

## 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 12/06/2025 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 Guarantor	Total Amount Due	Short description of the immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit	Sr. No.	Name of Borrower and Guarantor	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. Avinash Onkar Kamble</b> Flat No. 1602, Tower No.3 Capital Heights, Medical College Road, Hanuman Nagar, Nagpur 440009	<b>Rs. 6,19,05,865.00</b> (Rupees Six Crore Nineteen Lakhs Five Thousand Eight Hundred & Sixty Five Only) Applicable ROI w.e.f 29.04.2025 + Other Charges and Expenses	i) Apartment No. 5A/1 and Apartment No. 5A/3 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 Talsil & 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 lane thereafter, On or towards the West : Road, On or towards the South : Road <b>(Physical Possession)</b>  ii) All that piece and parcel of land situated within the limits of NIT and NMC, Mouza- Indra, P.H. No. 11, Ward no. 57, Tah. Nagpur (City), Dist. Nagpur bearing Naazul 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 Meshra & others, On West: Road, On North : House of Sh. Chaurasiya, On South : House of Sh. Shamrao Chimanekar <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 2,12,00,000.00</b> (Rupees Two Crore Twelve Lakhs Only) <b>Earnest Money Deposit : Rs. 21,20,000.00</b> (Rupees Twenty One Lakh Twenty Thousand Only)	7.	<b>Borrower : i) Mr. Abdul Sharique Abdul Khalique Patel</b> Office : Plot No. 45, Ameena Patel Manzil, CA Road, Dosar Bhawan Chowk, Ganjipeth, Nagpur, Maharashtra 440018 <b>ii) Ms. 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> Prop. : Mr. Abdul Sharique Abdul Khalique Patel <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. 1,03,45,584.00</b> (Rupees One Crore Three Lakhs Forty-Three Thousand Five Hundred Eighty-Four Only) Applicable ROI w.e.f 01.01.2025 + Other Charges and Expenses	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 "AMENA 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 CRS III Scheme of NIT west precinct CRS layout Central Avenue Road Ganjibagh Mouza Nagpur Tah and Dist. Nagpur, within the limit of Nagpur Municipal Corporation. <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 66,50,000.00</b> (Rupees Sixty Six Lakhs Fifty Thousand Only) <b>Earnest Money Deposit : Rs. 6,65,000.00</b> (Rupees Six Lakhs Sixty Five Thousand 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 : Ms. Muktabai Vasantaji Zade</b> Ward No.3 Khandala(Gangner), Post Chacher, Ramtek, Nagpur 441106	<b>Rs. 2,17,70,972.00</b> (Rupees Two Crore Seventeen Lakhs Seventy Thousand Nine-Hundred & Seventy Two Only) Applicable ROI w.e.f 29.04.2025 + Other Charges and Expenses	i) All those pieces and parcels of land having Khasra No. 649 admeasuring 0.25 HR, in the entire land bearing Survey/ Khasra 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 : Hamapuri Shiv, On the West : Survey No. 648 & 650, On the South : Survey No. 650. Together with buildings and structures constructed/ to be constructed thereon. <b>(Physical Possession)</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. <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 50,50,000.00</b> (Rupees Fifty Lakhs Fifty Thousand Only) <b>Earnest Money Deposit : Rs. 5,10,000.00</b> (Rupees Five Lakhs Ten Thousand Only)	8.	<b>Borrower : M/s ND Foods</b> Plot No. 63-A, 64-A, 67-A, 71-A, Mouza Lava, Nagpur (Gramin) 440023 <b>Mr. Rahul Yogeesh Dhakate</b> Shop No.10, Ratan Plaza-1, Near Regal Theatre, Ghat Road, Nagpur 440012 <b>Mr. Anup Sheshrao Naide</b> Shop No.10, Ratan Plaza-1, Near Regal Theatre, Ghat Road, Nagpur 440012	<b>Rs. 82,70,950.00</b> (Rupees Eighty Two Lakhs Seventy Thousand Nine Hundred & Fifty Only) Applicable ROI w.e.f 30.04.2025 + Other Charges and Expenses	The Rajsikai 100 GM & 200 GM Cylinder, Furniture etc., Polyester Printed Laminated Rolls, Automatic Vertical High Speed FFS Machine for Namkin Packaging, Semi Automatic Fry Plant and 10 Head Weigher Machine. <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 9,85,000.00</b> (Rupees Nine Lakhs Eighty Five Thousand Only) <b>Earnest Money Deposit : Rs. 99,500.00</b> (Rupees Ninety Eight Thousand Five Hundred Only)
3.	<b>BORROWER : i) Ms. Asmita Sujit Malve</b> 87/B, Kharbi Road, Near water Tank, Shakti Mata Nagar, Nagpur -440008. <b>ii) Mr. Sujit Sughakar Malve</b> 87/B, Kharbi Road, Near water Tank, Shakti Mata Nagar, Nagpur -440008. <b>iii) Mr. Sujit Sughakar Malve</b> 87/B, Kharbi Road, Near water Tank, Shakti Mata Nagar, Nagpur -440008.	<b>Rs. 1,12,58,043.00</b> (Rupees One Crore Twelve Lakhs Fifteen Thousand Forty) <b>Rs. 1,12,58,043.00</b> (Rupees One Crore Twelve Lakhs Fifteen Thousand Forty Only) Applicable ROI w.e.f 30.04.2025 + Other Charges and Expenses	All that piece and parcel of land Bearing Plot No.87, Block B, Admeasuring 172.794 Sq Mtrs together with construction bearing Corporation House No.2251/87, admeasuring 123.471 Sq Mtr in Layout Nagrik Gruh Nirman Sahakari Sanstha, Wathoda, Bearing Kh No.57, Mouza Wathoda, City Survey No.179, Sheet 172.794 Sq Mtrs together with construction bearing Corporation House No.2251/87, admeasuring 123.471 Sq Mtr in Layout Nagrik Gruh Nirman Sahakari Sanstha, Wathoda, Bearing Kh No.57, Mouza Wathoda, City Survey No.179, Sheet No.348/64, ward No.21, Tah & Dist. Nagpur and <b>bounded as under</b> : On or towards the North : Plot No. 88, On or towards the East : Other Layout, On or towards the West : Road, On or towards the South : Plot No. 86 <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 91,00,000.00</b> (Rupees Ninety One Lakhs Only) <b>Rs. 91,00,000.00</b> (Rupees Ninety One Lakhs Only) <b>Earnest Money Deposit : Rs. 9,10,000.00</b> (Rupees Nine Lakhs Ten Thousand 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. 1,39,54,338.00</b> (Rupees One Crore Thirty-Nine Lakhs Fifty-Four Thousand Three Hundred & Eighty Only) Applicable ROI w.e.f 29.04.2025 + Other Charges and Expenses	i) All piece and parcel of immovable Property in the name of Shri Rupesh Ramesh Deshmukh and Smt. Rita Rupesh Deshmukh, admeasuring 128.65 Sq. Mtrs. and 212.75 Sq. Mtrs. Total built up area of 198.873 Sq. Mtrs. Property No. 09000074 & 09000075 respectively Balsamudrapur, Ward No. 9, Ph. No. 27, Mouza No. 19, Mouza - Kalmeshwar, Dist. Nagpur. Within the limits of kalmeshwar Nagarparshad, Dist. Nagpur. Bounded as under : On the North : Compound Wall of Mr. Takalkhede, On the East : House of Nimbalkar, On the West: Nagar Parishad School, On the South : 3Ft. Wide Lane <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 40,00,000.00</b> (Rupees Forty Lakhs Only) <b>Earnest Money Deposit : Rs. 4,00,000.00</b> (Rupees Four Lakhs only)
4.	<b>Borrower : Mr. Banti Suresh Rajpal</b> Flat No. 405, 4th Floor "Pearl Residency" Opposite Kamala Plaza Dastur Nagar, Amaravti 444606 <b>Guarantors : Mr. Suresh Khyaldas Rajpal</b> Flat No. 405, 4th Floor "Pearl Residency" Opposite Kamala Plaza Dastur Nagar, Amaravti 444606.	<b>Rs.33,13,139.00</b> (Rupees Thirty-Three Lakhs Thirteen Thousand One Hundred & Thirty Nine Only) Applicable ROI w.e.f 30.04.2025 + Other Charges and Other Expenses	Equitable Mortgage Flat No.405, 4th Floor, Pearl Residency Situated on Plot No 1,2,3 & 4, total plot area 1239.24 Sq. Mtrs undivided Share 2.77% field survey No 59/3, at Mouje Rajapet Pragane Badnera Tq. & 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>Reserve Price : Rs. 27,00,000.00</b> (Rupees Twenty Seven Lakhs Only) <b>Earnest Money Deposit : Rs. 27,00,000.00</b> (Rupees Two Lakhs Seventy Thousand 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. 68,85,296</b> (Rupees Sixty-Eight Lakhs Eighty Five Thousand Two Hundred And Ninety Six Only) Applicable ROI w.e.f 29.08.2024 + 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 Shivangi Co-Operative Housing Society at Mouza Dighori Khasra 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. 41,00,000.00</b> (Rupees Forty One Lakhs Only) <b>Earnest Money Deposit : Rs. 4,10,000.00</b> (Rupees Four Lakh Ten Thousand Only)
5.	<b>Borrower : M/s Daan Cotex Industries Limited</b> Khasra No. 24, Mouza No. 98, Mouza Ghogra, Post Kharbi, Tal, Narkhed, Dist. Nagpur Pin 441305 <b>1) Mr. Anil Shalkram Katole</b> At Jaysingh Lay out, Panchwati, Tal Katol, Dist. Nagpur -441302 <b>2) Mr. Anil Bhagwantrao Jodh</b> Post -Lohari Sawanga, Tal. Narkhed, Dist. Nagpur -441305 <b>Guarantor : 1) Mrs. Shubhangi Narendra Satpute</b> C/o. Mr. Gangadhar Satpute, At Jaysingh Layout, Panchwati, Tal. Katol, Dist. Nagpur -441302 <b>2) Mr. Anil Bhagwantrao Jodh</b> At Jatlapur Post -Lohari Sawanga, Tal. Narkhed, Dist. Nagpur -441305 <b>3) Mr. Anil Shalkramji Katole</b> At Jaysingh Lay out, Panchwati, Tal Katol, Dist. Nagpur -441302 <b>4) Mr. Sunil Bhagwantrao Jodh</b> At Jatlapur Post -Lohari Sawanga, Tal. Narkhed, Dist. Nagpur -441305 <b>5) Mr. Shalkramji Marotrao Katole</b> At Jatlapur Post -Lohari Sawanga, Tal. Narkhed, Dist. Nagpur -441305 <b>6) Mrs. Manisha Anil Katole</b> At Jatlapur Post -Lohari Sawanga, Tal. Narkhed, Dist. Nagpur -441305 <b>7) Mr. Gangadhar Natthuji Satpute</b> At Jaysingh Layout, Panchwati, Tal. 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 Jatlapur Post -Lohari Sawanga, Tal. Narkhed, Dist. Nagpur -441305	<b>Rs. 4,28,05,567.00</b> (Rupees Four Crore Twenty Eight Lakhs Five Thousand Five Hundred & Sixty Seven Only) Applicable ROI w.e.f 30.04.2025 + Other Charges and Expenses	i) The main factory ginning building, MS Shed (GI Sheet Roof approx. 1120.0 sq. mtr) & 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 Khatre No.60, Mouza Ghogra, Dist. Nagpur. <b>(Physical Possession)</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 Khatre No. 60, Mouza Ghogra Tah Narkhed Dist Nagpur Non Agriculture Order passed by Collector Nagpur in Revenue Case no. 208/NAP-34/2016-2017/ dt 09.03.2017 Non Agriculture Land admeasuring 13500.00 sq mts (145314.00 sq ft) within city limits of Gram panchayat Ghogra Tah Narkhed & 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>Reserve Price : Rs. 25,50,000.00</b> (Rupees Twenty Five Lakhs Fifty Thousand Only) <b>Earnest Money Deposit : Rs. 2,55,000.00</b> (Rupees Two Lakhs Fifty Five Thousand Only)	11.	<b>BORROWER : M/s Ashok Steel Prop. : Mr. Ashok Kumar Shribalkrishan Agrawal</b> <b>Guarantor : Mr. Santosh Ashok Kumar Agrawal</b> Both Add. : Flat No. 106, Plot No. 77, Gayatri Look Apartment, Near Vijaya Bank, Satnami Nagar, Ambedkar Chowk, Bagadganj, Nagpur 440008	<b>Rs. 1,23,95,374.00</b> (Rupees One Crore Twenty Three Lakhs Fifty-Four Thousand Five Hundred Five Only) Applicable ROI w.e.f 30.04.2025 + 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. and <b>bounded as under</b> : On the North : Gram panchayat on the name of Mr. Ashok Kumar Shribalkrishan Agrawal 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 Anath Vidhyarthi Ghrur Layout, Circle No.11/16, Division No.3, City Survey No.112 Sheet No.184, Chaita 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 : Open Space, On the South : Half Portion of Plot No. 65/House of SK Kabir. <b>(Physical Possession)</b>	<b>Reserve Price : Rs. 48,00,000.00</b> (Rupees Forty Eight Lakhs Only) <b>Earnest Money Deposit : Rs. 4,80,000.00</b> (Rupees Four Lakh Eighty Thousand Only)
12.	<b>BORROWER : Mr. Sandeep Vinayakrao Baiwar Co-Borrower: Mr. Vishwasrao Vinayakrao Baiwar</b> Both Add. : Plot								