



E-Auction 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 property/ies mortgaged/charged to the Bank of Maharashtra, the possession of which has been taken by the Authorised Officer of **Bank of Maharashtra, Akola Zone**, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **23-12-2025, (01:00 PM to 05:00 PM)** for recovery of dues to the Bank of Maharashtra from the Borrower (s) and Guarantor (s) as mention 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 the Borrower(s) Guarantor(s) and the concerned Branch	Dues for recovery (LB+UAI+Exp.)(plus further Interest, cost, exp. etc.) (Actual Rs.)	Short Description of the property with known encumbrances (with Lot numbers)	Possession Type	Reserve Price Amt. (actual)	Earnest Money Deposit Amt.(actual)
1.	M/s Shivani Traders, Prop :- Ajay Kishor Arora Guarantor :- Simabai Raju Arora & Property owner & Mortgager (Branch -Murtijapur- 98) Acc No. 60457283048	Total dues Rs. 93,45,373.00 (Rupees ninety Three Lakh Forty Five Thousand & Three Hundred Seventy Three Only) + further Unapplied Interest @ 10.55 % w.e.f. 21.11.2024 till the date of realization + future other charges / expenses if any.	Mortgage of all Pieces and Parcels of Land together with the buildings and structures constructed (if constructed) on Plot No.80, Survey No.150/1, (As per 7/12 extract Plot No. is 150/1/A/80) situated at Gandhi Layout near MIDC besides Railway Track Mouje Hatgaon, Murtijapur, Tal - Murtijapur, Dist - Akola, Maharashtra Area :- 1184.94 Sq.Mtr Bounded as:- East - Railway Line, West - Government Land, North - Government Land, South - Government Land, Owner - Mrs Simabai Raju Arora CERSAI ID :- 200074803745 Other Encumbrances known to the Bank: Nil SA is filed in the matter before DRT Nagpur bearing no. - SA/207/2025.	Physical (Open Plot will be sold on "As is where is", "As is what is", and "Whatever there is" basis)	Rs.40,50,000/- (Forty Lakh Fifty Thousand)	Rs.4,05,000/- (Four Lakh Five Thousand)

Date & Time of inspection of Property on : **15.12.2025 to 20.12.2025 between 11.00 AM to 05.00 PM** on working day. Last date & Time for submission of Bid / Deposit of EMD and proof: **23-12-2025 upto 04:00 pm**. Bidder will have to login onto the website "<https://baanknet.com/eauction-psb>" Registration of the Bidders is essential with this website. Bidders to upload requisite KYC documents. Please note that verification of KYC documents taken minimum four days. Hence Bidders are advised to register in advance to avoid last minute hassle.

Note: Bidders may give offers for one or for all properties

For detailed terms and conditions of the sale, please refer to the link "<https://baanknet.com/eauction-psb>" and provided in the Bank's website "<https://www.bankofmaharashtra.in/propsale.asp>" and also on portal (www.baanknet.com). The Bank reserves the right to postpone/defer/cancel this e-auction in any situation without prior intimation.

Date: 04-12-2025, Place: Murtijapur, Akola

Sd/- Authorised Officer, Bank of Maharashtra