



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
महाराष्ट्र शासन
एक पब्लिक लिमिटेड बँक

प्रधान कार्यालय : लोकमंगल, 1501, शिवाजीनगर, पुणे-411005
H.O.: Lokmangal, 1501, Shivajinagar, Pune-411005

नागपुर अंचल/ Nagpur Zone "महाबँक भवन", सिताबर्डी,
नागपुर- 440012 "Mahabank Bhavan", Munje Chowk, Sitabuldi,
Nagpur- 440012 टेलिफोन / Telephone : 0712-2545020/21/29
ई-मेल / E-mail : cmmarc_nag@mahabank.co.in



Date : 06/05/2025

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 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 property/ies mortgaged/charged to the Bank of Maharashtra, the Symbolic 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 balance 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 –

Branch : Sitaburdi (05) Mob: 9764655639

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.	M/s Armaco Infralinks Pvt Ltd. Flat No. 803, M Wing, Godrej Anandam, Model Mill Compound, Ganesh Peth Colony, Ganjipeth, Nagpur-440018 Directors Cum Guarantors : 1) Shri Sudhir Harikrishna Bajaj Swastik Nagar, Bhawanji Chavan School, Chandrapur-442 401 2) Shri Roshan Darlayanamal Hasani Shende Layout, Near Shiva Mandir, Chandrapur-442 401 3) Mrs. Sarita Ashish Jain Lata Niwas, Civil Line, Ragatate Layout, Akashwani Road, Chandrapur-442 401 4) Mrs. Sheetal Shekhar Lohiya, Motha Building, Ganj Ward, Chandrapur-442 401 5) Shri Gaurav Jitendra Doshi Opp. Ram Mandir, 5 Vivek Nagar, Mul Road, Chandrapur-442 401 6) Shri Jitendra Khushaldas Doshi Opp. Ram Mandir, 5 Vivek Nagar, Mul Road, Chandrapur 442 401 7) Shri Ashish Mithanlal Jain Lata Niwas Civil Line Ragatate Layout, Akashwani Road, Chandrapur 442 401	Rs. 20,20,57,882.00 (Rupees Twenty Crore twenty lakhs Fifty seven Thousand Eight Hundred Eighty Two only) plus other charges till realization	1) All that piece and parcel of Lay out Plot No. 5, Area : 350.43 Sq Mts (3772.00 Sq. Ft.) and construction made there on, Survey No. 107/63, Occupancy Class Plot No. 21 (IT-21) having area, Mouza Dewai, Govindpur Rayyatwari, Taluka and Distt. Chandrapur. (Symbolic Possession) 2) All that piece and parcel of Lay out Plot No. 5, Area : 172.86 Sq. Mts., Survey No. 19/2/B, Class I, Mouza Chanda Rayyatwari, Taluka Chandrapur, Distt. Chandrapur. (Symbolic Possession) 3) All that piece and parcel of Lay out Plot No. 6, Area : 262.86 Sq. Mts., Survey No. 19/2/B, Class I, Mouza Chanda Rayyatwari, Taluka Chandrapur, Distt. Chandrapur. (Symbolic Possession) 4) All that piece and parcel of Lay out Plot No. 7, Area : 183.00 Sq. Mtrs., Survey No. 19/2/B, Class I, Mouza Chanda Rayyatwari, Taluka Chandrapur, Distt. Chandrapur. (Symbolic Possession) 5) All that piece and parcel of Lay out Plot No. 8, Area : 216.81 Sq Mtrs, Survey No. 19/2/B, Class I, Mouza Chanda Rayyatwari, Taluka Chandrapur, Distt. Chandrapur. (Symbolic Possession) 6) All that piece and parcel of Lay out Plot No. 9, Area : 176.56 Sq. Mtrs, Survey no. 19/2/B, Class I, Mouza Chanda Rayyatwari, Taluka Chandrapur, Distt. Chandrapur. (Symbolic Possession) 7) All that piece and parcel of Open Land , Area : 2148.64 Sq. Mtrs. (0.21H), Khasra No. 50 admeasuring 1.07 H, Occupancy Class 1, Mouza Kapsi (Khurd), P H 35, Taluka Nagpur Rural, Distt. Nagpur (Symbolic Possession)	Reserve Price Rs. 2,33,92,000.00 (Rupees Two Crore Thirty Three Lakhs Ninety Two Thousand Only) Earnest Money Deposit Rs.23,39,200.00 (Rupees Twenty three Lakh Thirty Nine Thousand Two Hundred only) Reserve Price Rs 51,85,000.00 (Rupees Fifty One Lakhs Eighty Five Thousands Only) Earnest Money Deposit Rs. 5,18,500.00 (Rupees Five lakh Eighteen Thousand Five Hundred Only) Reserve Price Rs 73,60,000.00 (Rupees Seventy three Lakhs Sixty Thousand Only) Earnest Money Deposit Rs.7,36,000.00 (Rupees Seven Lakhs Thirty Six Thousand Only) Reserve Price Rs 49,41,000.00 (Rupees Forty Nine Lakhs Forty One Thousand Only) Earnest Money Deposit Rs. 4,94,100.00 (Rupees Four Lakhs Ninety Four Thousand and One Hundred Only) Reserve Price Rs 60,70,000.00 (Rupees Sixty Lakhs Seventy Thousand Only) Earnest Money Deposit Rs. 6,07,000.00 (Rupees Six lakhs seven Thousand Only) Reserve Price Rs 52,96,000.00 (Rupees Fifty Two Lakhs Ninety Six Thousand Only) Earnest Money Deposit Rs. 5,29,600.00 (Rupees Five lakhs Twenty Nine Thousand Six Hundred Only) Reserve Price Rs 7,95,00,000.00 (Rupees Seven Crore Ninety Five lakhs Only) Earnest Money Deposit Rs. 79,50,000.00 (Rupees Seventy Nine lakhs Fifty Thousand Only)

Note : No known encumbrance is on record of the bank for above mentioned properties. However, SA (Dairy No. 397/2025) is filed at DRT Nagpur.

For detailed terms and condition of the sale, Please refer to the link <https://bankfomaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on PSB Alliance Baanknet portal <https://baanknet.com/e-auction-psb/home>

Possession Type : Symbolic Possession; Bid Increase Amount Rs. 25,000/- (Rupees Twenty Five Thousand Only)

Date & time of E-auction : 12/06/2025, From 11.00 a.m. to 03.00 p.m.

Date & Time for inspecting the property : 15/05/2025 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 Thirty (30) 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: cmmarc_nag@mahabank.co.in and 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 : 06/05/2025
Place : Nagpur

Authorized Officer
for Bank of Maharashtra

Economic Times dt. 08/05/2025