



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 14/11/2025 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 -

Sr. No.	Name of Borrower	Name of Guarantor	Amount Due	Short description of the immovable property with known encumbrances	Reserve Price / Earnest Money Deposit
1.	Branch : Sitabuldi Borrower (Contact : 7066335005) M/s Armaco Infralinks Pvt Ltd. Flat no. 803, F Wing, Godrej Anandam, Model Mill Compound, Ganesh Peth Colony, Ganjipeth Nagpur-440018	Shri Sudhir Harikrishna Bajaj Swastik Nagar, Bhawanji Chavan School, Chandrapur-442 401 Shri Roshan Dariyanamal Hasani Shende Layout, Near Shiva Mandir, Chandrapur-442 401 Mrs. Sarita Ashish Jain Lata Niwas Civil Line Ragatate Layout Akashwani Road, Chandrapur-442401 Mrs. Sheetal Shekhar Lohiya, Moth Building, Ganj Ward, Chandrapur-442 401 Shri Gaurav Jitendra Doshi Opp. Ram Mandir, 5 Vivek Nagar, Mul Road, Chandrapur-442 401 Shri Jitendra Khushaldas Doshi Opp. Ram Mandir, 5 Vivek Nagar, Mul Road, Chandrapur 442 401 Shri Ashish Mithanlal Jain Lata Niwas Civil Line Ragatate Layout Akashwani Road, Chandrapur 442 401	Rs.15,53,62,898 .00 (Rupee Fifteen Crore Fifty Three Lakhs Sixty Two Thousand Eight Hundred Ninety Eight only) at applicable ROI plus other charges w.e.f 08/10/2025	All that piece and parcel of Open Land, Area : 2148.64 Sq Mtrs (0.21H), Khasra no. 50 Out Of Total admeasuring 1.07 H, Occupancy Class 1, Mouza Kapsi (Khurd), P.H 35, Taluka Nagpur, Rural Distt Nagpur (Physical possession)	Reserve Price Rs. 45,75,75,000.00 (Rupee Six Crore Seventy-Five Lakhs seventy Five thousand Only) Earnest Money Deposit Rs. 67,55,700.00 (Rupee Sixty seven Lakh Fifty Seven Thousand Five Hundred Only)
2.	Branch : Sitabuldi (5) Contact : 9764655639 1) Sh. Sanjay Rameshchandra Nagrani (M/s. Bhumika Electricals) (i) Lal Imli Square, Behind Sahu Hospital, Gandhibag, Ganjipeth , NAGPUR 440018. (ii) Near Bridge , Golbari Chowk, Itwari, Nagpur 440 002 (iii) Plot no. 364, Bank Colony, Kamgar Nagar, Khairi Akashwani Kamthi, NAGPUR 440026 (iv) Flat no. H501, Pyramid City Phase 2, near WCL Office, Royal Town, Jaripatka, Nagpur 2) Ms. Kiran Sanjay Nagrani - Co applicant Flat no. H-501, 5th Floor, Phase No. 2, Pyramid City , near WCL Office, Royal Town, Jaripatka, Nagpur	NA	Rs. 4,55,24,907.00 (Rupee Four Crore Fifty Five Lakhs Twenty Four Thousand Nine Hundred seven only) at applicable ROI plus other charges w.e.f 08/10/2025	All the piece and parcel of land and apartment having built up area 333.336 sq mts approx. grond plus three floors, bearing NIT leasehold Plot no. 364 admeasuring about 386.59 Sq Mtrs ie 4161.25 Sq Ft together with existing construction thereon, in the Indore Housing Accommodation Scheme of NIT being part and portion of entire land bearing Khasra no. 155/1 of Mouza- NARI, Division North, bearing City Survey no. 454, Sheet no. 406/104, Corporation House no. 2289/364, Ward no. 57 Zone no. 9, Tahsil and District Nagpur. (Physical possession)	Reserve Price Rs. 3,51,50,000.00 (Rupee Three Crore Fifty one Lakhs Fifty Thousand Only) Earnest Money Deposit Rs. 35,15,000.00 (Rupee Thirty five Lakhs Fifteen Thousand Only)
3.	Branch : deonagar 240 Contact : 9422934879 M/s. Gaurav Petroleum Borrower Mr. Gaurav Raju Madavi, Proprietorship HP Petrol Pump Mul Road, Battwari Complex, Gadchiroli Main Road, Gadchiroli - 442605. Over Bridge 112 Adiwas Nagar, Gondwana Chowk, S.O Katol Road Nagpur Maharashtra 440013	Ms. Gita Raju Madavi Guarantor W/o Raju Madavi, Over Bridge 112 Adiwas Nagar, Gondwana Chowk, S.O Katol Road Nagpur Maharashtra 440013	Rs. 2,24,75,496.00 (Rupee two Crore Twenty Four Lakh seventy Five Thousand Four Hundred Ninety Six Only) plus other charges at applicable ROI w.e.f. 08/10/2025	All that piece and parcel of Non-Agricultural Land bearing Plot No. 47, admeasurments 177.18 Sq. Mtrs. Being a portion of entire land bearing amalgamated Khasra No. 854/855/1 of MouzaGadchiroli, P. H. No. 11, (Old No. 12) within the limits of Municipal Corporation Gadchiroli, in Tahsil and District Gadchiroli (Physical possession)	Reserve Price Rs.24,45,300.00 (Rupee Twenty Four Lakhs Forty Five thousand Three Hundred only) Earnest Money Deposit Rs. 2,44,530.00 (Rupee Two LAKHS Forty Four Thousands Five Hundred Thirty Only)
4.	Branch Paun Contact : 8828286519 M/s. G Jambulkar Mr. Nitinkumar Gokuldas Jambulkar (Proprietor/Borrower) R/o. Gautam Nagar Ward, Pauni, Taluka, Pauni, Dist Bhandara.	Mr. Late Lokesh Jiwansingh Kotiya R/o.Gautam Nagar Ward, Pauni, Taluka, Pauni, Dist Bhandara. Now through known legal heirs Ms. Maya Jivansingh Kotiya (Mother) Ms. Mamta Lokeshsingh Kotiya (Wife) Rehpade House Narsala Road Nagpur Dist Nagpur.	Rs.30,28,592.00 (Rupee Thirty Lakhs Twenty Eight Thousand Five Hundred Ninety Two only) plus other charges at applicable ROI w.e.f 09/10/2025	All that RCC superstructure comprising of residential building ground floor only, total admeasuring 156.36 sq. mtrs., builtup area in aggregate, bearing property No. 179, constructed on all those pieces and parcel of land situated being and lying at Village Pauni in the registration Dist. Bhandara, Sub district Pauni, admeasuring 428.90 sq. mtrs., and bearing CTS/ Survey No.543, Sheet No.9, situated at Gautam Nagar, Mouza - Pauni, Tah, Pauni, Dist. Bhandara together with all the building and structure attached to the earth permanently fastened to anything attached to the earth, both present and future and all easementary/ Mamool rights annexed thereto (Physical possession)	Reserve Price Rs.33,34,500.00 (Rupee Thirty Three Lakhs Thirty Four Thousand Five Hundred only) Earnest Money Deposit Rs. 33,45,000.00 (Rupee Three Lakhs Thirty Three Thousands Four Hundred Fifty Only)
5.	Branch : shahankar Nagar Contact: 841088900 Mr. Manoj Elamthuruthil Chacko Residential Address: "Casa Royal", Flat No.303, Mohan Nagar, Sitabuldi, Nagpur	NA	Rs. 62,61,306.00 (Rupee Sixty Two Lakhs Sixty One Thousand Three Hundred Six Only) plus unapplied interest at applicable ROI w. e.f. 09/10/2025	A Flat/Apartment No.303 on the Third floor of the Building Casa Royal in the Casa Royal Apartments admeasuring 118.73 sq.mts. [carpet] i.e. 118.73sq.mts. [built up] consisting of 5 rooms and constructed on "All those pieces and parcels of land situated being and lying at village Mouza Sitabuldi in the registration Dist. Nagpur Sub-Dist. Nagpur admeasuring 1294.30 Square Meters and bearing CTS/ Survey Nos. City Survey No. 1958 House No.171, Sheet No.171, Ward No.37. (Symbolic possession)	Reserve Price Rs.1,02,76,150.00 (Rupee one Crore Two lakhs seventy Six Thousand One Hundred Fifty Only) Earnest Money Deposit Rs. 12,27,615.00 (Rupee Ten lakhs Twenty seven Thousands Six Hundred Fifteen Only)
6.	Branch : Tharsa Nimkheda Contact: 777475063 M/s. Shri Enterprises Proprietor- Mr. Narshrinivas Kashibabu Poatulla At Nimkheda Tah Mouda Dist. Nagpur	Late Veerkrishna Kora At Virshi Post Rewral Tah Mouda Dist Nagpur.	Rs.13,68,087.00 (Rupee Thirteen lakhs Sixty Eight Thousand Four Hundred Seven Only) plus other charges at applicable ROI w.e.f 27/10/2025	All those pieces and parcel of land situated being and lying at Plot No. 6, 7, 8, and 16 NA Survey No. 145/1A, P.C.No.62, Area 242.00 Sq Mtr, Mouza Dhanli, Tahsil Mouda, Kuhli, Dist Nagpur. (Physical possession)	Reserve Price Rs 7,48,600.00 (Rupee seven lakhs Forty Eight Thousand Only) Earnest Money Deposit Rs. 74,860.00 (Rupee seventy Four Thousand Eight Hundred Sixty Only)

Note : No known encumbrance is on record of the bank for above mentioned properties. Interested bidders may enquire independently regarding same.
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/e-auction-psb/home>

Possession Type: Physical and symbolic Possession; Bid increase Amount Rs.25,000/- (Rupee Twenty Five Thousand Only) Date & time of E-auction- 14/11/2025, From 11.00 a.m. to 03.00 p.m. Date & time for inspecting the property 01/11/2025 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: cmmarc_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: 29/10/2025 Place: Nagpur

(Atul Pardikar) Authorised Officer