



**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/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 16/06/2026 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.	<b>BORROWER : I) M/s. Shabbir Oil Agency Warora (Proprietor-Jahirhussain Rajabali Ajani)</b> Opposite Nagar Parishad, Main Road, Warora Chandrapur <b>GUARANTORS : I) Mr. Ashik Abbas Jahir Hussain Ajani</b> Yatra Ward, Warora Chandrapur <b>II) Mrs. Mumtaj Bano Jahir Hussain Ajani</b> Yatra Ward, Warora Chandrapur <b>III) Mrs. Vandana Chirkuta Dhangale</b> At Post Chihora Warora Chandrapur	<b>Rs. 1,01,12,436/-</b> (Rupees One Crore One Lakh Twelve Thousand Four Hundred and Thirty-Six Only) Applicable ROI w.e.f.21.05.2026 + Charges and Other Expenses	<b>i) All those pieces and parcel of Land &amp; construction thereon, if any, bearing Plot No. 21, Survey No. 210/1, having total admeasuring 223.96 Sq. Mtr. (249.80 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and is bounded as under: Towards East: Internal Layout Road, Towards West: Plot No. 20, Towards North: Internal Layout Road, Towards South: Plot No. 22 &amp; 23 <b>Name of the Owner: Shri. Jahirhussain Rajabali Ajani.</b> (Physical Possession) <b>ii) All those pieces and parcel of Land &amp; construction thereon, if any, bearing Plot No. 41, Survey No. 210/1, having total admeasuring 254.40 Sq. Mtr. (273.34 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and is bounded as under: Towards East: Internal Layout Road, Towards West: Internal Layout Road, Towards North: Internal Layout Road, Towards South: Plot No. 42 <b>Name of the Owner: Shri. Jahirhussain Rajabali Ajani.</b> (Physical Possession) <b>iii) All those pieces and parcel of Land &amp; construction thereon, if any, bearing Plot No. 56, Survey No. 210/1, having total admeasuring 245.75 Sq. Mtr. (264.42 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and is bounded as under: Towards East: Internal Layout Road, Towards West: Plot No. 42, Towards North: Internal Layout Road, Towards South: Plot No. 55 <b>Name of the Owner: Shri. Jahirhussain Rajabali Ajani.</b> (Physical Possession) <b>iv) All those pieces and parcel of Land &amp; construction thereon, if any, bearing Plot No. 57, Survey No. 210/1, having total admeasuring 242.41 Sq. Mtr. (268.33 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and is bounded as under: Towards East: Internal Layout Road, Towards West: Open Space, Towards North: Internal Layout Road, Towards South: Plot No. 58 <b>Name of the Owner: Shri. Jahirhussain Rajabali Ajani.</b> (Physical Possession) <b>v) All those pieces and parcel of Land &amp; construction thereon, if any, bearing Plot No. 75, Survey No. 210/1, having total admeasuring 264.74 Sq. Mtr. (284.60 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and is bounded as under: Towards East: Plot No. 76, Towards West: Internal Layout Road, Towards North: Internal Layout Road, Towards South: Plot No. 74 <b>Name of the Owner: Shri. Jahirhussain Rajabali Ajani.</b> (Physical Possession) <b>vi) All those pieces and parcel of Land &amp; construction thereon, if any, bearing Plot No. 76, Survey No. 210/1, having total admeasuring 248.42 Sq. Mtr. (267.99 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and is bounded as under: Towards East: Internal Layout Road, Towards West: Plot No. 75, Towards North: Internal Layout Road, Towards South: Plot No. 77 <b>Name of the Owner: Shri. Jahirhussain Rajabali Ajani.</b> (Physical Possession) <b>vii) All those pieces and parcel of Land &amp; construction thereon, if any, bearing Plot No. 92, Survey No. 210/1, having total admeasuring 273.45 Sq. Mtr. (294.32 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and is bounded as under: Towards East: Plot No. 93, Towards West: Internal Layout Road, Towards North: Internal Layout Road, Towards South: Plot No. 91 <b>Name of the Owner: Shri. Jahirhussain Rajabali Ajani.</b> (Physical Possession) <b>viii) All those pieces and parcel of Land &amp; construction thereon, if any, bearing Plot No. 93, Survey No. 210/1, having total admeasuring 257.13 Sq. Mtr. (276.71 Sq. Ft.), Situated being and lying at near Voltas Sagar Colony, Close to APMC Warora, with in the limit of Gram-panchayat Khanji, Mauza: Khanji, Ta. Warora, Dist. Chandrapur and is bounded as under: Towards East: Internal Layout Road, Towards West: Plot No. 92, Towards North: Internal Layout Road, Towards South: Plot No. 94 <b>Name of the Owner: Shri. Jahirhussain Rajabali Ajani.</b> (Physical Possession)</b></b></b></b></b></b></b></b>	<b>Reserve Price Rs. 5,06,000.00</b> (Rupees Five Lakhs Six Thousand Only) <b>Earnest Money Deposit Rs. 50,600.00</b> (Rupees Fifty Thousand Six Hundred Only) <b>Reserve Price Rs. 5,75,000.00</b> (Rupees Five Lakhs Seventy Five Thousand Only) <b>Earnest Money Deposit Rs. 57,500.00</b> (Rupees Fifty Seven Thousand Five Hundred Only) <b>Reserve Price Rs. 5,55,000.00</b> (Rupees Five Lakhs Fifty Five Thousand Only) <b>Earnest Money Deposit Rs. 55,500.00</b> (Rupees Fifty Five Thousand Five Hundred Only) <b>Reserve Price Rs. 5,47,000.00</b> (Rupees Five Lakhs Forty Seven Thousand Only) <b>Earnest Money Deposit Rs. 54,700.00</b> (Rupees Fifty Four Thousand Seven Hundred Only) <b>Reserve Price Rs. 5,98,000.00</b> (Rupees Five Lakhs Ninety Eight Thousand Only) <b>Earnest Money Deposit Rs. 59,800.00</b> (Rupees Fifty Nine Thousand Eight Hundred Only) <b>Reserve Price Rs. 5,61,000.00</b> (Rupees Five Lakhs Sixty One Thousand Only) <b>Earnest Money Deposit Rs. 56,100.00</b> (Rupees Fifty Six Thousand One Hundred Only) <b>Reserve Price Rs. 6,18,000.00</b> (Rupees Six Lakhs Eighteen Thousand Only) <b>Earnest Money Deposit Rs. 61,800.00</b> (Rupees Sixty One Thousand Eight Hundred Only) <b>Reserve Price Rs. 5,81,000.00</b> (Rupees Five Lakhs Eighty One Thousand Only) <b>Earnest Money Deposit Rs. 58,100.00</b> (Rupees Fifty Eight Thousand One Hundred Only)
2.	<b>BORROWER : I) Mr. Sanjay Premechand Harwani</b> R/o: Daroga Plot, Pratidin Press Gali, Near Burfarkhanna, Harwani Nagar Shivaji Nagar Amravati 444603	<b>Rs.1,47,12,940.00</b> (Rupees One Crore Forty Seven Lakhs Seventy Two Thousand Nine Hundred Forty Only) Applicable ROI w.e.f. 21.05.2026 + Charges and Other Expenses	All those piece and parcel of land bearing Duple (Sky Bungalow) No. S-1104, on Eleventh Floor in Building No.1 Known and style as "VIVANTA THE CAMP", having carpet Area 210.49 Sq. Mtrs Built Up area 231.25 Sq. Mts & Super Built Up area 447.73 Sq. Mts. Constructed on All that piece & parcel of land admeasuring 62298.00 Sq. Fts.(5787.63 Sq. Mts) being the portion of Nazul Plot No. 5/4, Sheet No. 13, Mouze Camp, Amravati Pragne Badnera Tah & Dist. Amravati situated within the limit of Amravati Municipal Corporation and bounded as under: - East: House of Shri. Mechant & Shri. Akhtar & thereafter road leading to Central Jain, West: House of Dr. Jain & Rachna Vishwa Apartment, North: Collector office to University Road, South: House of Amer Abdul Aliji Abdul Majid Together with building & Structure constructed thereon and all stock of furniture & fixture, standing, laying or being thereon (Physical Possession) Note: The Borrower has filed SA No. 25/2026 before DRT Court.	<b>Reserve Price Rs.1,40,00,000.00</b> (Rupees One Crore Forty Lakhs Only) <b>Earnest Money Deposit Rs.14,00,000.00</b> (Rupees Fourteen Lakh Only)
3.	<b>BORROWER : M/s Shri Turupati Constructions I) Prop. Shri. Nitin Subhash Sharma</b> Flat No. 1203, 12th Floor of Tower No.2 of Tata Capitol 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 Capitol Heights, Ward No.11, Near Medical Square, Rambagh, Nagpur; Ta. & Dist.- Nagpur-440009 <b>II) Shri. Atul Anantrao 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 Capitol Heights, Ward No.11, Near Medical Square, Rambagh, Nagpur; Ta. & Dist.- Nagpur-440009	<b>Rs.8,18,92,786/-</b> (Rupees Eight Crore Eighteen Lakh Ninety Two Thousand Seven Hundred & Eighty Six Only) plus interest w.e.f. 21.05.2026, plus charges and other expenses as per the details thereon	All those pieces and parcel of Commercial Blocks Unit no. 301-A, 301-B, 301-D & 301-E, on 3rd floor, "Anantraj Arcade Condominium", NMC House No. 402, 403 & 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 & Dist. - Nagpur; Bounded as under: 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. <b>Name of the Owner: Shri. Atul Anantrao Bangre</b> (Physical Possession)	<b>Reserve Price Rs.68,00,000.00</b> (Rupees Sixty Eight Lakh Only) <b>Earnest Money Deposit Rs.6,80,000.00</b> (Rupees Six Lakh Eighty Thousand Only)
4.	<b>BORROWER : M/S. Shree Salasar Cotton Industries</b> Registered office address : C/O Zanwar Associates, F-07, Shree Radhey Tower, Modi No-3, Sitabuli, Nagpur-440012. <b>Unit Address:</b> KH No- 477, Ph No-52, Village-Chipadi, Taluka-Kuhi, District-Nagpur, MAH-441202. <b>II) Mr. Govind Narayanprasad Zanwar(Partner)</b> Flat No. 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli, Nagpur <b>III) Mrs. Rucha Rajendra Mundada (Partner)</b> 1418, Deshpande Layout, Bhandewadi, Nagpur <b>GUARANTORS : iv) Ms. Sarita Govind Zanwar</b> Flat no 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli, Nagpur <b>v) Ms. Rucha Rajendra Mundada</b> 1418, Deshpande Layout, Bhandewadi, Nagpur <b>vi) Mr. Govind Narayanprasad Zanwar</b> Flat no 206, Shriman Palace, Wardha Road, Near Lokmat, Square, Dhantoli, Nagpur	<b>Rs. 5,46,73,351.00</b> (Rupees Five Crore Forty Six Lakhs Seventy Three Thousand Three Hundred & Fifty One Only) Applicable ROI w.e.f.22.05.2026 + Charges and Other Expenses	All that piece and parcel of chamber no f1 and f2, built up area 32.52 sq mtrs, first floor, with undivided share and interest of 5.660 % in a land area 3231.37 sq ft, having sheet no 7/6, city survey no 3187, mouza sitabuli house no 294/1/1-2, ward no 2 in a building known as "shri radhe towers complex" modi no -03, taluka and Dist Nagpur, in the name of Shri. Govind Narayanprasad Zanwar and Smt Sarita Govind Zanwar and bounded as follows - On the East by: Road modi lane No 3, On the West by: empress mill shop, On the North by: Dr Range Modi/house and Nagjibhal Shahas house, On the South by: Shri Kanee House (Physical Possession)	<b>Reserve Price Rs.33,50,000.00</b> (Rupees Thirty Three Lakhs Fifty Thousand Only) <b>Earnest Money Deposit Rs.3,35,000.00</b> (Rupees Three Lakhs Thirty Five Thousand Only)
5.	<b>BORROWER : I) M/s. Krushnarpan Commercial Private Limited</b> R/o. House No. 4821/49/A, New Amar Nagar, Nagpur 440024 <b>DIRECTOR/GUARANTORS : II) Mr. Nishikant Sudhakar Jichkar</b> R/o. Near Mahalle Sabhagraha, Plot No.137, Adhyapak Nagar, Manewada Chowk, Ring Road, Besa, Nagpur-440034 <b>III) Mrs. Deepak Ramkrishna Jichkar,</b> R/o. Near Mahalle Sabhagraha, Plot No.137, Adhyapak Nagar, Manewada Chowk, Ring Road, Besa, Nagpur-440034 <b>IV) Mr. Ramkrishna Punjabrao Jichkar</b> R/o. In front of Krushi Mandi, Girish Sankul Colony, Saoner, Nagpur. <b>V) Mr. Sadasish Sheshraoji Jichkar</b> R/o. Remond Colony, Tal. Saoner, Wafghoda, Nagpur	<b>Rs.2,52,49,786/-</b> (Rupees Two Crore Fifty Two Lakhs Forty Nine Thousand Seven Hundred & Eighty Six Only) Applicable ROI w.e.f. 22.05.2026 + Charges and Other Expenses	Details of Mortgaged / Hypothecated Asset for Sale under Auction The Undivided 1.45 Percent share and interest in all that piece and parcel of Nagpur Improvement Trust Leasehold Plot No. 1-1A containing by admeasuring 3134 Sq. Ft. in I.A.B. Scheme being a portion of entire land bearing Kh. No. 16/2, and 17 of Mouza Sakardara City Survey No. 356 Sheet No. 169/5, together with the entire RCC Superstructure comprising Apartment/Unit No. 202 - B, covering a built-up area 19.625 Sq. Mtrs on Second Floor a building constructed on the said of land and known and styled as Siddesh Sai Apartment bearing corporation house no 132/258-A and Ward No. 14, Tah. & Dist. Nagpur. On or towards the East: By Road; On or towards the West: By Volleyball Ground, On or towards the North: By Road; On or towards the South: By Open Land & Stum (Physical Possession)	<b>Reserve Price Rs. 12,60,000.00</b> (Rupees Twelve Lakhs Six Thousand Only) <b>Earnest Money Deposit Rs.1,26,000.00</b> (Rupees One Lakh Twenty Six Thousand Only)
6.	<b>BORROWER : I) Mr. Swagnil Nikantha Patarkar</b> R/o: Ward No. 1 Behind Wandhare Hurshi Sewa Kendra Karambhad Parshivani 441105	<b>Rs.90,53,956.00</b> (Rupees Ninety Lakhs Fifty Three Thousand Nine Hundred Fifty Only) Applicable ROI w.e.f.22.05.2026 + Charges and Other Expenses	All that RCC superstructure bearing residential duplex Bungalow No.B-3, having built up area as 48.574 Sq.Mtrs on the ground floor and 41.846 Sq. Mtrs. on the 1st floor and having super built up area as 165.909 Sq. Mtrs. of the building scheme known as "Taha Majestic-1" constructed on all the piece and parcel of land bearing Plot No. 20, 21, 22, 23 and 24 admeasuring about 832.20 Sq. Mtrs. In the lay-out of Andhna Co-operative Housing Society, Nagpur being portion of Kh. No.77 & 78, P. H. No. 12-A, Mouza Godhani Railway, Tah & Dist.-Nagpur together with 17.392% undivided share & interest on plot No.20, 21,22,23 & 24 within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District Nagpur. <b>The said plot is bounded with the four corners as:</b> To the East: By lay-out Boundary, To the West: Plot No.19, To the North: By lay-out Boundary, To the South: By lay-out road. (Physical Possession)	<b>Reserve Price Rs.48,50,000.00</b> (Rupees Forty Eight Lakhs Fifty Thousand Only) <b>Earnest Money Deposit Rs. 4,85,000.00</b> (Rupees Four Lakh Eighty Five Thousand Only)
7.	<b>BORROWER : I) Mr. Arshi Ullah Irshad Ullah Khan</b> <b>II) Mrs. Humeira Nazir Arshi Ullah Khan</b> Both residing At: R/o. Twin Duplex / Building No. 20, Green Town Park, Mouze - Chankapur, Koradi Road, Tah - Saoner, Dist - Nagpur <b>Add2: Thakur Plot, Near Atchakkidi, Bada Tajbagh, Ayodhyanager, Nagpur-440024</b>	<b>Rs.58,69,441.00</b> (Rupees Fifty Eight Lakhs Sixty Nine Thousand Four Hundred Forty One Only) Applicable ROI w.e.f. 22.05.2026 + Charges and Other Expenses	ALL THAT R.C.C. super Structure consisting residential Twin Duplex/Building No. 20 (Ground Floor), constructed on Plot No. 20 admeasuring Plot area 138.195 Sq. Mtrs., 1486 Sq. Ft. and proposed constructed S/builtup area admeasuring 1131 Sq. Ft. (105.11 Sq. Mtrs.) of Situated at forming a portion of entire land bearing Survey/ Kharsa No-177/4, P. H. No. 53 admeasuring an area of 0.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza - Chankapur, Tah, Saoner, Dist. Nagpur, particularly described in the schedule written hereunder, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And bounded as under: - Twin Duplex No. 20 EAST: Plot No. 19 WEST: Plot No. 21, NORTH: Road SOUTH BY: Plot No. 27, (Physical Possession)	<b>Reserve Price Rs.14,25,000.00</b> (Rupees Fourteen Lakhs Twenty Five Thousand Only) <b>Earnest Money Deposit Rs.1,42,500.00</b> (Rupees One Lakh Forty Two Thousand Five Hundred Only)
8.	<b>BORROWER : I) Mrs. Kalpana Chandrashekhar Dhapodkar</b> <b>II) Mr. Chandrashekhar Vasudev Dhapodkar</b> Both Residing At: R/o. Twin Duplex / Building No 35, Green Town Park, Mouza - Chankapur, Koradi Road, Tah - Saoner, Dist. - Nagpur <b>Add2: At Chandrakant Jewellers, Rajendranagar, Nandanvan, Nagpur-440009</b> <b>Add3: HN 498, Golbar Chowk Road, Near Udaram Pahalwana's House, Panchavali Nagpur-440018</b>	<b>Rs.56,96,310.00</b> (Rupees Fifty Six Lakhs Ninety Six Thousand Three Hundred Ten Only) Applicable ROI w.e.f.22.05.2026 + Charges and Other Expenses	ALL THAT R.C.C. super Structure consisting residential proposed construction on House/ Twin Duplex No. 35 containing admeasuring Plot Area 135 Sq.Mtrs,1452 Sq.Ft. and constructed /Built up area admeasuring 1131 Sq. Ft., (105.11 Sq. Mtrs.) on ground floor carpet area 90 Sq.Mtrs. of situated at forming a portion of entire land bearing Survey/ Kharsa No-177/4, P. H. No. 53 admeasuring an area of 0.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza - Chankapur, Tah, Saoner, Dist. Nagpur, particularly described in the schedule written hereunder, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And bounded as under: -Twin Duplex No.35 - EAST: Plot No. 34, WEST: Plot No. 36, NORTH: Road, SOUTH: Kharsa No.177 (Physical Possession)	<b>Reserve Price Rs.14,25,000.00</b> (Rupees Fourteen Lakhs Twenty Five Thousand Only) <b>Earnest Money Deposit Rs.1,42,500.00</b> (Rupees One Lakh Forty Two Thousand Five Hundred Only)
9.	<b>BORROWER : I) Mr. Sachin Shyamprasad Mishra</b> <b>II) Mrs. Sarita Sachin Mishra</b> Both Residing At: R/o. Duplex No. 20-A, Green Town Park, Chankapur, Tah - Saoner, Dist. - Nagpur - 441109 <b>Add2: At Flat No. 406, Rai Ashiyana Koradi, Mankapur, Nagpur 440030</b>	<b>Rs.53,15,608.00</b> (Rupees Fifty Three Lakhs Fifteen Thousand Six Hundred Eight Only) Applicable ROI w.e.f. 22.05.2026 + Charges and Other Expenses	ALL THAT R.C.C. super Structure consisting residential proposed construction on House/ Twin Duplex No. 20-A containing admeasuring Plot Area 138.195 Sq. Mtrs,1486 Sq. Ft. and constructed /Built up area adm. area is 1101 Sq. Ft. i.e. (102.285 Sq. Mtrs.) of situated at forming a portion of entire land bearing Survey/ Kharsa No-177/4, P. H. No. 53 admeasuring an area of 1.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza - Chankapur, Tah, Saoner, Dist. Nagpur, with rights to hold 45.98% undivided variable share and interest proportionate pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And bounded as under: -Twin Duplex No.20-A : EAST: Plot No. 19, WEST: Plot No. 21, NORTH: Road, SOUTH: Plot No. 27 (Physical Possession)	<b>Reserve Price Rs.13,00,000.00</b> (Rupees Thirteen Lakhs Only) <b>Earnest Money Deposit Rs.1,30,000.00</b> (Rupees One Lakh Thirty Thousand Only)
10.	<b>BORROWER : I) Mr. Mohammad Rais Ansari</b> R/o. Twin Duplex / Building No 25, Green Town Park, Mouze - Chankapur, Koradi Road, Tah - Saoner, Dist. - Nagpur <b>M/s. Rais Fruit Company</b> R/o: Dobi Nagar, Opposite floor Mill Mominpura, Mahatma Fule Bazar, Nagpur-440018	<b>Rs.60,57,491.00</b> (Rupees Sixty Lakhs Fifty Seven Thousand Four Hundred Ninety One Only) Applicable ROI w.e.f. 22.05.2026 + Charges and Other Expenses	ALL THAT R.C.C. super Structure consisting residential proposed construction on House/ Twin Duplex No. 25 containing admeasuring Plot Area 126 Sq. Mtrs,1355 Sq.Ft and constructed /Built up area adm. area is 1131 Sq. Ft. i.e. (105.11 Sq. Mtrs.) and carpet area 90 sq.mtrs on ground floor of situated at forming a portion of entire land bearing Survey/ Kharsa No-177/4, P. H. No. 53 admeasuring an area of 0.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza - Chankapur, Tah, Saoner, Dist. Nagpur, particularly described in the schedule written hereunder, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And bounded as under: -Twin Duplex No.25 EAST: Plot No. 26, WEST: Plot No. 24, NORTH: Plot No. 22, SOUTH: Road (Physical Possession)	<b>Reserve Price Rs.14,25,000.00</b> (Rupees Fourteen Lakhs Twenty Five Thousand Only) <b>Earnest Money Deposit Rs.1,42,500.00</b> (Rupees One Lakh Forty Two Thousand Five Hundred Only)
11.	<b>BORROWER : I) Mr. Rahul Dayinath Nerkar</b> R/o. Twin Duplex / Building No.34, Green Town Park, Mouze - Chankapur, Koradi Road, Tah - Saoner, Dist. - Nagpur <b>Add.3/12,84 , New MIG Housing Board, Rambagh Colony, Medical Square, Nagpur-440004</b>	<b>Rs.70,90,304.00</b> (Rupees Seventy Lakhs Ninety Thousand Three Hundred Four Only) Applicable ROI w.e.f. 22.05.2026 + Charges and Other Expenses	All those pieces and parcels of Duplex No.34 Admeasuring Plot Area 1452 sq.ft.(built up) and 1131 sq.ft. built up area forming a portion of entire land bearing survey/ Kharsa No 177/4, P.H. No 53 at Mouza Chankapur, Tah. Saoner District Nagpur and bounded as under: EAST: Plot No 33, WEST: Plot No 35, NORTH: Road SOUTH: Kharsa No.177 (Physical Possession)	<b>Reserve Price Rs. 21,50,000.00</b> (Rupees Twenty One Lakhs Fifty Thousand Only) <b>Earnest Money Deposit Rs.2,15,000.00</b> (Rupees Two Lakhs Fifteen Thousand Only)
12.	<b>BORROWER : I) Mr. Gunwant Ramdas Khapekar</b> <b>II) Mrs. Sarita Gunwant Khapekar</b> R/o. Twin Duplex / Building No. 17A, Green Town Park, Mouze - Chankapur, Koradi Road, Tah - Saoner, Dist. - Nagpur <b>Add2: C/o. Naresh Patil, Indira Nagar, Kanji House Chowk, Nagpur-440007</b>	<b>Rs.52,77,394.00</b> (Rupees Fifty Two Lakhs Seventy Seven Thousand Three Hundred Ninety Four Only) Applicable ROI w.e.f. 22.05.2026 + Charges and Other Expenses	ALL THAT R.C.C. super Structure consisting residential Twin Duplex/Building No. 17-A containing by admeasuring Plot area 147.962 Sq. Mtrs, 1592 Sq. Ft. Constructed/Built up Area admeasuring 1101 Sq. Ft. (102.285 Sq. Mtrs.) and Carpet Area 90 Sq. Mtrs. of Situated at forming a portion of entire land bearing Survey/ Kharsa No-177/4, P. H. No. 53 admeasuring an area of 0.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza - Chankapur, Tah, Saoner, Dist. -Nagpur, particularly described in the schedule written hereunder, with rights to hold 45.98% undivided variable proportionate share and interest pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And bounded as under: Twin Duplex No. 17-A - EAST: Plot No. 16, WEST: Plot No. 18, NORTH: Road, SOUTH: Plot No. 30 (Physical Possession)	<b>Reserve Price Rs.14,25,000.00</b> (Rupees Fourteen Lakhs Twenty Five Thousand Only) <b>Earnest Money Deposit Rs.1,42,500.00</b> (Rupees One Lakh Forty Two Thousand Five Hundred Only)
13.	<b>BORROWER : I) Mr. Laxminprasad Shinsagar Soni</b> <b>II) Mrs. Sunita Laxminprasad Soni</b> R/o. Twin Duplex / Building No.33, Green Town Park, Mouze - Chankapur, Koradi Road, Tah - Saoner, Dist. - Nagpur <b>Add: Ward No.4, Gram- Sillewada, Tah. Saoner, Nagpur-441109</b>	<b>Rs.92,13,510.00</b> (Rupees Ninety-Two Lakhs Thirteen Thousand Five Hundred Ten Only) Applicable ROI w.e.f. 22.05.2026 + Charges and Other Expenses	All those piece and parcel of Duplex No. 33 on ground floor and First Floor of the building dreamline Buildcon Private limited in the Green Town Park Apartments admeasuring 1131 Sq. Ft. Built up and 1452 sq.ft. (carpet) lying at village Mouza- Chankapur, Tah, Saoner, Dist.-Nagpur, bearing CTS/Survey No.177/4, and bounded as under: Duplex No. 33 - EAST: Plot No. 32, WEST: Plot No. 34, NORTH: Road SOUTH: Kharsa No. 177 (Physical Possession)	<b>Reserve Price Rs.22,00,000.00</b> (Rupees Twenty Two Lakhs Only) <b>Earnest Money Deposit Rs.2,20,000.00</b> (Rupees Two Lakhs Twenty Thousand Only)
14.	<b>BORROWER : I) Mr. Harishchandra Ghashinara Sahu</b> R/o. Twin Duplex / Building No.18, Green Town Park, Mouze - Chankapur, Koradi Road, Tah - Saoner, Dist. - Nagpur <b>Add: C/o. Nemaji Hinge, Plot No. 167, Near K P Garden Kachore Patil Nagar, Chinchbhavan Wardha Road Nagpur-440025</b>	<b>Rs.65,25,448.00</b> (Rupees Sixty Five Lakhs Twenty Five Thousand Four Hundred Forty Eight Only) Applicable ROI w.e.f. 22.05.2026 + Charges and Other Expenses	ALL THAT R.C.C. super Structure consisting residential Twin Duplex/Building No. 18 containing by admeasuring Plot area 139.545 Sq. Mtrs, 1500 Sq. Ft. Constructed/Built up Area admeasuring 1131 Sq. Ft. (105.11 Sq. Mtrs.) on ground floor. of Situated at forming a portion of entire land bearing Survey/ Kharsa No-177/4, P. H. No. 53 admeasuring an area of 0.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza - Chankapur, Tah, Saoner, Dist. -Nagpur, particularly described in the schedule written hereunder, with rights to hold 45.98% undivided variable proportionate share and interest pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And bounded as under: Twin Duplex No. 18 - EAST: Plot No. 17, WEST: Plot No. 19, NORTH: Road, SOUTH: Plot No. 29 (Physical Possession)	<b>Reserve Price Rs.14,25,000.00</b> (Rupees Fourteen Lakhs Twenty Five Thousand Only) <b>Earnest Money Deposit Rs.1,42,500.00</b> (Rupees One Lakh Forty Two Thousand Five Hundred Only)
15.	<b>BORROWER : I) M/s Shriram Polymers Prop. Mr. Rama Krishanan P.K.</b> R/o.1: Plot No. RL246-B, Lokmat Layout Industrial Area, Nagpur Butibori 441108 R/o.2: Plot No. A-11/20, MIDC Industrial Area Hingna, Butibori Nagpur-441122	<b>Rs.2,28,09,259.00/-</b> (Rupees Two Crores Twenty-Eight Lakhs Ninety Two Thousand Five Hundred Fifty-Nine Only) Applicable ROI w.e.f. 22.05.2026 + Charges and Other Expenses	All that piece and parcel of Factory land, Building with Plant & Machinery constructed, to be constructed thereon bearing Plot No. A-11/20 in Butibori Industrial Area within the village limit of Bidganshpur and Outside limit of Nagpur Municipal Corporation in Rular area Taluka and Registration Sub District Hingna and Registration District Nagpur containing by built up plot admeasuring 10000.00 Sq. Mtrs. (FSI 0.44) thereon or thereabouts as per Building Completion/Occupancy Certificate issued by Executive Engineer, MIDC Division No.1 Nagpur vide its letter No. DB/D-69012/ of 2013 Taluka-Hingna, District Nagpur and is bounded as under: Towards East: Plot No. A-11/9, Towards West: MIDC Road, Towards North: Plot No. A-11/19, Towards South : Plot No. A-11/21 Together with all the fixtures, furniture as per the details annexed. (Physical Possession)	<b>Reserve Price Rs.78,00,000.00</b> (Rupees Seventy Eight Lakhs Only) <b>Earnest Money Deposit Rs.1,42,000.00</b> (Rupees Seven Lakh Eighty Thousand Only)
16.	<b>BORROWER : I) M/s. Dream Pharma Prop. Mr. Ashish Prabhakarao Wenkar</b> Shop No. House No.42, Gurnanak Apartment, Ramdaspath Near Lokmat Square, Nagpur 440010 <b>II) Mr. Ashish Prabhakarao Wenkar</b> R/o. Flat No. F-101, Plot No. 17, Kh. No. 66/4 & 66/5, P.H. No. 44, C.S. No. 51, Sheet No. 686/35, Krishna Pride Apartment, Navneet Housing Society, Narendra Nagar, Mouza-Somalwada, Nagpur-440015 <b>GUARANTORS : I) Mr. Prabhakarao Bapurao Wenkar,</b> R/o.Flat No. F-101, Plot No. 17, Kh. No. 66/4 & 66/5, P.H. No. 44, C.S. No. 51, Sheet No. 686/35, Krishna Pride Apartment, Navneet Housing Society, Narendra Nagar, Mouza-Somalwada, Nagpur-440015	<b>Rs.92,81,052/-</b> (Rupees Ninety Two Lakhs Eighty One Thousand Fifty Two Only) Applicable ROI w.e.f.22.05.2026 + Charges and Other Expenses	All that RCC Superstructure comprising Apartment No. F-101, having carpet area of 86.89 Sq. Mtrs (Excluding Balcony Staircase, Lift, and passage area) & 30.85 Sq. Mtrs. of Open Terrace for exclusive use and occupation for parking situated on the 1st floor of the building known and styled as "Krishna Pride", along with 4.66% undivided land share and interest which is constructed All that piece and parcel of land bearing Plot No. 17, Admeasuring about 1026 Sq. Mtrs situated in the layout of Navneet Magasaryajyabeghar Samiti Ltd. bearing Kh. No. 66/4 and 66/5, P.H. No.44, Mouza Somalwada City Survey No. 518 sheet No. 686/35 within the limit of Nagpur Municipal Corporation and Nagpur Improvement Trust. Tah. And Dist. Nagpur and is bounded as under: Towards East: Apartment No. F-102, Towards West: Plot No.16 Towards North: Open to Sky, Towards South: Duplex Apartment Together with all the fixtures, furniture as per the details annexed. (Physical Possession)	<b>Reserve Price Rs.59,00,000.00</b> (Rupees Fifty Nine Lakhs Only) <b>Earnest Money Deposit Rs. 5,90,000.00</b> (Rupees Five Lakh Ninety Thousand Only)
17.	<b>BORROWER : I) Mr. Amar Sureshral Rajpal</b> Flat no. 404, on 4th Floor, "Pearl Residency" Opposite Kamal Plaza, Dastur Nagar, Amravati, Tah & Dist. Amravati 444606 <b>II) Mrs. Mansi Amar Rajpal</b> Flat no. 404, on 4th Floor, "Pearl Residency" Opposite Kamal Plaza, Dastur Nagar, Amravati, Tah & Dist. Amravati 444606	<b>Rs.53,26,331/-</b> (Rupees Fifty Three Lakhs Twenty Six Thousand Three Hundred Thirty One Only) Applicable ROI w.e.f.22.05.2026 + Charges and Other Expenses	Equitable Mortgage Flat No.404, 4th Floor, Pearl Residency Situated on Plot No.1,2,3 & 4, total plot area 1239.24 Sq. Mtrs undivided Share 2.87% field survey No 59/3, at Mouje Rajapeth Pragne Badnera Tah & District Amravati Admeasuring built up area 72.15 Sq. Mtrs. The property is owned by Mr. Amar Suresh Rajpal and is bounded as under: Towards East: Flat No. 402, Towards West: Flat No. 405, Towards North: Flat No. 403, Towards South : Saint Kanwar Ram School Together with all the fixtures, furniture as per the details annexed. (Physical Possession)	<b>Reserve Price Rs.27,00,000.00</b> (Rupees Twenty Seven Lakhs Only) <b>Earnest Money Deposit Rs. 2,70</b>