



## NAGPUR ZONE

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Date: 16/12/2024

AX7/Sale/E-Auction/ARB/2024-25

## 30 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 28/01/2025 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 Borrowers & Name of Guarantors	Total Amount Due	Short description of the immovable property with known encumbrances	Reserve Price / Earnest Money Deposit
1	1. Mr. Harish Hemraj Wange 2. Mrs. Megha Harish Wange Add: Quarter No. 163/3, WCL Colony, Near Masjid, Chankapur, Post Silwara Saoner, Nagpur 441109	Rs.65,83,229 (Rupee 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 Shivangi Co-Operative Housing Society at Mouza Dighori Khasra No.52, 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 bounded as under: On the East: Road, On the West: Open Space, On the North: Plot No. 64, On the South: Half portion of Plot No.65/House of SKKabir. Type of Possession : Physical	Reserve Price Rs.48,00,000 (Rupee Forty Eight Lakhs Only)  Earnest Money Deposit Rs.48,00,000 (Rupee Four Lakh Eighty Thousand Only)
2	M/s Ashok Steel (Prop. Mr. Ashok Kumar Shrikantishwar Agrawal) Guarantor: i) Mr. Santosh Ashok Kumar Agrawal Add: Flat No. 106, Plot No. 77, Gayatri Look Apartment, Near Vijaya Bank, Satnami Nagar, Ambedkar Chowk, Bagadganj, Nagpur 440008	Rs.1,16,36,745.00 (Rupee 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 Anath Vidhyarthi Gruh Layout, Circle No.11/6, Division No.2, City Survey No.112 Sheet No.184, Chalta 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 bounded as under: On the East: Road, On the West: Road, On the North: Plot No. 76, On the South: Plot No. 78 Type of Possession : Physical	Reserve Price Rs.55,90,000 (Rupee Fifty Five Lakhs Ninety Thousand Only)  Earnest Money Deposit Rs.55,900 (Rupee Five Lakh Fifty Nine Thousand Only)
3	Borrower- Mr. Sandeep Vinayakrao Baiwar Co-Borrower- i. Mr. Vishwasrao Vinayakrao Baiwar Add: Near Parate Layout, Khamla, Nagpur 440025	Rs.54,50,320.00 (Rupee Fifty Four Lakhs Fifty Thousand Three Hundred Twenty Only) Applicable ROI w.e.f 10.12.2024 + Charges and Other Expenses	All that piece and parcel of land bearing Plot No. 181 of Jai Durga Gruha Nirman Sahakari Sanstan Marayit Admeasuring about 12199 Sq. Mts, actual area owned and mortgaged 50% of total area i.e. 61 Sq. 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.57, Sheet No.704, Ward No.15, Mouza - Somalwada, situated at Jai Durga Society no.3, Somalwada, Somalwada, Nagpur, within the limits of NMC and NIT, Tahsil and District Nagpur and bounded as under: On the East : 7.50 mts. wide road, On the West : Plot no.182, On the North : 6.00 mts wide road, On the South : 6.00 mts. wide road. Type of Possession : Physical	Reserve Price Rs.46,00,000 (Rupee Forty Six Lakhs Only)  Earnest Money Deposit Rs.4,60,000 (Rupee Four Lakhs Sixty Thousand Only)
4	Borrower- Mr. Vinay Tarachand Upare Guarantors- i. Mrs. Darshana Vinay Upare Add : House No. 1867, Prabhuda Vihar, Upare Mohala, Pardi Bhande wadi, Nagpur-440035.	Rs.1,04,82,273.00 (Rupee 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 the pieces and parcels of Land bearing Plot No. 35, Adm about 190.740 Sq. Mtrs (2053.12 Sq. Ft) together with Ground and First Floor RCC Super Structure construction thereon Adm. 113.76 Sq. Mtrs in Scheme/Layout known as "Prabha City" being a portion of entire land bearing Khasra No. 191/3.9, 191/4, total area Adm about 0.81 Hectors & 121 Hectors respectively of Mouza - Pawangao, PH No.18, Tah Kamptee, Dist Nagpur bounded as under:- On the East : Plot No.36, On the West : 9 Mtrs Wide Road, On the North : The other Khasra, On the South : Plot No.34. Type of Possession : Physical	Reserve Price Rs.55,00,000 (Rupee Fifty Five Lakhs Only)  Earnest Money Deposit Rs.55,000 (Rupee Five Lakh Fifty Thousand Only)
5	Borrower- Mr. Ashish Arvind Yerpude Co-Borrower- i. Mrs. Deepal Ashish Yerpude Add : Plot No. 45, Near Mokarwadi, Opposite Mehar Atta Chakki Bhawani Mandir Road, Nagpur-440008	Rs.28,22,573.00 (Rupee 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. Mtr.) (as per NIT release letter) and having total built up area 28.3210 Sq. Mtrs. of Mouza - Panapur, P.H. No. 34, Khasra No. 46-47/1, in the layout of Kirtikhand Co -Housing Society Ltd. Nagpur bearing NMIC Housing No. 3646/A in Ward No. 21, Zone No. 8, Sheet No. 105/33, City Survey No. 165, within the limits of Municipal Corporation and Nagpur Improvement Trust, Tehsil and District Nagpur, bounded as under: On the East : Plot No. 58, On the West : 20 Ft Wide Road, On the North : Plot No. 44, On the South : Plot No. 46. Type of Possession : Physical	Reserve Price Rs.20,00,000 (Rupee Twenty Lakhs Only)  Earnest Money Deposit Rs.2,00,000 (Rupee Two Lakh Only)
6	Mr. Raj Sadiq Sheikh Add : Apartment/Flat No. 603 in Wing III, 6th Floor "Rai Gulmohar" Mouza Nari, Poddar Layout, Kamptee Road Nagpur 441002 Also at: 134 C, Bharat Town, near Khushbu Lawn, Yerikheda, Kamptee, Nagpur.	Rs.37,46,076.00 (Rupee Thirty Seven Lakhs Forty Six Thousand Seventy Six Only) Applicable ROI w.e.f 07.11.2024 + Charges and Other Expenses	All that piece and parcel of RCC Super Structure comprising Flat No. 603 Wing III on 6th Floor in 'Rai Gulmohar' Adm. Built up area 48.248 Sq. Mtrs (519.34 Sq. Ft.) along with 1.828% undivided share in Plot No. 3 & 4, Khasra No. 154/2, 155/2, City Survey No. 453, Sheet No.415/99, Mouza situated at Poddar Layout Kamptee Road, Nagpur and the Property is bounded as under: On the East : Apartment No. 604, On the West : Apartment No. 601 & 602, On the North : Margin of Building, On the South : Lift and Staircase. Type of Possession : Physical	Reserve Price Rs.25,00,000 (Rupee Twenty Five Lakhs Only)  Earnest Money Deposit Rs.25,000 (Rupee Two Lakh Fifty Thousand Only)
7	Borrower- Mr. Hanuman Chandrabhan Pandre Co-Borrower- i. Mr. Shubham Hanuman Pandre Add: R/o plot No.16, Sant Kasarmata nagar, Pipala Road, Nagpur - 440034 Also at: Tenement No. 139 , Kachore Patil Nagar, Near Hanuman Mandir, Chinchhavhan, Nagpur - 440005	Rs.39,98,174.00 (Rupee Thirty Nine Lakhs Ninety Eight Thousand One Hundred Seventy Four Only) Applicable ROI w.e.f 07.11.2024 + Charges and Other Expenses	All that piece and parcel of Tenement No. 139 having built up area of 21.00 Sq. Mtrs. (226.00 Sq. Ft) with Plot Area 50.00 Sq. Mtrs. with undivided share and interest of 0.9124% in land Admeasuring 54800 Sq. Mtrs, Khasra No. 72/1, 72/3, 68/1 and 68/2, City Survey No.13/1743, Sheet No. 175, 754 City Survey No.13/143, Mouza - Chinch Bhavan Nagpur and bounded as under: On the East : Tenement No. 140, On the West : Tenement No. 138, On the North : Tenement No. 137 & 141, On the South : Road. Type of Possession : Physical	Reserve Price Rs.22,00,000 (Rupee Twenty Two Lakhs Only)  Earnest Money Deposit Rs.2,20,000 (Rupee Two Lakh Twenty Thousand Only)
8	Borrower- Mr. Ganpatil Jagdishprasad Vyas Co-Borrower- i) Mr. Chandraprakash Jagdishprasad Vyas ii) Mrs. Sulochana Ganpatil Vyas Add: Kali Sadak, Ram Mandir Ward, Hinganghat, District Warda-442301	Rs.37,48,652.00 (Rupee 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-Shahalangadi, Taluka-Hinganghat, District Warda, Admeasuring 194.48 Sq Mtr and bounded as under: On or towards East - 20 feet layout Road, On or towards the West - Plot No.27, On or towards North - Plot No.23, On or towards the South - Plot No.25. Type of Possession : Symbolic	Reserve Price Rs.28,00,000 (Rupee Twenty Eight Lakhs Only)  Earnest Money Deposit Rs.28,000 (Rupee Two Lakh Eighty Thousand Only)
9	M/s. Ginning & Canning Plot No. M-II/52, Additional Amravati Industrial Area, Nandaonpeth, MIDC, Amravati Partners- i) Mr. Noor Mohammad Sheikh Hatam 27 Ali Hilal Colony Mahendra Colony, Near Raja Masjid, Ansar Nagar, Amravati-446401 ii) Mr. Javed Rehman Sheikh Ayub 2672 Ward No. 2, Wardipura At post. Ghat Ladi, Near Central Bank of India, Chandur Bazar iii) Mr. Mohammad Nisar Sheikh House No. 74 B, Juhu Society, Paradise Colony, behind Lucky Kirana Stores, Amravati.	Rs.2,80,09,464.00 (Rupee Two Crore Forty Lakhs Nine Thousand Four Hundred Sixty Four Only) Applicable ROI w.e.f 07.11.2024 + Other Charges and Expenses	i) All that piece and parcel of Factory Unit on Plot No. M-II/52, Additional Amravati Industrial Area, Nandaonpeth MIDC Amravati having area 2001 Sq. Mtrs (As per Lease Deed) and bounded as under:- On the East : Amenity 6 Plot No. M-II/51, On the West : Proposed MIDC Road, On the North : Plot No. M-II/51, On the South : Plot No. M-II/53 Together with building & structure constructed thereon and all the fixed plant and machinery. Type of Possession : Physical  ii) All that piece and parcel of Plot No. 74 situated being and lying at village Mouza Tarkeha Pragane Badnera Taluka & District Amravati Adm. 1740 Sq. Ft and bearing CTS/Survey No. 20 with a Constructed House situated within limits of Amravati Municipal Corporation and bounded as under:- On the East : Layout Road, On the West : Service Lane, On the North : Residence of Sh. Ishabai Bhai, On the South : Residence of Sh. Ishabai Bhai Type of Possession : Symbolic	Reserve Price Rs.92,00,000 (Rupee Ninety Two Lakhs Only)  Earnest Money Deposit Rs.9,20,000 (Rupee Nine Lakh Twenty Thousand Only)  Reserve Price Rs.90,00,000 (Rupee Ninety Lakhs Only)  Earnest Money Deposit Rs.9,00,000 (Rupee Nine Lakh Thousand Only)
10	M/s. JRK Trading Company i) Mr. Rupan Rameshrao Kamdi (Partner) Sant Dyaneshwar Ward, Hinganghat, Dist Warda-442301 ii) Mrs. Deepali Jitendra Kamdi (Partner) Sant Dyaneshwar Ward, Hinganghat, Dist Warda-442301 Guarantors- i) Mr. Jitendra Rameshrao Kamdi Sant Dyaneshwar Ward, Hinganghat, Dist Warda-442301.	Rs.1,05,69,996.00 (Rupee One Crore Five Lakhs Sixty Nine Thousand Nine Hundred Ninety Six Only) Applicable ROI w.e.f 14.10.2024 + Other Charges and Expenses	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-Warda, Bearing :- Non-agricultural Land Survey No. 144/1, admeasuring plot Area 600.00 Sq. Mtr. (6458.34 Sq. Ft.) and Total built up Area 289.85 Sq. Mtr. (3120.00 Sq. Ft.) situated at Mouza - Shahalangdi, within the under of Municipal Council-Hinganghat in Sant Onyashwar Ward No.08, Municipal House No.87/1, Tah - Hinganghat, Dist. Warda Admeasuring Plot Area- 174.72 Sq. Mtr. (188.00 Sq. Ft.) and bounded as under:- On the East : Plot No. 48, On the West : Road, On the North : Remaining plot area of Shri Rupam Kamdi, On the South : Remaining plot area of Shri Rupam Kamdi Type of Possession : Symbolic  ii) All the pieces and parcel of the N.A. Plot situated at Mouza-Bhankheda Talathi Saja No. - Nagpur, City Survey No.-70, Plot No.-49, RCC superstructure comprising Residential Apartment No.402, on '4th Floor' Admeasuring approx 73760 Sq. Mtr. (93.94 Sq. Ft.), Carpet Area-37,677 Sq. Mtr. (405.55 Sq. Ft.) in a building known and styled as "BABU BATTALAM PALACE" together with the 5.97% undivided share and interest in all that piece and parcel of land together admeasuring plot Area-418.063 Sq. Mtr. (450.00 Sq. Ft.) situated at Mouza-Bhankheda, within the under of Municipal Corporation-Nagpur & Nagpur Improvement Trust, Dist. Nagpur, and bounded as under:-On the East : Plot No. 48, On the West : Road, On the North : Plot No. 50. Type of Possession : Physical	Reserve Price Rs.48,00,000 (Rupee Four Crore Eighty Lakhs Only)  Earnest Money Deposit Rs.48,00,000 (Rupee Forty Eight Lakhs Only)  Reserve Price Rs.33,00,000 (Rupee Thirty Three Lakhs Only)  Earnest Money Deposit Rs.3,30,000 (Rupee Three Lakh Thirty Thousand Only)
11	Borrower- Mr. Sheik Arif Sheikh Ibrahim Co-Borrower- i) Mrs. Samina Arif Sheikh Add: House No.53, Azamshah Chowk Bhandewadi, Nani Mangalwar, Near Takiya Dada Miya Garaj, Nagpur - 440008.	Rs.63,26,150.00 (Rupee Sixty Three Lakhs Twenty Six Thousand Nine Hundred Ninety Six Only) Applicable ROI w.e.f 14.10.2024 + Other Charges and Expenses	All piece and parcel of Flat/Apartment No.401 on the 4th Floor of the Building KRISHI LEVELS Apartments, built up Area Adm. 73.83 Sq. Mtrs bearing CTS/Survey No. 283/1, Sheet No.223, Corporation House No. 69, Ward No.17, Gujurwada, Kothi Road Mahal, Nagpur and is bounded as under:- On the East : Plot bearing CTS No.287, 288 & 290, On the West : Plot bearing CTS No.284, On the North : Plot bearing CTS No.283/1B, On the South : Road Type of Possession : Symbolic	Reserve Price Rs.42,50,000 (Rupee Forty Two Lakhs Fifty Thousand Only)  Earnest Money Deposit Rs.4,25,000 (Rupee Four Lakh Twenty Five Thousand Only)
12	M/s Ravi Motor Mechanical and Auto Parts Prop. Mr. Ravindra Janta Pal Guarantors- i) Mr. Arvind Janta Pal Add: More Nagar Ward No.3, near GP Chikhalgaon, Wani, District - Yavatmal 445304	Rs.23,07,286.00 (Rupee Twenty Three Lakhs Seven Thousand Two Hundred Eighty Six Only) Applicable ROI w.e.f 07.11.2024 + Other Charges and Expenses	All pieces and parcel of House Property bearing CTS/Survey No. 1/2, Plot No.17, 1/2 Admeasuring 13.00 Sq Mtrs (1463 Sq Ft) situated being and lying at More Nagar, Chikhalgaon in the registration Dist. Yavatmal, Sub. Dist. Wani and is bounded as under:- On the East : Layout Road, On the West : Layout Road, On the North : Plot No.18, On the South : Plot No.16 Type of Possession : Symbolic	Reserve Price Rs.25,00,000 (Rupee Twenty Five Lakhs Only)
13	M/s MS Uttarwar Prop. Mrs. Varsha Pravin Uttarwar Guarantors- i) Mr. Pravin Madhukar Uttarwar Add: B-39, Shastri Nagar, Mul Road, Chandrapur.	Rs.29,98,185.00 (Rupee Twenty Nine Lakhs Ninety Eight Thousand One Hundred Eighty Five Only) Applicable ROI w.e.f 07.11.2024 + Other Charges and Expenses	All pieces and parcel of Land and Building 1st & 2nd Floor of "Shri Madhurprabha Sankul" having Survey No. 17090, Sheet No.50, Plot No.73, Mouza Nazul Banapeth, Chandrapur Admeasuring 55.74 Sq Mtrs. and is bounded as under:- On the East : Owner Godown, On the West : Shri Bute Godown, On the North : Nazul Land, On the South : Open Land. Type of Possession : Symbolic	Reserve Price Rs.29,00,000 (Rupee Twenty Nine Lakhs Only)  Earnest Money Deposit Rs.29,000 (Rupee Two Lakh Ninety Thousand Only)
14	M/s Mahindrakar & Sons Add: Modi No.3, Sitabuldi, Nagpur Borrower/Partners :- i) Mr. Wasudev Yashwant Mahindrakar ii) Mr. Ashutosh Gajanan Mahindrakar iii) Mr. Tejas Ashutosh Mahindrakar iv) Mr. Wasudev Yashwant Mahindrakar v) Mr. Ketki Ashutosh Mahindrakar Both Add: Modi No.3, Sitabuldi, Nagpur.	Rs.25,87,538.00 (Rupee Twenty Five Lakhs Eighty Seven Thousand Five Hundred Thirty Eight Only) Applicable ROI w.e.f 14.11.2024 + Other Charges and Expenses	All that piece and parcel of Land and Building Constructed on Municipal House No.292 & 293, Admeasuring 100.52 Sq. Mtrs (1081.60 Sq. Ft) Circle No.19/27, Dist. Ward No.3, City Survey No. 322 & 1915, Sheet No.5/71, Chalta No.99, Modi No.3 Sitabuldi District Nagpur within the limits of NMC and bounded as under: On or towards the East : House of Smt. Sayanabai, On or towards the West : Modi No.3 Road, On or towards the North : House of Shri Janbandhu Nandee Borkar, On or towards the South : House of Shri Vinayakant Maganlal Chhaya. Type of Possession : Physical	Reserve Price Rs.19,00,000 (Rupee One Crore Ninety Lakhs Only)  Earnest Money Deposit Rs.19,00,000 (Rupee Nineteen Lakhs Only)
15	Borrower- i			