



**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) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor i.e. Bank of Maharashtra, the Symbolic and / or Physical possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is" and "Whatever there is" for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under:

| Name of Borrowers / Guarantors | Amount Due (Rs.) | Short description of the immovable property and Type of Possession | Reserve Price |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | EMD Amt. |
| Borrower : M/s Cartel India Logistics Private Limited Directors : 1. Mr. Nitin Shivaji Bhosale, 2. Mrs. Karuna Nitin Bhosale Guarantor : 1. Mr. Nitin Shivaji Bhosale, 2. Mrs. Karuna Nitin Bhosale, 3. Smt. Subhadra Shivaji Bhosale Branch: Asset Recovery Branch, Pune. Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078. | Rs.1,97,40,855.87 (Rupees One crore Ninety Seven Lakh Forty Thousand Eight Hundred Fifty Five and Eighty Seven Paise) plus interest thereon@ contractual rate with monthly rest w.e.f. 12.09.2018 apart from penal interest, cost and expenses minus recovery if any. | Property Lot No. 7 : Open NA Plot at Plot No.1, P. H. No. 46, KH No. 127/3, Mauze - Isasani, Tal- Hingna, Dist- Nagpur. Area admeasuring 533.46 Sq Mtrs i.e 5742.16 Sq Ft bounded by: North: 9.00 Mtr Wide Road, East: Plot no 02, West: Other Khasara, South: Plot no 11 & 12 Owner of Property: Mr. Nitin Shivaji Bhosale • Encumbrances: Not Known • Type of Possession: Physical | Reserve Price: Rs. 45,92,000.00/- (Rupees Forty Five Lakhs Ninety Two Thousand Only) EMD: Rs. 4,59,200.00/- (Rupees Four Lakh Fifty Nine Thousand Two Hundred Only) Bid Increment amount: Rs. 25,000.00/ (Rupees Twenty Five Thousand Only) |

| Sr. No. | Particulars | Date & Time | |
|---------|-----------------------------------------|-----------------|-----------------------------------------------|
| 1. | Date and time of E- Auction | For Lot No. 7 - | 14.11.2025 between 11.00 a.m. and 4.00 P M |
| 2. | Last Date of Submission of Bid with EMD | | 14/11/2025 up to 3 p.m. |
| 3. | Inspection Date & Time | For Lot No. 7 | 07.11.2025 between 11:00 am. to 4:00 pm |

Important Information: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

Note:

1. Bank has Possession with No any known encumbrance. However, there can be some dues by respective societies, Government/local authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies/builder. Dues/Charges/encumbrances, if any due on the respective property, shall be borne by the bidder.
2. E-auction shall be conducted through the E-Bikray. Bidders have to log in on the website - "<https://baanknet.com/>" and have to register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact number is 8291220220 and E mail id is "support.baanknet@psballiance.com".

For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/properties_for_sale.asp" provided in the Bank's website.

Date : 04/10/2025,
Place : Pune

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

Chief Manager & Authorised Officer,
Bank of Maharashtra

NAGPUR