ward, Ballarpur, Chandrapur-442701. Mrs. Sheikh Vahida Muzeer (Director and Guarantor), R/o Address: - State Bank Colony, Bhalerao Public Secondary School, Gaurakshan Ward, Ballarpur, Chandrapur-442701 Mr Sheikh Nazeer Muzeer (Guarantor) R/o Address: - State Bank Colony, Bhalerao Public Secondary School, Gaurakshan Ward, Ballarpur, Chandrapur-442701	Rs. 2,08,32,993.00 (Rupees Two Crore eighty Two thousand Nine Hundred Ninety Three only) at applicable ROI plus other charges wef 01/12/2025	Property No.1: All that piece and parcel of land bearing survey no 117 admeasuring 9100 sq mtrs (0.91 hr) of mouza dahell within limits of gram panchayat Dahell, Tahsil Ballarpur, District Chandrapur (Physical possession) Property No.2 : 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 Haika 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, Together with 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	Property No.1: Reserve Price Rs. 1,54,73,000.00 (Rupees One Crore Fifty Four Lakhs seventy Three Thousand Only) Earnest Money Deposit Rs. 15,47,300.00 (Rupees Fifteen lakhs Forty Seven Thousand Three Hundred Only) Property No.2 Reserve Price Rs. 68,04,000.00 (Rupees Sixty Eight Lakhs Four Thousand Only) Earnest Money Deposit Rs. 6,80,400.00 (Rupees Six Lakhs Eighty Thousand Four Hundred Only)
4.	Branch: Wadi Mob: 9422824671 M/s. Sheetal Trading Company Borrower Ms Sheetal Amit Khandelwal Proprietor 202 203, Swapnil Enclave, Near Hotel Highway Glory, Amravati Road, Kachimate, Nagpur 440023 Khasra no.23/3, Godown No.4& 5, Tawakkal, Commercial Complex, Wadi, Tawakkal Layout, Nagpur -440023.	Mr.Amit Prakash Khandelwal Guarantor Proprietor of M/s.Uma Sales Corporation 202 203, Swapnil Enclave, Near Hotel Highway Glory, Amravati Road, Kachimate, Nagpur 440023. Khasra no.23/3, Godown No.4& 5, Tawakkal, Commercial Complex, Wadi, Tawakkal Layout, Nagpur -440023.	Rs.7,99,92,031.03 (Rupees seven Crore Ninety Nine Lakhs Ninety Two Thousand Thirty One only) plus Unapplied Interest Rs.15,81,873.00 , i.e Total Dues of Rs.8,15,73,905.00 plus other charges applicable ROI w.e.f. 08/05/2025	Property No. 1 : All that piece and parcel of Commercial Non-Agriculture Land admeasuring 50% undivided share admeasuring 0.05 hectares/500.00 Sq. Mtrs., (i.e. 5.00.00 Aar Sq. Mtrs.) North Side of Plot no.7 Part in Survey No.110 out of total Land admeasuring 1.52 hectares Mouza - Bidgaon, P. H. No.33, Class-1 Rights, Tahsil-Kamptee, District - Nagpur; and All that piece and parcel of Southern Side half portion admeasuring 0.095 hectares/950 Sq. Mtrs (i.e. 9.50.00 Aar Sq. Mtrs.) out of all that piece and parcel of Northern side Land bearing Plot No.8 Part in Survey No.110 out of total Land admeasuring 1.52 hectares Mouza Bidgaon, P. H. No. 33, Class-1 Rights, With Shed having total built up area of	Property No. 1 Reserve Price Rs. 3,02,56,000.00 (Rupees Three crore two lakhs Fifty Six Thousand Only) Earnest Money Deposit Rs. 30,25,600.00 (Rupees Thirty Lakhs Twenty Five Thousand Six Hundred Only) Property No. 2 Reserve Price and Earnest Money Deposit As per schedule 2

934.461 Sq. Mtrs., on aforesaid Land Tahsil-Kamptee, District Nagpur. (Physical possession)
Property No. 2: All that piece and parcel of total number of 8 shops bearing Shop No. 9, 10, 14, 15 and 20 situated on Basement/Lower Ground Floor, and Shop No. 18, 19 and 20 situated on Upper Ground Floor, total admeasuring about 146.82 Sq. Mtrs. (i.e.1.46.82 Aar Sq. Mtrs.,) mentioned as under in Non-Agriculture Field Survey No. 155/2/9, Plot No. 6, Mouza -WARUD, Nagar Panchayat-Warud, along with unfinished space left for Bathroom along with FSI Tah. Warud and District - Amravati and having Sale Deed Serial No. 412 dated 05/02/2019 and Sub-Registrar Office Warud Dist Amravati And
 All that piece and parcel of total number of 7 shops bearing Shop No. 6, 7, 8, 8-A, and 13 situated on Basement/Lower Ground Floor, and Shop No. 6 and 14 situated on Upper Ground Floors total admeasuring about 83.50 Sq. Mtrs. (i.e. 0.83.50 Aar Sq. Mtrs. Ma mentioned as under in Non-Agriculture Field Survey No. 155/2/6, Plot No. 6, Mouza -WARUD, Nagar Panchayat Warud, along with unfinished space left for Bathroom along with FSI Tah. Warud and District -Amravati. (Physical possession)

Schedule 1 (Property 2- Sheetal Trading Company)

Property	Reserve price Rs	Earnest Money Deposit Rs
Shop No.6-Basement	Rs. 9,19,260.00 (Rupees Nine Lakh Nineteen Thousand Two Hundred Sixty Only)	Rs. 91,926.00 (Rupees Ninety-One Thousand Nine Hundred Twenty-Six Only)
Shop No.7-Basement	Rs. 9,19,260.00 (Rupees Nine Lakh Nineteen Thousand Two Hundred Sixty Only)	Rs. 91,926.00 (Rupees Ninety-One Thousand Nine Hundred Twenty-Six Only)
Shop No.8-Basement	Rs. 9,19,260.00 (Rupees Nine Lakh Nineteen Thousand Two Hundred Sixty Only)	Rs. 91,926.00 (Rupees Ninety-One Thousand Nine Hundred Twenty-Six Only)
Shop No.8 A-Basement	Rs. 9,19,260.00 (Rupees Nine Lakh Nineteen Thousand Two Hundred Sixty Only)	Rs. 91,926.00 (Rupees Ninety-One Thousand Nine Hundred Twenty-Six Only)
Shop No.9-Basement	Rs. 12,01,860.00 (Rupees Twelve Lakh One Thousand Eight Hundred Sixty Only)	Rs. 1,20,186.00 (Rupees One Lakh Twenty Thousand One Hundred Eighty-Six Only)
Shop No.10-Basement	Rs. 12,01,860.00 (Rupees Twelve Lakh One Thousand Eight Hundred Sixty Only)	Rs. 1,20,186.00 (Rupees One Lakh Twenty Thousand One Hundred Eighty-Six Only)
Shop No.13-Basement	Rs. 9,19,260.00 (Rupees Nine Lakh Nineteen Thousand Two Hundred Sixty Only)	Rs. 91,926.00 (Rupees Ninety-One Thousand Nine Hundred Twenty-Six Only)
Shop No.14-Basement	Rs. 9,19,260.00 (Rupees Nine Lakh Nineteen Thousand Two Hundred Sixty Only)	Rs. 91,926.00 (Rupees Ninety-One Thousand Nine Hundred Twenty-Six Only)

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Shop No.15-Basement	Rs. 9,19,260.00 (Rupees Nine Lakh Nineteen Thousand Two Hundred Sixty Only)	Rs. 91,926.00 (Rupees Ninety-One Thousand Nine Hundred Twenty-Six Only)
Shop No.20- Basement	Rs. 11,78,010.00 (Rupees Eleven Lakh Seventy-Eight Thousand Ten Only)	Rs. 1,17,801.00 (Rupees One Lakh Seventeen Thousand Eight Hundred One Only)
Shop No.6- U.G.F	Rs. 8,80,740.00 (Rupees Eight Lakh Eighty Thousand Seven Hundred Forty Only)	Rs. 88,074.00 (Rupees Eighty-Eight Thousand Seventy-Four Only)
Shop No.14- U.G.F	Rs. 8,80,740.00 (Rupees Eight Lakh Eighty Thousand Seven Hundred Forty Only)	Rs. 88,074.00 (Rupees Eighty-Eight Thousand Seventy-Four Only)
Shop No.18- U.G.F	Rs. 8,80,740.00 (Rupees Eight Lakh Eighty Thousand Seven Hundred Forty Only)	Rs. 88,074.00 (Rupees Eighty-Eight Thousand Seventy-Four Only)
Shop No.19- U.G.F	Rs. 8,80,740.00 (Rupees Eight Lakh Eighty Thousand Seven Hundred Forty Only)	Rs. 88,074.00 (Rupees Eighty-Eight Thousand Seventy-Four Only)
Shop No.20- U.G.F	Rs. 11,28,690.00 (Rupees Eleven Lakh Twenty-Eight Thousand Six Hundred Ninety Only)	Rs. 1,12,869.00 (Rupees One Lakh Twelve Thousand Eight Hundred Sixty-Nine Only)

5.	Branch: Itwari Mob: 7000602268 M/S NIHARI CORN LLP	NA	Rs. 6,46,76,977.00 (Rupees six crore forty six Lakhs seventy six Thousand Nine Hundred Seventy Seven only) plus other charges at applicable ROI wef 30/01/2026	All that piece and parcel of plot no 21 (IT-21) having area of 6080.83 sq mtrs with construction area of 6212.233 sq mtrs, in information technology park, parsodi, nagpur, house 1641/d/21,mouza no parsodi, taluka nagpurncity and dist nagpur Symbolic possession SA/95/2026 DRT Nagpur Not unknown	Reserve Price Rs. 48,37,00,000.00 (Rupees forty Eight Crore Thirty Seven Lakhs only) Earnest Money Deposit Rs. 4,83,70,000.00 (Rupees Four Crore Eighty Three Lakhs Seventy thousand only)
	<p>Business Address: F No-504, A wing, Building No 1,5 No 301/1/1/2 to 14., Plot no 19,21,22,23,24/1, Near Takle Nagar, Nashik, Maharashtra-422003 Factory address:- Sarveshwari cold storage, Gat No 192/10, Near Pachora Vani Phata, PO-Pachore wani, Tah-Niphad, Dist-Nashik, New Mumbai Agra Highway, Maharashtra-440022 Corporate office address:-PLOT No 21,IT PARK, Gayatri Nagar, MIDC, Parsodi, Ranapratap Nagar, Nagpur-440022</p>				

Borrower & Partners (2.) Mr Ravindra Mathuraprasad Gupta Address:- Flat no 504, A Wing, 5th floor, Nilkanth riverview Apartment, Takle Nagar, Opposite Panchvati college,old Adgaon Naka, Nashik, Mah-422003 (3.) **Mrs Sunita Singh Address:-**192/10,NH-3, Opp Rangat Hotel, Pachora wani, Pimpalgaon, Baswant, Nashik, Mah-422209 (4.) **Mr Sheldon Ignatius Rodrigues Address:-**10-B, Nirmal 26 Jalprakash road, Next to Pathare Prabhu Hall, Andheri west, VCT Mumbai, PO Andheri Railway Station, Sub Dist Mumbai, Mah-400058 (5.) **Mr Shishri Diwakar Mude) Address:-** Near Centre Point School, Plot no 28, Utkarsh Society, Dabha, Nagpur-440023 **Guarantors- (6.) Mr Ravindra Mathuraprasad Gupta Address:-** Flat no 504, A Wing, 5th floor, Nilkanth riverview Apartment, Takle Nagar, Opposite Panchvati college,old Adgaon Naka, Nashik, Mah-422003 (7.) **Mrs Sunita Singh Address:-** 192/10,NH-3, Opp Rangat Hotel, Pachora wani, Pimpalgaon, Baswant, Nashik, Mah-422209 (8.) **Mr Sheldon Ignatius Rodrigues Address:-** 10-B, Nirmal 26 Jalprakash road, Next to Pathare Prabhu Hall, Andheri west, VCT Mumbai, PO Andheri Railway Station, Sub Dist Mumbai, Mah-400058 (9.) **Mr Shishri Diwakar Mude) Address:-** Near Centre Point School, Plot no 28, Utkarsh Society, Dabha, Nagpur-440023 (10.) **MR.DILIP KRISHNARAO SONTAKY Address:-** House No 1149/B/3, Ring Road, Near Centre Point School, Utkarsha Society, Dabha, Nagpur-440023 (11.) **MR MRS JAYASHREE DILIP SONTAKY Address:-** House No 1149/B/3, Ring Road, Near Centre Point School, Utkarsha Society, Dabha, Nagpur-440023 (12.) **M/S Premier Technology pvt ltd Address:-** PLOT No 21,IT PARK, Gayatri Nagar, MIDC, Parsodi, Ranapratap Nagar, Nagpur-440022 (13.) **M/S Aspiring Energy Partners LLP Address:-** Plot no 234 Utkarsha Gruh Nirman Society, Dabha road, Nagpur, Mah-440023.

Note : No known encumbrance is as above. Interested bidders may enquiry independently regarding same. For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-foreseles-search> provided in the Bank's website and also on PSB Alliance Baanknet portal <https://baanknet.com/eauction-psb/home>

Possession Type: as above; Bid Increase Amount Rs. 25,000/- (Rupee Five Twenty Five Thousand Only) **Date & time of E-auction- 16/04/2026, From 11.00 a.m. to 03.00 p.m.**
Date & Time for inspecting the property 13/04/2026 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 Fifteen (15) days' statutory notice under SARFAESI Act to the above mentioned accounts' borrowers/guarantors/mortgagors. (3) For additional information please contact on 0712-2545021; e-mail: emrecovery_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: 27/03/2026
Place: Nagpur
(Kailash Ahirwar)
Authorised Officer