



बैंक ऑफ महाराष्ट्र  
Bank of Maharashtra  
ग्राम प्रसार का जलना  
प्रबन्ध कार्यालय : लोकमाल, 1501, शिवाजीनगर, पुणे-411005  
H.O. : Lokmal, 1501, Shivajinagar, Pune-411005

नागपुर अंचल/ Nagpur Zone "महाबँक भवन", सिताबर्डी,  
नागपुर-४४००१२ "Mahabank Bhavan", Munje Chowk, Sitabuldi,  
Nagpur - 440012 टेलीफोन / 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.	<b>M/s Armaco Infralinks Pvt Ltd.</b> Flat No. 803, M Wing, Godrej Anandam, Model Mill Compound, Ganesh Peth Colony, Ganjipeth, Nagpur-440018 <b>Directors Cum Guarantors :</b> 1) Shri Sudhir Harikrishna Bajaj Swastik Nagar, Bhawanji Chavan School, Chandrapur-442 401 2) Shri Roshan Darilyanamal Hasan Shende Layout, Near Shiva Mandir, Chandrapur-442 401 3) Mrs. Sarita Ashish Jain Lata Niwas, Civil Line, Ragatale 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 Mithianal Jain Lata Niwas Civil Line Ragatale Layout, Akashwani Road, Chandrapur 442 401	<b>Rs. 20,20,57,882.00</b> (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. <b>(Symbolic Possession)</b>	<b>Reserve Price</b> Rs. 2,33,92,000.00 (Rupees Two Crore Thirty Three Lakhs Ninety Two Thousand Only) <b>Earnest Money Deposit</b> Rs.23,39,200.00 (Rupees Twenty three Lakh Thirty Nine Thousand Two Hundred only)
			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. <b>(Symbolic Possession)</b>	<b>Reserve Price</b> Rs 51,85,000.00 (Rupees Fifty One Lakhs Eighty Five Thousands Only) <b>Earnest Money Deposit</b> Rs. 5,18,500.00 (Rupees Five lakh Eighteen Thousand Five Hundred Only)
			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. <b>(Symbolic Possession)</b>	<b>Reserve Price</b> Rs 73,60,000.00 (Rupees Seventy three Lakhs Sixty Thousand Only) <b>Earnest Money Deposit</b> Rs.7,36,000.00 (Rupees Seven Lakhs Thirty Six Thousand Only)
			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. <b>(Symbolic Possession)</b>	<b>Reserve Price</b> Rs 49,41,000.00 (Rupees Forty Nine Lakhs Forty One Thousand Only) <b>Earnest Money Deposit</b> Rs. 4,94,100.00 (Rupees Four Lakhs Ninety Four Thousand and One Hundred Only)
			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. <b>(Symbolic Possession)</b>	<b>Reserve Price</b> Rs 60,70,000.00 (Rupees Sixty Lakhs Seventy Thousand Only) <b>Earnest Money Deposit</b> Rs. 6,07,000.00 (Rupees Six lakhs seven Thousand Only)
			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. <b>(Symbolic Possession)</b>	<b>Reserve Price</b> Rs 52,96,000.00 (Rupees Fifty Two Lakhs Ninety Six Thousand Only) <b>Earnest Money Deposit</b> Rs. 5,29,600.00 (Rupees Five lakhs Twenty Nine Thousand Six Hundred Only)
			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 <b>(Symbolic Possession)</b>	<b>Reserve Price</b> Rs 7,95,00,000.00 (Rupees Seven Crore Ninety Five lakhs Only) <b>Earnest Money Deposit</b> 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 filled at DRT Nagpur.**

For detailed terms and condition of the sale, Please refer to the link [https://bankofmaharashtra.in/asset-for sales-search](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 : 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

brmrg1452@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