



Sale notice for sale of immovable properties (Appendix - IV-A)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/charged to the Bank of Maharashtra, the possession of which have been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As Is where Is", "As Is what Is", and "Whatever there Is" on 11/03/2025 for recovery of the balance due to the Bank of Maharashtra from the Borrower/s and Guarantor/s as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under-

SL. No.	Name of Borrower	Name of Guarantor	Amount Due as per demand notice u/s. 13(2)	Short description of the Immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1.	Ms. Yogita Sachin Narule Flat no 206 2nd floor Nilkamal Apartment Hingna Road Mauza Wanadongri Nagpur 441110. Branch: Hingna IE (312) Mob: 7020820341	NA	Rs.21,82,189.00 (Rupee Twenty one Lakhs Eighty Two Thousand One Hundred Eighty Nine Only) plus other charges at applicable ROI w.e.f. 18/03/2024	(Physical Possession) All that piece and parcel of Flat/ apartment situate and lying at Apartment No.206, Second Floor, Nilkamal Apartment, admeasuring 590.00 sq ft (Carpet) i.e 610.426 sq ft (built up), on Plot No.4.5.1/1 and 16 land admeasuring 1463.04 sq mtrs, CTS/Survey No/Khasra No.222/1,2,3, PH No.46, Rajlve Nagar Bus Stop, Village Wanadongri Hingna Road Nagpur And bounded as North: Open to Sky, East: Passage and Flat no.207, West: Open to Sky, South: Flat No.205	Reserve Price Rs.18,15,000.00 (Rupee Eighteen Lakhs Fifteen Thousand Only) Earnest Money Deposit Rs. 1,81,500.0 (Rupee One Lakhs Eighty One Thousand Five Hundred Only)
2.	Mr.Eknath Shankar Waghmare Borrower 426 Gautam Nagar Katol Road Gittikhadan Nagpur -440013. Ms. Vaishali Eknath Waghmare Borrower 426 Gautam Nagar Katol Road Gittikhadan Nagpur -440013. Branch Butibori (1402) Mob: 7767905656	NA	Rs.30,79,306.00 (Rupee Thirty Lakhs Seventy Nine Thousand Three Hundred Six Only) plus other charges at applicable ROI w.e.f. 06/11/2023	Equitable Mortgage-Flat No-402A Fourth floor super built up area 125.06 Sq.Mtrs Om Sal Shrushi Wing B Plot no R1.Khasra No 29,30 in Yelne Sankul at Mouza Lava Grampanchayat Lava Tahsil & District-Nagpur Boundaries: North: Amenity and open Space, South: 9.00 Mtr Wide Layout Road, East: 9.00 Mtr Wide Layout Road, West: Khasara Boundary	Reserve Price Rs.21,01,000.00 (Rupee Twenty One Lakhs One Thousand Only) Earnest Money Deposit Rs. 2,10,000.00 (Rupee Two Lakhs Ten Thousand Only)
3.	Branch: Lakhani Borrowers Mr.Sachin Roopchand Gautam Behl Pragati Mahila College, Vidhya Nagar Bhandara Dist-Bhandara. Also at- Plot Gat No/ Survey No.479/1A/2 Mouza Murmadi, Tah. Lakhani Village, Lakhani, Dist Bhandara Branch Lakhani (1815) Mob: 7796315892	Mr.Dekram Ganpati Rahangdale At+Po Salebhata Tah-Lakhani Dist-Bhandara Mr. Puranlal Ramchandra Patle At+Po Salebhata Tah Lakhani Distt Bhandara	Rs.15,17,968.00 (Rupee Fifteen Thousand Seventeen Thousand Nine Hundred Sixty-eight only) plus other charges at applicable ROI w.e.f 06.08.2022	All those pieces and parcel of land situate being and lying at Plot Gat No./ Survey No.479/1A/2 Mouza Murmadi, Tah Lakhani Village, admeasuring 4305. sq feet, Lakhani, Dist Bhandara.	Reserve Price Rs. 7,05,000.00 (Rupee Seven Lakh Five Thousand Only) Earnest Money Deposit Rs. 70,500.00 (Rupee Seventy Thousand Five hundred Only)
4.	Branch: Itwari Borrower M/S Shree Salasar Cotton Industries Registered office address:-C/O Zanwar Associates, F-07,Shree Radhey Tower, Modi No-3, Sitabuldi, Nagpur-440012, Unit Address:- KH No- 477, Ph No-52, Village-Chipadli, Taluka-Kuhi, District- Nagpur, MAH-441202. (2.) Mr Govind Narayanprasad Zanwar Address:- Flat No. 206,Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli, Nagpur (Partner) (3.) Mrs Ruchi Rajendra Mundada Address:-1418, Deshpande Layout, Bhandewadi Nagpur (Partner) Branch: Itwari (61) Mob: 7000602268	Guarantor Sarita Govind Zanwar Flat no 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli Nagpur Rucha Rajendra Mundada 1418, Deshpande Layout, Bhande wadi, Nagpur Govind Narayanprasad Zanwar Flat no 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli Nagpur	Rs. 7,27,28,645.08/- (Rupee Seven Crore Twenty Seven Lakh Twenty Eight Thousand Six Hundred Forty Five And Eight paise Only) plus other charges @13.05% w.e.f. 06.05.2024	1.all that piece and parcel of chamber no f1 and f2, built up area 32.532 sq mtrs, first floor, with undivided share and interest of 5.660% in a land area 3231.37 sq ft, having sheet no /76, city survey no 3187, mouza sitabuldi house no 294/f/1-2, ward no 2 in a building known as "shri radhe towers. complex" modi no 03, takuka and dist nagpur, in the name of sri govind narayanprasad zanwar and smt sarita govind zanwar and bounded as follows:-7050344237 on the east by: Roadmodi lane no 3 on the west by: empress mill shop on the north by: dr dange modi/house and nagibhai shahas house on the south by shri kanes house 2.All that piece and parcel of chamber no s-9 and s-10, built up area 25.575 sq mtrs, second floor with undivided share and interest of 4.793% in land area 3231.37 sq ft having sheet no 4/76, city survey no 3187, mouza sitabuldi, ward no 2 in a building known as "shri radhe Towers complex" house no 294/s/9 modi no 3, taluka and dist nagpur in the name of shri govind narayanprasad zanwar and bounded as follows:- 7050344533 On the east by: road modi lane 3, On the west by: empress mill shop, On the north by: dr dange modi/house and nagibhai shahas house, On the south by: shri kanes house	1. Reserve Price Rs. 38,72,000.00 (Rupee Thirty eight Lakh Seventy Two Thousand Only) Earnest Money Deposit Rs. 3,87,200.00 (Rupee Three Lakh Eight Seven Thousand Two hundred Only) 2. Reserve Price Rs. 12,04,000.00 (Rupee Twelve Lakh Four Thousand Only) Earnest Money Deposit Rs. 1,20,400.00 (Rupee one Lakh Twenty Thousand Four hundred Only)
5.	Branch: Narendranagar Ms. Shilpa Sadashiv Ninawe Borrowers Flat No.402, 4th floor, Plot No.28, Dwani Endave, Chikali Layout, Amar Nagar, Nagpur-440034. Mr.Sadashiv Parasramji Ninawe Borrowers Flat No.402, 4th floor, Plot No.28. Dwani Endave, Chikali Layout, Amar Nagar, Nagpur-440034. Branch: Narendranagar (1141) Mob: 9921866411	NA	Rs.37,12,786.00 (Rupee Thirty Seven Lakhs Twelve Thousand Seven Hundred Eighty Six Only) plus other charges at applicable ROI w.e.f. 15/06/2024	Apartment No.402, 4th floor in Dwani Enclave", Built up area of 45.228 sq mtrs corresponding to a Super Built up area of 75.135 sq mtrs with undivided share of 12.50% on Plot No.28, Kh No.24/1 CTS No.46, Sheet No.25, 26, House No.4821/28, Situated at Mouza Chikhali, Tah Dist Nagpur Bounded as :East: 30ft wide road, West: Plot No.19, North Plot No.27 South Plot No.29	Reserve Price Rs. 33,71,000.00 (Rupee Thirty Three Lakh Seventy One Thousand Only) Earnest Money Deposit Rs. 3,37,100.00 (Rupee Three Lakh Thirty seven Thousand one hundred Only)

Note: No known encumbrance is on record of the bank for above mentioned properties

For detailed terms and conditions of the sale, please refer to the link

<https://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on PSB Alliance Baanknet portal <https://baanknet.com/eauction-psb/home>

Possession Type: Physical Possession; Bid Increase Amount Rs.25,000/- (Rupee Twenty Five Thousand Only) Date & time of E-auction- 11/03/2025, From 11.00 a.m. to 03.00 p.m. Date & Time for Inspecting the property 17/02/2025 between 11.00 a.m. to 4.00 p.m. with prior appointment. Payment Details:- Successful bidder shall have to deposit 25% (Twenty Five percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction.

(1) Auction sale/bidding would be only "Online Electronic Bidding" process. (2) This publication notice is also Fifteen (15) days' statutory notice under SARFAESI Act to the above mentioned accounts' borrowers/guarantors/mortgagors. (3) For additional information please contact on 8384893938, 9404305971, 8329196964, e-mail: cmrmarc_nag@mahabank.co.in, brmgr1452@mahabank.co.in

(4) This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.

Date: 05/02/2025

Place: Nagpur

(Mayur Maloo)
Authorized Officer

NAGPUR