Place : Nagpur

Bank of Maharashtra, Asset Recovery Branch, Nagpur

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे - 05
Head Office: LOKMANGAL, 1501, Shivajinagar, Pune - 05

अंचल कार्यालय नागपूर ZONAL OFFICE NAGPUR
"Mahabank Bhavan", Munje Chowk, Sitabuildi, Nagpur - 440012
टेलेफोन TELE: 0712-2545020 / 21 / 29
ई-मेल/ E-Mail:- dzmnagpur@bankofmaharashtra.bank.in

AX7/Sale Notice/2026-27

Date : 01/10/2026

30 DAYS 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 **18/11/2026** 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 the Branch & Name of Borrower(s)/Guarantor(s)	Amount Due	Short description of the immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1)	**Branch: SITABULDI** **BORROWER: 1] M/s M.F.H.S Agro Private Limited** Add 1: Plot no. 10, Utkarsh G. N. S. S. NNR, Near Awasthi Nagar, Jafar Nagar, Nagpur 440013. Add 2: Plot No. 29, Utkarsh G. N. S. S. NNR C/o Gyan Prakash Swamy, Awasti Nagar, Police Line Takli, Nagpur-440013. Add 3: Shree Shubham Logistics Limited, Survey no. 220/1, 220/2, 281, 280 PH No. 2, Mouza Vadoda, Bhandara Road, Tahsil Kamptee, Distt Nagpur-441104 Add 4: Plot no. 23, Umiya Audhyogik Sahakari Vasahat Maryadit PH no. 35, K H no. 56/1, 56/7, 56/8 & 56/9 Mouza Kapasi (Bu), Tahsil Kamptee Dist. Nagpur 440035 **DIRECTOR/GUARANTOR: 2] Mr. Syed Sajid Ali** R/o: Plot no. 29, Gorewada Ring Road, Near Iqra International School, Sabina Co Op Society, Katol Road, Nagpur 440013 **3] Mr. Syed Junaid Ali** R/o: Plot no. 29, Gorewada Ring Road, Near Iqra International School, Sabina Co Op Society , Katol Road, Nagpur 440013 **4] Mrs. Kavita Sudam Gadhawe** R/o: Plot no. 39, Ambika Nagar, Nagpur 440024 **5] Mrs. Chhaya Kailash Chute** R/o: Near Budhwari Bazar, Q/no. 29/2, Somwari Quarter, Hanuman Nagar S.O. Nagar, Nagpur 440009 **6] Mrs. Shraddha Bhalchandra Mane** R/o: A12, Shubhankar Apartment, Next to Kothrud, Telephone Exchange Near Shivaji Statue Kothrud, Pune City Ex Serviceman Colony, Pune 411038 Alternate Address: Shivdarshan Apartment 1, Plot No. 11 and 12, Flat No. 11, 3rd Floor, Umred Road, Dighori, Nagpur – 440009. **7] Mrs. Pallavi Pravin Lute** R/o: Plot no. 117, Near Shahu Garden School, Ulhas Nagar, Manewada Road, Bhgwan Nagar, Nagpur – 440027 Alternate Address: Flat no. 301, 3rd Floor, Vishnu Laxmi Residency, Wardha Road Nagpur. **8] M.G.H.S. Infraproject Pvt. Ltd.** R/o: Plot No. 29, Gorewada Ring Road, Near ICRA International School, Sabina Co-operative Society, Katol Road, Nagpur – 440013	Ledger Balance of Rs. 10,88,76,528.94 plus Unapplied Interest Rs. 1,37,82,683.06 i.e. Total Dues of **Rs. 12,26,59,212.00** plus other charges at applicable ROI w.e.f. **27/09/2026**	**I)** All that piece & Parcel of Land bearing Plot No. 32-B, Admeasuring about 227.25 Sq Mtrs. (regularized area) in the layout of Shree Geeta Co-operative Housing Society Ltd. Nagpur being portion of entire land bearing Khasra nos. 93/3, 95/1 and 96/1 of Mouza- Borgaon, P. H No. 8 bearing City Survey no. 328, Sheet no. 18, situated at Anant Nagar within the Local Limits of Nagpur Municipal Corporation and Nagpur Improvement Trust Nagpur and Tahsil and District Nagpur Mortgaged by Mr. Syed Junaid Ali and is bounded as under: Towards East: Plot No.32-A; Towards West: Plot No. 31; Towards North: 9.00 Mtrs Wide Road; Towards South: Plot No. 39 **(Symbolic Possession)** **II)** All the Piece and parcel of the Plot No. 400 and 405 Totally admeasuring about 341.41 Sq Mts (3675 Sq Ft) (Plot no. 400 admeasuring about 167.22 Sq. Mtrs & Plot no. 405 admeasuring about 174.19 Sq Mtrs) situated in the Layout of Khwaja Garib Nawaj Co-operative Housing Society Ltd. Nagpur bearing Khasra nos. 22/1-2-3/7 of P H no. 8 Mouza - Borgaon bearing City Survey no. 652 (652/1 and 652/2), Sheet no. 99/30 of Mouza Borgaon , Ward no. 61, situated within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur and Tah & District Nagpur Mortgaged by M. H. F. S. Infra Project Private Ltd and is bounded as under: Towards East: Road; Towards West: Layout Boundary; Towards North: Road; Towards South: Plot No. 406 **(Symbolic Possession)** **III)** All that piece and parcel of Non-Agricultural Land bearing Plot No.2,3,4,5,6,7 & 8 at Being a portion of entire land bearing Khasra no. 16/1 and 16/2, P. H. No. 58 of Mouza - Ambazari within the limits of Tahsil Hingna and District Nagpur Mortgaged by Mrs. Pallavi Pravin Lute, Mrs. Shraddha Bhalchandra Mane, Mrs. Chhaya Kailash Chute & Mrs. Kavita Sudam Gadhawe and the said plots is bounded as under:- **Boundaries Plot No.2:** Towards East: Plot No.1; Towards West: Plot No. 3; Towards North: Road; Towards South: 9.00 Mts Wide Road **Boundaries Plot No.3:** Towards East: Plot No.2; Towards West: Plot No. 4; Towards North: Road; Towards South: 9.00 Mts Wide Road **Boundaries Plot No. 4:** Towards East: Plot No.3; Towards West: Plot No. 5; Towards North: Road; Towards South: 9.00 Mts Wide Road **Boundaries Plot No. 5:** Towards East: Plot No.4; Towards West: Road; Towards North: Road; Towards South: 9.00 Mts Wide Road **Boundaries Plot No. 6:** Towards East: 15.00 Mtrs Wide Road; Towards West: Plot No.7; Towards North: 9.00 Mtrs Wide Road; Towards South: Plot No.11 **Boundaries Plot No. 7:** Towards East: Plot No.6; Towards West: Plot No.8; Towards North: 9.00 Mtrs Wide Road; Towards South: Plot No.12 **Boundaries Plot No. 8:** Towards East: Plot No.7, Towards West: Plot No.8; Towards North: 9.00 Mtrs Wide Road; Towards South: Plot No.13 **(Symbolic Possession)** **KNOWN ENCUMBRANCE: NA**	**Reserve Price: Rs. 1,13,40,000.00** (Rupees One Crore Thirteen Lakhs Forty Thousand Only) **Earnest Money Deposit: Rs. 11,34,000.00** (Rupees Eleven Lakh Thirty-Four Thousand Only) **Reserve Price: Rs. 1,00,80,000.00** (Rupees One Crore Eighty Thousand Only) **Earnest Money Deposit: Rs. 10,08,000.00** (Rupees Ten Lakh Eight Thousand Only) **Reserve Price: Rs. 6,20,00,000.00** (Rupees Six Crore Twenty Lakhs Only) **Earnest Money Deposit: Rs. 62,00,000.00** (Rupees Sixty Two Lakh Only)
2)	**Branch: SITABULDI** **BORROWER: 1] Mr. Sandeep Surendra Nair** Add 1: Flat No. 23 on 1st floor, Akshay Apartment, Plot No.143, Ramdaspeth, Nagpur-440010. Add 2: Plot No.6 in Civil Station Expansion Scheme of NIT, Nalco Layout, Ward No. 75, Near Nagarjun Hospital and Ramkrishna Nagar, Telecom Nagar Nagpur Khamala Nagpur-440025. Add3: Plot No.38, Income Tax Colony, Gadge Nagar, Hingna Road, Nagpur-440016. Add4: Vasava Engineering Construction, Plot No. 184, Bing Road, Shausaheb Survenagar, Nagpur-440017. Add5: Plot No. R/1-3, Infinity Courtyard 138, Kotewada Hingna Nagpur-441110. **GUARANTOR: 2] Mr. Sujit Surendra Nair** Add1: Plot No.38, Income Tax Colony, Gadge Nagar, Hingna Road, Nagpur-440016. Add2: Flat No. 23 on 1st floor, Akshay Apartment, Plot No.143, Ramdaspeth, Nagpur-440010	Ledger Balance of Rs. 16,84,047.76 plus, Unapplied Interest Rs 78,275.00 i.e. Total Dues of **Rs. 17,62,322.76** plus, other charges at applicable ROI w.e.f. **27/09/2026**	All that piece & parcel of Plot No. R/1/3 4 BHK Residential unit bearing Infinity Courtyard Home No. I-38 having carpet area 187.00 Sq. Mtrs. (i.e. 2011 Sq. Fts.), and Unit area232.063 Sq. Mtrs. (i.e. 2497 Sq. Fts.) alongwith Land appurtenant and lying underneath thereto Admeasuring 240.00 Sq Mtrs. (or 2582.00 Sq. Fts.) and Terrace area admeasuring 94.00 Sq. Mtrs. (i.e. 1008 Sq. Fts.) enclave at " Empyrean- Grande" on Kh No. 120/2 which is part of special Township project under name and style "The Empyren" comprising on all that piece and parcel of land bearing Survey No. 116, 117, 119, 120/2, 123/2, 129, 131/1-A, 131/2, 132/1, 133, 134, 136, 138/1, 2 and 3, 139/1 and 3, 140, 141/2, 143/1,2,3 and 5, 151/2, 162, 163 and 176 containing by admeasurement 59.21 Hectares (or 5,92,100 Sq. Mtrs.) held in occupancy class-1 rights of Mouza Kotewada, P.S.K 72, situated at Village Kotewada, within the limits of Grampanchayat- Kotewada, in Tahsil Hingna and District- Nagpur Mortgaged by Mr. Sandeep Surendra Nair and is bounded as under: Courtyard Home No. I-38: Towards East: By Road; Towards West: By Boundary Wall & open parking; Towards North: By I-37; Towards South: By I-39 Together with all structures constructed/to be construction thereon and all the plant, machinery, fixtures and furniture standing thereon and easementary right thereto. **(Symbolic Possession)** **KNOWN ENCUMBRANCE: NA**	**Reserve Price: Rs. 84,45,000.00** (Rupees Eighty-Four Lakhs Forty-Five Thousand Only) **Earnest Money Deposit: Rs. 8,44,500.00** (Rupees Eight Lakh Forty-Four Thousand Five Hundred Only)
3)	**Branch: BHANDARA** **BORROWER: 1] Mr. Lokesh Madanmohan Yelne** Add: Plot No.10, Near Ambika Apartment, At Post Ambika Nagar, Village-Bela, Grampanchayat-Bhojaopur, Tah. and Dist.-Bhandara- 441906 **2] Mrs. Mangala Madanmohan Yelne** Add: Plot No. 10, Near Ambika Apartment, At Post Ambika Nagar, Village-Bela, Grampanchayat-Bhojaopur, Tah. and Dist.-Bhandara- 441906	Ledger Balance of Rs. 50,48,596.00 plus, Unapplied Interest Rs 3,57,157.00 i.e. Total Dues of **Rs. 54,05,753.00** plus, other charges at applicable ROI w.e.f. **28/09/2026**	All piece and parcel of Plot No.10, Gat no.193/3/A/10, PH No.14, admeasuring area 255.00 Sq. Mtr, situated at Village-Bela, under the Jurisdiction of Gram Panchayat-Bhojapur, Mouza- Bhojapur, Near Ambika Apartment, Tah. and Dist. Bhandara-441906, (Maharashtra); Bounded as under: East: - Plot No.11; West: - Plot No.9, North: - 9 Mtr. Wide Existing Road, South: - open Space **(Physical Possession)** **KNOWN ENCUMBRANCE: NA**	**Reserve Price: Rs. 66,30,000.00** (Rupees Sixty-Six Lakhs Thirty Thousand Only) **Earnest Money Deposit: Rs. 6,63,000.00** (Rupees Six Lakh Sixty-Three Thousand Only)
4)	**Branch: HUDKESHWAR** **BORROWER: 1] Mrs. Sapna Rohan Mishra** Add: Plot No. 77, Small Factory Area, Bhandara, Bagadganj, Nagpur, Maharashtra India 440008 **2] Mr. Satyam Rambhan Tiwari** Add: Plot No. 33, Samata Nagar, Nagpur Nari Road, Nagpur-440026.	Ledger Balance of Rs. 29,99,645.00 plus, Unapplied Interest Rs 2,63,704.00 i.e. Total Dues of **Rs. 32,63,349.00** plus other charges at applicable ROI w.e.f. **28/09/2026**	The undivided 1.954 % share and interest in all that Piece and parcel of in Plot no. 353 in the scheme of NIT Eastern Industrial Area Street Scheme, having City Survey no. 395, Sheet no. 70, Corporation House no. 1252/353/306, of Mouza Chikhli (Deo), together with the entire R.C.C. superstructure comprising Apartment No. 306 covering a Built-up area of 67.756 Sq. Mtrs. on the Third Floor of the building constructed thereon to be known & styled as "Divya Yog", Ward no. 22, situated at Kalamna Chikhli Layout, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, in Tahsil and District Nagpur. Mortgaged by Borrower Mortgagers: - Mrs. Sapna Rohan Mishra and within the Jurisdiction of the Joint Sub Registrar Office Nagpur and bounded as under: East: Plot no. 352; West: Road; North: Road & Plot no. 315; South: Road **(Physical Possession)** **KNOWN ENCUMBRANCE: NA**	**Reserve Price: Rs. 25,61,000.00** (Rupees Twenty-Five Lakh Sixty One Thousand Only) **Earnest Money Deposit: Rs. 2,56,100.00** (Rupees Two Lakh Fifty-Six Thousand One Hundred Only)
5)	**Branch: DEONAGAR** **BORROWER: 1] M/s.Yogesh Engineering Services, Mr. Ajinkya Nandkumar Bhongade** AT: Plot No. 72 Mahakali Nagar Manewada, Ring Road, Behind Keshav Hospital, Mhalginagar, Nagpur, 440034. **GUARANTOR: 2] Mr. Nandkumar Devidas Bhongade** Add: Plot No. 72, Mahakali Nagar, Manewada, Ring Road, Behind Keshav Hospital, Mhalginagar, Nagpur, 440034.	Ledger Balance of Rs. 2,09,89,160.75 plus, Unapplied Interest Rs25,62,224.25.00 i.e. Total Dues of **Rs. 2,35,51,385.00** plus other charges at applicable ROI w.e.f. **28/09/2026**	All those pieces and parcels of land situated being and lying at village Manewada Dist. Nagpur in the registration Dist. Nagpur Sub-Dist. Nagpur bearing Plot No. 72 admeasuring 178.0860 Sq. mtrs (1916.918 Sq.Fts) as per RL, Built up area 101.8020 Sq. Mtrs. out of the layout of Sant Dnyaneshwar Gruh Nirman Sahkari Sanstha Nagpur in Khasara No.15/1, City Survey No.388, P.H.No. 39, H.No. 6768/A/72/B, Ward No. 14, Mouza-Manewada, Nagpur 440034. Tah & Distt Nagpur, within the limit of Municipal Corporation Nagpur Tah & Distt Nagpur, & bounded as follows: East: 30 ft. wide Road; West: Plot No. 71; North: 25 ft. wide Road; South: Open space **(Symbolic Possession)** **KNOWN ENCUMBRANCE: NA**	**Reserve Price: Rs. 1,16,67,000.00** (Rupees One Crore Sixteen Lakhs Sixty-Seven Thousand Only) **Earnest Money Deposit: Rs. 11,66,700.00** (Rupees Eleven Lakh Sixty Six Thousand Seven Hundred Only)

Note: The sale is on "as is where is, as is what, and whatever there is" basis and subject to the outcome of the litigation of if any. The bidders are advised to satisfy themselves about the encumbrances before participating in the auction. the auction purchaser shall not have any right to claim against the Bank in respect of the said encumbrance.

For detailed terms and conditions of the sale, please refer to the link **https://bankofmaharashtra.bank.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: **As Given Above**

Bid Increase Amount: **Rs. 25,000/-** (Rupees Five Twenty-Five Thousand Only)

Date &time of E-auction: **18/11/2026, From 11.00 a.m. to 03.00 p.m.**

The last date for submission of online bid form: 18/11/2026 up to 2.00 PM

Date & Time for inspecting the property: **01/11/2026 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** in the **Account No. 60138423445; Name of the A/c: MAARC E AUCTION; Name of the Beneficiary: Bank of Maharashtra; IFSC Code: MAHB0000005 (Sitabuldi Branch Nagpur) through NEFT/RTGS only.**

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 **0712-2545021/ 9425864342 / 9834143630/ 9689461456; E-mail: cmrecovery_nag@bankofmaharashtra.bank.in.**

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

Place : Nagpur

(Kailash Ahirwar), For Bank of Maharashtra