

**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
बैंक ऑफ महाराष्ट्र लिमिटेड  
प्लॉट नं. 100, टाटा टावर, 12th फ्लोर, मुंबई - 400022  
H. Q. Tolkargate, 1001, Shivajinagar, Pune - 411005

**नागपुर अंचल/ Nagpur Zone "महाबैंक भवन", सितार्बडी,  
नागपुर - 440009 "Mahabank Bhavan", Munje Chowk, Sitabuldi,  
Nagpur - 440012 टेलिफोन : 0712-2545020/21/29  
ई-मेल / E-mail : zmnagpur@mahabank.co.in, dzmnagpur@mahabank.co.in**

**नागपुर नगरपालिका**  
नागपुर नगरपालिका, नागपुर - 440001  
नागपुर नगरपालिका, नागपुर - 440001

आर/ले/ए-ऑक्शन/ARB/2024-25

Date: 17/02/2025

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 Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11/03/2025 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.	<b>Borrower : Dr. Sonal Prakash Wasnik</b> Flat No. 1602, Tower No.3 Capital Heights, Medical College Road, Hanuman Nagar, Nagpur 440009 <b>Guarantor : i) Dr. Arinash Onkar Kamble</b> Flat No. 1602, Tower No.3 Capital Heights, Medical College Road, Hanuman Nagar, Nagpur 440009	<b>Rs. 6,06,44,318.00</b> (Rupees Six Crore Six Lakhs Forty-Four Thousand Three Hundred Eighty and Eighteen Only) Applicable ROI w.e.f 13.02.2025 + Other Charges and Expenses	<b>i) Apartment No. 5A/1 and Apartment No. 5A/3</b> covering carpet area of 119.60 Sq. Mtrs. On the Fifth Floor of a building constructed thereon and known and styled as "HYATT MEDICARE", situated at Dr. N. B. Khare Marg, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 4, in Tahsil & District Nagpur and <b>bounded as under</b> : On or towards the North : Plot No.12/1, On or towards the East : Portion in occupation of Sh. Pratap Dashrath Sathe & Sh. Vijay Dashrath Sathe and conservancy line thereafter, On or towards the West : Road, On or towards the South : Road <b>(Physical Possession)</b> <b>ii) All that piece and parcel of land situated within the limits of NIT and NMC, Mouza - Indora, P.H. No. 11, Ward No. 57, Tah. Nagpur (City), Dist. Nagpur</b> bearing Nazul Plot No. 81 admeasuring 3283.125 Sq. Ft. (305.01 Sq. Mtrs.) [As per City survey admeasuring 325 Sq. Mtrs. Corporation House No. 334/A, Sheet No. 294/55, Chaita number 137, City Survey No.1685, and <b>bounded as under</b> : On East: Half portion of Plot No. 81 in occupation of Sh. Rajendra Madhaji Meshram & others, On West : Road, On North : House of Sh. Chaurasiya, On South : House of Sh. Shamrao Chhimkarn <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 2,23,25,000.00</b> (Rupees Two Crore Twenty Three Lakhs Twenty Five Thousand Only) <b>Earnest Money Deposit : Rs. 22,32,500.00</b> (Rupees Twenty Two Lakh Thirty Two Thousand Five Hundred Only)
2.	<b>Borrower : M/s. Zade Milk Chilling Industries</b> At Khandala Post Chacher, Ramtek, Nagpur 441106 <b>i) Mr. Manish Sunil Zade (Proprietor)</b> At Khandala Post Chacher, Ramtek, Nagpur 441106 <b>Guarantors : i. Ms. Muktabai Vasantaji Zade</b> Ward No.3 Khandala (Gangner), Post Chacher, Ramtek, Nagpur 441106	<b>Rs. 2,12,03,953.00</b> (Rupees Two Crore Twelve Lakhs Three Thousand Nine Hundred and Fifty Three Only) Applicable ROI w.e.f 13.02.2025 + Charges and Other Expenses	<b>i) All those pieces and parcels of land having Khasara No. 649</b> admeasuring 0.25 HR, in the entire land bearing Survey/ Khasara No. 649, PSK 39, Occupancy Class I, within the limit of Gram Panchayat Nagardhan, Mouza Nagardhan Tah. Ramtek District Nagpur and <b>bounded as under</b> : On the North : Survey No. 647, On the East : Hamalpur Shiv, On the West : Survey No. 648 & 650, On the South : Survey No. 650 <b>Together with buildings and structures constructed/ to be constructed thereon. (Physical Possession)</b> <b>ii) Machinery Roller Can Conveyor, Can Tipping Bar, Electronic Weighing Scale, Milk Weigh Bowl Refrigeration System (Ammonia), Strainer, Milk Storage Tank, Strainer, Milk Dump Tank, Milk feed Pump for Chiller, Raw Milk Chiller, Raw Milk Storage Tank, SS Product, CIP Pipelines, Chilled Water Pipes. (Physical Possession)</b>	<b>Reserve Price : Rs. 53,00,000.00</b> (Rupees Fifty Three Lakhs Only) <b>Earnest Money Deposit : Rs. 5,30,000.00</b> (Rupees Five Lakhs Thirty Thousand Only)
3.	<b>Borrower : M/s Shiva Minerals</b> 57, Flat No. D/2, Kanchangeet Apartment, Shivaji Nagar, Nagpur 440033 <b>Prop. : i) Mr. Ashish R Belorkar</b> 57, Flat No. D/2, Kanchangeet Apartment, Shivaji Nagar, Nagpur 440033 <b>Guarantors : i) Dr. Rajiv S. Marawar</b> 201, Bajirabhu Nagar, Nagpur 440033. <b>ii. Mrs. Rachana Ashish Belorkar</b> 57, Flat No. D/2, Kanchangeet Apartment, Shivaji Nagar, Nagpur 440033	<b>Rs. 6,28,56,904.00</b> (Rupees Six Crore Twenty Eight Lakhs Fifty Six Thousand Nine Hundred and Four Only) Applicable ROI w.e.f 13.02.2025 + Charges and Other Expenses	<b>i) All the pieces and parcels of land situated being and lying at village Ghatnaji in the registration Dist Yeotmal Sub Dist Ghatnaji admeasuring 1506.90 sq ft and Bearing CTS/ Survey nos. 7/1 (Old), 76 (New) Plot No. 20 (Part) bounded as under</b> : On the North : Layout Road, On the East : Layout Plot No. 21, On the West : Half Portion of Plot No. 20, On the South : 10 Feet Lane <b>Property is Owned By Mr. Ashish Belorkar (Physical Possession)</b> <b>ii) All the pieces and parcels of non agricultural land situated being and lying at village Ghatnaji in the registration Dist Yeotmal Sub Dist Ghatnaji admeasuring 400 sq meters and bearing Khasra no. 4, and bounded as under</b> : On the North : Nagar Parishad Road, On the East : Nagar Parishad Road, On the West : Land of Shri Thakare, On the South : Land of Shri Ramesh Belorkar <b>Property is Owned By Mr. Ashish Belorkar (Physical Possession)</b>	<b>Reserve Price : Rs. 7,48,000.00</b> (Rupees Seven Lakhs Forty Eight Thousand Only) <b>Earnest Money Deposit : Rs. 74,800.00</b> (Rupees Seventy Four Thousand Eight Hundred Only)
4.	<b>Borrower : Mr. Banti Sureshal Rajpal</b> Flat No. 405, 4th Floor "Pearl Residency" Opposite Kamal Plaza Dastur Nagar, Amaravti 444606 <b>Guarantors : i) Mr. Suresh Khyaldas Rajpal</b> Flat No. 405, 4th Floor "Pearl Residency" Opposite Kamal Plaza Dastur Nagar, Amaravti 444606.	<b>Rs. 32,48,206.00</b> (Rupees Thirty-Two Lakhs Forty Eight Thousand Two Hundred and Six Only) Applicable ROI w.e.f 13.02.2025 + Charges and Other Expenses	<b>Equitable Mortgage Flat No.405, 4th Floor, Pearl Residency Situated on Plot No 1,2,3 &amp; 4, total plot area 1238.24 Sq. Mtrs undivided Share 2.77% field survey No 59/3, at Mouja Rajapeth Pragnae Badnera Tq. &amp; District Amravati Admeasuring built up area 69.52 Sq. Mtrs. The property is owned by Mr. Banti Suresh Rajpal and is <b>bounded as under</b> : On the North : Open Space, On the East : Flat No.404 of Mr. Amar Rajpal, On the West : Flat No. 406 of Mr. Dafade, On the South : Open Terrace Together with buildings and structures constructed/ to be constructed thereon and all furniture and fixtures standing lying or being thereon. <b>(Physical Possession)</b></b>	<b>Reserve Price : Rs. 28,50,000.00</b> (Rupees Twenty Eight Lakhs Fifty Thousand Only) <b>Earnest Money Deposit : Rs. 2,85,000.00</b> (Rupees Two Lakh Eighty Five Thousand Only)
5.	<b>Borrower : i) M/s Daan Cotex Industries Limited</b> Khasra No. 24, Mouza No. 98, Mouza Ghogra, Post Khapa, Tal. Narkhed, Dist. Nagpur Pin 441305 <b>2) Mr. Anil Shaligram Katole</b> At Jaysingh Layout, Panchwati, Tal. Katol, Dist. Nagpur - 441302 <b>3) Mr. Anil Bhagwantrao Jodh</b> Post-Lohari Sawanga, Tal. Narkhed, Dist. Nagpur - 441305 <b>Guarantor : i) Mrs. Shubhangi Narendra Satpute</b> C/o. Mr. Gangadhar Satpute, At Jaysingh Layout, Panchwati, Tah. Katol, Dist. Nagpur - 441302 <b>2) Mr. Anil Bhagwantrao Jodh</b> At Jettapur Post-Lohari Sawanga, Tal. Narkhed, Dist. Nagpur - 441305 <b>3) Mr. Anil Shaligram Katole</b> At Jaysingh Layout, Panchwati, Tal. Katol, Dist. Nagpur - 441302 <b>4) Mr. Sunil Bhagwantrao Jodh</b> At Jettapur Post-Lohari Sawanga, Tal. Narkhed, Dist. Nagpur - 441305 <b>5) Mr. Shaligram Marotrao Katole</b> At Jettapur Post-Lohari Sawanga, Tal. Narkhed, Dist. Nagpur - 441305 <b>6) Mrs. Manisha Anil Katole</b> At Jettapur Post-Lohari Sawanga, Tal. Narkhed, Dist. Nagpur - 441305 <b>7) Mr. Gangadhar Natthuji Satpute</b> At Jaysingh Layout, Panchwati, Tah. Katol, Dist. Nagpur - 441302 <b>8) Mr. Purushottam Bhagwantrao Ughade</b> At Nabira Layout Panchwati Tal. Katol, Dist. Nagpur - 441302 <b>9) Mrs. Ashatai Purushottam Ughade</b> At Panchwati Road, Near Parwati Mangal Karyalaya, Katol, Dist. Nagpur - 441302 <b>10) Mr. Sarang Jodh</b> At Jettapur Post-Lohari Sawanga, Tal. Narkhed, Dist. Nagpur - 441305	<b>Rs. 4,18,43,353.00</b> (Rupees Four Crore Eighteen Lakhs Forty Three Thousand Three Hundred and Fifty Three Only) Applicable ROI w.e.f 13.02.2025 + Charges and Other Expenses	<b>i) The main factory ginning building, MS Shed (GI Sheet Roof approx. 1120.0 sq. mtr) &amp; 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 Khat No.60, Mouza Ghogra, Dist. Nagpur. <b>(Physical Possession)</b> <b>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 Khat No. 60, Mouza Ghogra Tah Narkhed Dist Nagpur Non Agriculture Order passed by Collector Nagpur in Revenue Case No. 208/NAP-34/2016-2017 did 09.03.2017 Non Agriculture Land admeasuring 13500.00 sq mts (145314.00 sq ft) within city limits of Gram panchayat Ghogra Tah Narkhed &amp; Dist Nagpur and the said property is <b>bounded as under</b> : 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. <b>(Physical Possession)</b></b></b>	<b>Reserve Price : Rs. 26,60,000.00</b> (Rupees Twenty Six Lakhs Six Thousand Only) <b>Earnest Money Deposit : Rs. 2,66,000.00</b> (Rupees Two Lakh Sixty Six Thousand Only)
6.	<b>Borrower : M/s Shri Tirupati Constructions</b> <b>i) Prop. Shri. Nitin Subhash Sharma</b> Flat No. 1203, 12th Floor of Tower No. 2 of Tata Capital Heights, Ward No. 11, Near Medical Square, Rambagh, Nagpur; Ta. & Dist - Nagpur - 440009 <b>Guarantors : i) Shri. Nitin Subhash Sharma</b> Flat No. 1203, 12th Floor of Tower No. 2 of Tata Capital Heights, Ward No. 11, Near Medical Square, Rambagh, Nagpur; Ta. & Dist - Nagpur - 440009 <b>ii) Shri. Atul Anant Rao Bangre</b> At 443, Loha Oli, Bangre Mohalla, Itwari, Nagpur; Ta. & Dist - Nagpur - 440024 <b>iii) Mrs. Astha Nitin Sharma</b> At Flat No. 1203, 12th Floor of Tower No. 2 of Tata Capital Heights, Ward No. 11, Near Medical Square, Rambagh, Nagpur; Ta. & Dist - Nagpur - 440009	<b>Rs. 7,20,15,580/-</b> (Rupees Seven Crore Twenty Lakh Fifteen Thousand Five Hundred Eighty Only) plus interest w.e.f 13.02.2025 + other charges and other expenses as applicable thereon	<b>All those pieces and parcels of Commercial Blocks Unit no. 301-A, 301-B, 301-D &amp; 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 &amp; Dist. - Nagpur; <b>bounded as under</b> : 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 Anant Rao Bangre <b>(Physical Possession)</b></b>	<b>Reserve Price : Rs. 92,05,500.00</b> (Rupees Ninety Two Lakh Five Thousand Five Hundred Only) <b>Earnest Money Deposit : Rs. 9,20,550.00</b> (Rupees Nine Lakh Twenty Five Thousand Five Hundred and Fifty Only)
7.	<b>Borrower : i) Mr. Abdul Sharique Abdul Khalique Patel</b> Office : Plot No. 46, Ameena Patel Manzil, CA Road, Dosar Bhawan Chowk, Ganjipeth, Nagpur, Maharashtra 440018 <b>ii) Mrs. Sahiba Sharique Patel</b> Flat No. 204, Aman Plaza, Opposite S Mart, Adarsha Nagar, Jafar Nagar, Katol Road, Nagpur, Maharashtra 440013 <b>AND</b> <b>Borrower : M/s. Patel Trading Company</b> <b>Prop. : Mr. Abdul Sharique Abdul Khalique Patel</b> <b>Guarantors : i) Ms. Sahiba Sharique Patel</b> Plot No. 46, Ameena Patel Manzil, CA Road, Dosar Bhawan Chowk, Ganjipeth, Nagpur, Maharashtra 440018	<b>Rs. 99,64,287.00</b> (Rupees Ninety Nine Lakhs Sixty Four Thousand Two Hundred Eighty Seven Only) Applicable ROI w.e.f 01.01.2025 + Other Charges and Expenses	<b>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 "AMEENA 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 CR S II Scheme of NIT west precinct CR S layout Central Avenue Road Gandhibagh Mouza Nagpur Tah and Dist. Nagpur, within the limit of Nagpur Municipal Corporation. <b>(Physical Possession)</b></b>	<b>Reserve Price : Rs. 69,94,375.00</b> (Rupees Sixty Nine Lakhs Ninety Four Thousand Three Hundred and Seventy Five Only) <b>Earnest Money Deposit : Rs. 6,99,437.00</b> (Rupees Six Lakh Ninety Nine Thousand Four Hundred & Thirty Seven Only)

Sr. No.	Name of Borrower and Guarantors	Total Amount Due	Short description of the immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
8.	<b>Borrower : M/s ND Foods</b> Plot No. 63-A, 64-70-A, 71-A, Mouza Lava, Nagpur (Gramin) 440023 <b>Mr. Rahul Yogesh Dhakate</b> Shop No.10, Ratan Plaza-1, Near Regal Theatre, Ghat Road, Nagpur 440012 <b>Mr. Anup Sheshrao Naidu</b> Shop No.10, Ratan Plaza-1, Near Regal Theatre, Ghat Road, Nagpur 440012	<b>Rs. 80,57,196.00</b> (Rupees Eighty Lakhs Fifty Seven Thousand One Hundred & Ninety Six Only) Applicable ROI w.e.f 13.02.2025 + Other Charges and Expenses	The Rajskal 100 GM & 200 GM Cylinder, Furniture etc., Polyester Printed Laminated Rolls, Automatic Vertical High Speed FFS Machine for Namkin Packaging, Semi Automatic Frym Plant and 10 Head Weigher Machine. <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 10,37,875.00</b> (Rupees Ten Lakhs Thirty Seven Thousand Eight Hundred & Seventy Five Only) <b>Earnest Money Deposit : Rs. 103787.00</b> (Rupees One Lakh Three Thousand Seven Hundred & Eighty Seven Only)
9.	<b>Borrower : Rajvardhan Gining And Oil Factory</b> At Post Khed Tq Morshi Dist Amravati <b>Mr. Rupesh Ramesh Deshmukh</b> Hanuman Chowk, Khed Tq Morshi Dist Amravati <b>Guarantors : i) Mr. Ramesh Vinayakrao Deshmukh</b> Hanuman Chowk, Khed. Tq Morshi, Dist. Amravati <b>ii) Mrs. Rekha Ramesh Deshmukh</b> Hanuman Chowk, Khed, Tq. Morshi, Dist. Amravati <b>iii) Mr. Amol Ramesh Deshmukh</b> Hanuman Chowk, Khed, Tq. Morshi, Dist. Amravati <b>iv) Mrs. Rita Rupesh Deshmukh</b> Hanuman Chowk, Khed, Tq. Morshi, Dist. Amravati	<b>Rs. 1,34,40,724.00</b> (Rupees One Crore Thirty Four Lakhs Forty Thousand Seven Hundred Twenty Four Only) Applicable ROI w.e.f 01.01.2025 + Other Charges and Expenses	<b>i) All piece and parcel of Immovable Property in the name of Shri Rupesh Rameshrao Deshmukh and Smt. Rita Rupesh Deshmukh, admeasuring 128.65 Sq. Mtrs. And 212.715 Sq. Mtrs. Total built up area of 198.873 Sq. Mtrs. Property No. 0900074 &amp; 0900075 respectively Balsamudrapura, Ward No. 9, Ph. No. 27, Mouza No. 19, Mouza - Kalmeshwar, Dist. Nagpur. Within the limits of Kalmeshwar Nagarparishad, Dist. Nagpur. Bounded as under : On the North : Compound Wall of Mr. Takalkhede, On the East : House of Nimbaikar, On the West: Nagar Parishad School, On the South: 3Ft. Wide Lane <b>(Physical Possession)</b> <b>ii) All piece and parcel of Residential House No.250/1, 401/402 and New Property No.288, (Gaonthan Area G+1), Ward No.2 situated at Khed, Tal-Morshi, District - Amravati Admeasuring Area 129.37 Sq. Mtrs and is <b>bounded as under</b> : On the North : Road, On the East : House of Vishwash Deshmukh, On the West : House of Shrikant Deshmukh, On the South : House of Laxmanrao Deshmukh <b>The Property is owned by Rameshrao Vinayakrao Deshmukh (Guarantor) (Symbolic Possession)</b> <b>iii) All piece and parcel of Register Mortgage of Factory, Shed &amp; 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 <b>bounded as under</b> : On the North : Gaonthan, On the East : Field of Dr. Dhote, On the West : Road, On the South : Aditya Mandavdage <b>The Property is owned by Rekhabai Rameshrao Deshmukh (Guarantor) (Physical Possession)</b></b></b></b>	<b>Reserve Price : Rs. 41,96,625.00</b> (Rupees Forty One Lakhs Ninety Six Thousand Six Hundred & Twenty Five Only) <b>Earnest Money Deposit : Rs. 419662.00</b> (Rupees Four Lakhs Nineteen Thousand Six Hundred & Sixty Two Only)
10.	<b>BORROWER : Mr. Harish Hemraj Wange and Mrs. Megha Harish Wange</b> Quarter No. 163/3, WCL Colony, Near Masjid Chankapur, Post Sillewara Saoner, Nagpur 441109	<b>Rs. 65,83,229</b> (Rupees Sixty Five Lakhs Eighty Three Thousand Two Hundred And Twenty Nine Only) Applicable ROI w.e.f 07.11.2024 + Other Charges and Expenses	All that piece and parcel of land being half portion of Northern Side of the Plot No. 65 Admeasuring 83.61 Sq. Mtrs (900 Sq. Ft.) in Shivnagi Co-Operative Housing Society at Mouza Digphori Khasara No. 62/2, P.H. No. 34, City Survey No. 250, Sheet No. 30, Ward No. 21 within the limits of NMC and NIT, Tehsil Nagpur and District Nagpur and the Property is <b>bounded as under</b> : On the North : Plot No. 64, On the East : Road, On the West : Open Space, On the South : Half Portion of Plot No. 65/House of SK Kabir <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 43,20,000.00</b> (Rupees Forty Three Lakhs Twenty Thousand Only) <b>Earnest Money Deposit : Rs. 432000.00</b> (Rupees Four Lakh Thirty Two Thousand Only)
11.	<b>BORROWER : M/s Ashoki Steel Prop. : Mr. Ashok Kumar Shrivalkrishan Agrawal</b> <b>Guarantor : Mr. Santosh Ashok Kumar Agrawal</b> <b>Both Add. : Flat No. 106, Plot No. 77, Gayatri Look Apartment, Near Vijaya Bank, Satnami Nagar, Ambedkar Chowk, Bagadganj, Nagpur 440008</b>	<b>Rs. 1,16,36,745.00</b> (Rupees One Crore Sixteen Lakhs Thirty Six Thousand Seven Hundred Forty Five Only) Applicable ROI w.e.f 07.11.2024 + Other Charges and Expenses	All that RCC super structure comprising of Apartment/Flat No. 106, situated on First floor on the building standing on NIT lease hold Plot No.77, the building known and styled as "Gayatri Lok " covering built up area Adm 61.188 Sq. Mtrs bearing Municipal Corporation House No.139/19, Ward No.23, in Ananth Vidhyarthi Gharu Layout, Circle No.11/16, Division No.3, City Survey No.112 Sheet No.184, Chhata No. 134 of Mouza Nagpur, Plot Adm 715.66 Sq. Mtrs. together with 5.00% undivided share and interest in said land situated at Bagadganj within city limits of Nagpur and Tah and District Nagpur and the said plot is <b>bounded as under</b> : On the North : Plot No. 76, On the East : Road, On the West : Road, On the South : Plot No. 78 <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 50,31,000.00</b> (Rupees Fifty Lakhs Thirty One Thousand Only) <b>Earnest Money Deposit : Rs. 503100.00</b> (Rupees Five Lakh Three Thousand One Hundred Only)
12.	<b>BORROWER : Mr. Sandeep Vinayakrao Baiwar Co-Borrower: Mr. Vishwasrao Vinayakrao Baiwar</b> <b>Both Add. : Plot No. 32, Shiv Nagar, Near Parate Layout, Khamla, Nagpur 440025</b>	<b>Rs. 54,50,320.00</b> (Rupees Fifty Four Lakhs Fifty Thousand Three Hundred Twenty Only) Applicable ROI w.e.f 12.10.2024 + Charges and Other Expenses	All that piece and parcel of land bearing Plot No. 181 of Jal Durga Gruha Nirman Sahakari Sansthan Maryadit Total Admeasuring about 121.99 Sq. Mts, actual area owned and mortgaged 50% of total area i.e.615Sq.Mts bearing a portion of 1st floor including the all connection fitting electric and water meter and all other easementary rights apparent and belonging thereto bearing Corporation House No. 3510/181, CTS No. 571, Sheet No. 704, Ward No. 15, Mouza Somalwada, situated at Jal Durga Society No. 3, Somalwada, Somalwada, Nagpur, within the limit of NMC and NIT, Tahsil and District Nagpur and <b>bounded as under</b> : On the North : 6.00 mts wide road, On the East : 7.50 mts. wide road, On the West : Plot No. 182, On the South : 6.00 mts wide road <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 46,00,000.00</b> (Rupees Forty Six Lakhs Only) <b>Earnest Money Deposit : Rs. 4,60,000.00</b> (Rupees Four Lakhs Sixty Thousand Only)
13.	<b>Borrowers : Mr. Vinay Tarachand Upare</b> House No. 1867, Prabudha Vihar, Upare Mohalla, Pardi Bhandewadi, Nagpur - 440035 <b>Guarantor : Mrs. Darshana Vinay Upare</b> House No.1867, Prabudha Vihar Upare Mohalla, Pardi, Bhandewadi, Nagpur - 440035	<b>Rs. 1,04,82,273.00</b> (Rupees One Crore Four Lakhs Eighty Two Thousand Two Hundred Seventy Three Only) Applicable ROI w.e.f 07.11.2024 + Charges and Other Expenses	All that piece and parcel of the land bearing Plot No. 35, admeasuring about 190.740 sq. mtrs (2063.12 Sq. Ft.) together with the Ground floor & first floor RCC superstructure Construction thereon, admeasuring about 113.76 Sq. Mtr., in scheme / layout known as "PRABHA CITY" being a portion of entire land bearing Khasra No. 191/3-B, 191/4, total area admeasuring about 0.81 Hectors & 1.21 hectors respectively of Mouza - Pawangan, P.H. No. 18, Tahsil Kamptee and Dist. - Nagpur having the four <b>Boundaries as under</b> : East: Plot No. 36, North : other Khasra, South: Plot No. 34 West: 9.00 mtrs. Wide Road. <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 49,50,000.00</b> (Rupees Forty Nine Lakhs Fifty Thousand Only) <b>Earnest Money Deposit : Rs. 495000.00</b> (Rupees Four Lakh Ninety Five Thousand Only)
14.	<b>Borrower : Mr. Ashish Arvind Yerpude</b> Plot No. 45, Near Mokarwadi, Opposite Mehar Atta Chakki, Bhawani Mandir Road, Nagpur - 440008 <b>Co-Borrower : Mrs. Deepali Ashish Yerpude</b> Plot No. 45, Near Mokarwadi, Opposite Mehar Atta Chakki, Bhawani Mandir Road, Nagpur - 440008	<b>Rs. 28,22,573.00</b> (Rupees Twenty Eight Lakhs Twenty Two Thousand Five Hundred Seventy Three Only) Applicable ROI w.e.f 07.11.2024 + Charges and Other Expenses	All that piece and parcel of plot No. 45, admeasuring East-West 30 ft and North-South 20 ft. total area 600 Sq. Ft. (55.74 Sq. Mt.) (as per NIT release letter) and having total built up area 28.3230 Sq. Mtrs. Of Mouza - Punapur, P.H. No. 34, Khasra No. 46-47/1, in the layout of Kirtidhar Co-op. Housing Society Lit. Nagpur bearing NMC Housing No. 3946/A/45 in Ward No. 21, Zone No. 8, Sheet No. 1050/33, City Survey No. 165, within the limits of Municipal Corporation and Nagpur Improvement trust, Tehsil and District Nagpur <b>bounded as under</b> : On the North : Plot No. 44, On the East : Plot No. 58, On the West : 20 Ft Wide Road, On the South : Plot No. 46. <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 19,90,000.00</b> (Rupees Nineteen Lakhs Ninety Thousand Only) <b>Earnest Money Deposit : Rs.199000.00</b> (Rupees One Lakh Ninety Nine Thousand Only)
15.	<b>Borrower : i) Mr. Ganpatlal Jagdishprasad Vyas</b> Kali Sadak, Ram Mandir Ward, Hinganghat, District Wardha - 442301 <b>Co-Borrower : i) Mr. Chandraprakash Jagdishprasad Vyas</b> Kali Sadak, Ram Mandir Ward, Hinganghat, District Wardha - 442301 <b>ii) Mrs. Sulochana Ganpatlal Vyas</b> Kali Sadak, Ram Mandir Ward, Hinganghat, District Wardha - 442301	<b>Rs. 37,48,652.00</b> (Rupees Thirty Seven Lakhs Forty Eight Thousand Six Hundred Fifty Two Only) Applicable ROI w.e.f 07.11.2024 + Other Charges and Expenses	All that pieces and parcel of existing NA land at Plot No. 24, Survey No 90/1, Old Survey No. 64/1, P.H. No. 6, Mouza Shahalangi, Taluka Hinganghat, District Wardha, Admeasuring 194.48 Sq Mtr and <b>bounded as under</b> : On or towards North : Plot No. 23, On or towards East : 20 feet layout Road, On or towards the West : Plot No. 27, On or towards the South: Plot No. 25 <b>(Symbolic Possession)</b>	<b>Reserve Price : Rs. 26,50,000.00</b> (Rupees Twenty Six Lakhs Sixty Thousand Only) <b>Earnest Money Deposit : Rs. 265000.00</b> (Rupees Two Lakh Sixty Six Thousand Only)
16.	<b>Borrower : JRK Trading Company Partner : i) Mr. Rupam Rameshrao Kamdi</b> Sant Dyaneshwar Ward, Hinganghat, Dist. Wardha - 442301. <b>ii) Mrs. Deepali Jitendra Kamdi</b> Sant Dyaneshwar Ward, Hinganghat, Dist Wardha - 442301. <b>Guarantors : i) Mr. Jitendra Rameshrao Kamdi</b> Sant Dyaneshwar Ward, Hinganghat, Dist Wardha - 442301.	<b>Rs. 1,05,69,996.00</b> (Rupees One Crore Five Lakh Sixty Nine Thousand Nine Hundred Ninety Six Only) Applicable ROI w.e.f 14.10.2024 + Other Charges and Expenses	<b>i) All that pieces and parcel of the N. A. Plot situated at Mouza-Shahalangdi, Mouza No. 159, Talathi Saja No. 06, Tah-Hinganghat, Dist. Wardha, Bearing : Non-agricultural Land Survey No. 144/1, admeasuring plot Area 600.00 Sq. Mtr. (6458.34 Sq. Ft.) &amp; Total Built up Area 289.85 Sq. Mtr. (3120.00 Sq. Ft.) situated at Mouza Shahalangi, within the under of Municipal Council Hinganghat in Sant Dryaneshwar Ward No. 08, Municipal House No. 87/1, Tah. Hinganghat, Dist. Wardha Admeasuring Plot Area 174.72 Sq. Mtr. (1880.00 Sq. Ft.) and <b>bounded as under</b> : On the North : Remaining plot area of Shri Rupam Kamdi, On the East : NH No. 7, On the West : House of Shri Sahare, On the South : Remaining plot area of Shri Ramesh Kamdi <b>(Symbolic Possession)</b> <b>ii) All that pieces and parcel of the N.A. Plot situated at Mouza Bhanekheda Talathi Saja No. Nagpur, City Survey No. 70, Plot No. 49, RCC superstructure comprising Residential Apartment No. 402, on '4th Floor' Admeasurements approx 73.760 Sq. Mtr. (793.94 Sq. Ft.), Carpet Area 37.677 Sq. Mtr. (405.55 Sq. Ft.) in a building known and styled as "BABA BAITALRAM PALACE" together with the 5.971% undivided share and interest in all that piece and parcel of land together admeasuring plot Area 418.063 Sq. Mtr. (4500.00 Sq. Ft.) situated at Mouza Bhanekheda, within the under of Municipal Corporation Nagpur &amp; Nagpur Improvement Trust, Dist. Nagpur, and <b>bounded as under</b> : On the North : Plot No. 48, On the East : Road, On the West : Road, On the South : Plot No. 50 <b>(Symbolic Possession)</b></b></b>	<b>Reserve Price : Rs. 4,32,00,000.00</b> (Rupees Forty Three Lakhs Twenty Two Lakhs Only) <b>Earnest Money Deposit : Rs. 43,20,000.00</b> (Rupees Forty Three Lakh Twenty Thousand Only)
17.	<b>Borrower : Shri Gurudeo Cotton Processing Company (Partnership Firm)</b> At Gat No. 126 At. Dhoptala, Taluka Korpana, District Chandrapur - 442916 <b>Partner: i) Mr. Shantaram Sambhaji Derkar</b> At Post Korpana, District Chandrapur - 442916 <b>ii) Mr. Sunil Shantaram Derkar</b> At Post Korpana, District Chandrapur - 442916 <b>iii) Mr. Sachin Shantaram Derkar</b> At Post Korpana, District Chandrapur - 442916 <b>iv) Mrs. Sharadabai Shantaram Derkar</b> At Post Korpana, District Chandrapur - 442916 <b>Guarantors : i) Mr. Anil Shantaram Derkar</b> At Post Korpana, District Chandrapur - 442916 <b>ii) Mr. Ganesh Shridharrao Gode</b> At Post Korpana, District Chandrapur - 442916 <b>iii) Mr. Prabhakar Natthuji Mohitkar</b> At Post Korpana, District Chandrapur - 442916	<b>Rs. 1,28,61,055.00</b> (Rupees One Crore Twenty Eight Lakhs Sixty One Thousand Fifty Five Only) Applicable ROI w.e.f 08.08.2024 + Other Charges and Expenses	<b>i) All pieces and parcel of property bearing Layout Plot No. 11 (Part) out of diverted Survey No. 32/1, Property No. 1436, having Total Adm. 297.85 Sq. Mtrs. situated at Mouza Korpana, District Chandrapur and is <b>bounded as under</b> : On the North : Land of Shri. Jagadharankar, On the East : Remaining Land of Plot No. 11, On the West : Layout Plot No. 12 &amp; 13, On the South : Remaining Land of Plot No. 11 Owned by Nitin Nibrad <b>(Physical Possession)</b> <b>ii) 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 <b>bounded as under</b> : 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 <b>(Physical Possession)</b></b></b>	<b>Reserve Price : Rs. 76,50,000.00</b> (Rupees Seventy Six Lakhs Fifty Thousand Only) <b>Earnest Money Deposit : Rs. 7,65,000.00</b> (Rupees Seven Lakh Sixty Five Thousand Only)