



अंचल कार्यालय – चंद्रपुर / Zonal office – Chandrapur उद्योग भवन विल्डिंग / Udyog Bhavan Building, रेल्वे स्टेशन रोड, चंद्रपुर / Railway station Road, Chandrapur टेलीफोन/TELE : (07172) 254518 255318 255537 ई-मेल/e-mail : cmrecovery_chn@mahabank.co.in



REF.NO.AX36/SALE/E-AUCTION/SARFAESI / Chandrapur Zone/2026-27/

Date: 29.05.2026

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 property/ies mortgaged/charged to the Bank of Maharashtra, the Symbolic & Physical 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 **15.07.2026**, for recovery of the balance due to the Bank of Maharashtra from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers and Guarantor/s, amount due, short description of the immovable property and encumbrances known thereon, Possession Type, Reserve Price and Earnest Money deposit are also given as under:

Sr. No.	Branch Name & Name and Address of Borrower/s & Guarantor/s	Total Dues as per 13-2 demand notice	Short description of the immovable Property/ies	Type of Possession	Reserve Price / Earnest Money Deposit/ Bid increase Amount
1.	Branch: Dewai Govindpur; Borrower: - M/s A R Construction (Proprietor Firm), Proprietor: Shri. Laxman Dilipkumar Gupta, Add: At. Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta. & Dist. Chandrapur-442401; & Guarantors: i) Shri. Laxman Dilipkumar Gupta, Add: Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta. & Dist. Chandrapur-442401; ii) Shri. Dilip Ganesh Gupta, Add: Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta. & Dist. Chandrapur-442401; & Borrower for Housing loan- Shri. Laxman Dilipkumar Gupta, Add: At. Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta. & Dist. Chandrapur-442401	Total Dues as on 29.11.2025, Rs. 15,72,50,492.93/- (Rupees Fifteen Crore Seventy-Two Lakh Fifty Thousand Four Hundred Ninety-Two and Paise Ninety-Three Only) plus interest as applicable thereon w.e.f. 29.11.2025	All that piece of parcel of land / residential diverted plot and thereon constructed flat no. 201 situated on the second floor of building name "Merit Shine", plot no. 39-Block-B, out of the layout of Raghvendra Co-operative Housing Society, Nagpur, bearing survey no/ Khasra no. 62/1 & 68/1, sheet no. 44, city survey no. 589, Corporation house no. 6621/B239, P.S.K.No.39,, having super built area 82.863 Sq. Mtr. and undivided share of 53.905 Sq. Mtr. out of land of total area 215.94 Sq. Mtr., situated at Ward no.14, Mouza: Manewada Tah Nagpur (Rural) & Dist. Nagpur; bounded as follows: On or towards the East: Plot No 42-B, On or towards the West: Road, On or towards the North: Plot No 38-B; On or towards the South: Plot No 40-B; (As per Sale deed no. NGN/3142/2013 dated 29.10.2013 registered by Sub-registrar Class -2, Nagpur City no.8) Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Laxman Dilip Kumar Gupta	SYMBOLIC	Reserve Price Rs.63,00,000/- (Rupees Sixty-Three Lakh Only) \ Earnest Money Deposit Rs.6,30,000/- (Rupees Six Lakhs Thirty Thousand Only) \ Bid increase Amount Rs.1,00,000/- (Rupees One Lakh Only)
			All that Piece and Parcel of Non-Agricultural Industrial usage Land bearing Khasra No.45/2, admeasuring 3.23 HR, with Class-I right, Jama Rs.4.00, P. H No.15., Khate No.115, Mouza No.367 Mouza-Masalkund, situated in the village Masalkund within limit of Grampanchayat Uti, Tah. Umred Distt. Nagpur and bounded as follows. On or towards the East: Pandhan Road, On or towards the West: Survey No. 44, On or towards the North: Survey No. 43, On or towards the South: Survey No. 19 (As per Sale deed no. UMD/1138/2021 dated 01.03.2021 registered by Sub-registrar Grade-1, Umred) Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Laxman Dilip Kumar Gupta	PHYSICAL	Reserve Price Rs.2,30,00,000/- (Rupees Two Crore Thirty Lakh Only) \ Earnest Money Deposit Rs.23,00,000/- (Rupees Twenty-Three Lakhs Only) \ Bid increase Amount Rs.1,00,000/- (Rupees One Lakh Only)
			All that Piece and Parcel of Non-Agricultural Land bearing Khasra No.30/2, admeasuring 1.62 HR, with Class-I right, Jama Rs.3.30, P. H No.15., Kahate No.115, Mouza No.367 Mouza-Masalkund, Umred, situated in the within limit of Grampanchayat Uti, Tah. Umred Distt. Nagpur -4412013 and bounded as follows. On or towards the East: Survey No. 34 & 28; On or towards the West: Survey No. 32; On or towards the North: Survey No. 33; On or towards the South: Survey No. 29. (As per Sale deed no. UMD/1136/2021 dated 01.03.2021 registered by Sub-registrar Grade-1, Umred) Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Laxman Dilip Kumar Gupta	PHYSICAL	Reserve Price Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs Only) \ Earnest Money Deposit Rs.12,00,000/- (Rupees Twelve Lakhs Only) \ Bid increase Amount Rs.1,00,000/- (Rupees One Lakh Only)
			All that piece and parcel of industrial diverted land at Sr. No. 65 & 66, T.S. no. 4, Chandrapur – Ghuggus state highway, Village: Mahakurla, Taluka & District: Chandrapur, admeasuring land area of 17425 Sq. Mtr. (after 5475 Sq. Mtr. was carved out into open space, internal roads and public utility) out of total land area of 2.29 HR (22900 Sq. Mtr.) (Total Area of Sr. No. 65- 1.41 HR & Total Area of Sr. No. 66- 088 HR,) bounded as follows: On or towards the East: Agri. Land of Shri Premlal Sadaram Pardhi i.e. survey no. 47 & Agri. Land of Shri Tulshiram Maroti Khamnkar i.e. survey no. 50; on or towards the west: Agri. Land of Lina Kishor Mamidwar i.e. survey no. 67; on or towards the north: road; on or towards the south: Agri. Land of Shri Pandurang Ramchandra Khamnkar i.e. survey no.51 & Agri. Land of Shri Tulshiram Maroti Khamnkar i.e. survey no 64 (As per Sale deed no. CND/3836/2015 dated 21.08.2015 registered by Sub-registrar, Chandrapur) Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Laxman Dilip Kumar Gupta.	PHYSICAL	Reserve Price Rs.3,20,00,000/- (Rupees Three Crore Twenty Lakh Only) \ Earnest Money Deposit Rs.32,00,000/- (Rupees Thirty-Two Lakhs Only) \ Bid increase Amount Rs.1,00,000/- (Rupees One Lakh Only)
			All that piece and parcel of industrial diverted land at survey no. 216/1, P.H. no. 29, Chamorshi- Ashti road, Village: Konsari, Taluka Chamorshi & District: Gadchiroli, admeasuring land area of 9167.37 Sq. Mtr. (After 5032.63 Sq. Mtr. was carved out	PHYSICAL	Reserve Price Rs.1,80,00,000/- (Rupees One Crore

	<p>into open space, internal roads and public utility) out of total land area of 1.42 HR (14200 Sq. Mtr.) with Class-2 (Jirayat) right bounded as follows: On Or Towards the East: Land of Shri Maroti Pedapalliwar & then Chamorshi Road; On Or Towards the West: Gram Panchayat Road; On Or Towards the North: Open Land & RFO Office Quarter; On Or Towards the South: Land Of Yashoda Kawale. (As Per Sale Deed No. Cms/709/2009 Dated 2009 registered by Sub-registrar, Chamorshi, Dist: Gadchiroli) Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Laxman Dilip Kumar Gupta</p>	<p>Eighty Lakh Only) \\ Earnest Money Deposit Rs.18,00,000/- (Rupees Eighteen Lakhs Only) \\ Bid increase Amount Rs.1,00,000/- (Rupees One Lakh Only)</p>
<p>• Possession Type: Sr. No. 1 in symbolic Possession, Sr. no. 2 to 5 in Physical Possession; • Bid increase Amount: Rs. 1,00,000/- (Rupees One Lakh Only). • Date & time of E-auction- 15.07.2026 From 11.30 a.m. to 03.00 PM. • The last date for submission of online bid Form is 14.07.2026, up to 04:00 PM. • Date & Time for inspecting the property- 15.06.2026 to 20.06.2026 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 16.07.2026 and the remaining amount shall be paid within 15 days from the date of auction i.e. 31.07.2026 , in the Account No. 60492571816; Name of the A/c: 'AUTHORISED OFFICER E AUCTION'; Name of the Beneficiary: Bank of Maharashtra; IFS Code: MAHB0000618 through NEFT/RTGS only. The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per law. All statutory/non- statutory dues, taxes, rates, assessments, charges fees etc. if any, will be responsibility of the successful bidder only. • Auction sale/bidding would be only "Online Electronic Bidding" process. For detailed terms and conditions of the sale, E-Auction Tender Documents containing online e-auction bid form, Declaration etc. please visit "https://bankofmaharashtra.in/ propsale_for_sale", PSB Alliance E-bikray portal "https://baanknet.com/eauction-psb/x-login". • The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. • This publication notice is also Thirty (30) days statutory notice under SARFAESI Act to the above-mentioned accounts' borrowers/guarantors/mortgagors. • For additional information please contact on 7567657816 e-mail: dzmchandrapur@bankofmaharashtra.bank.in; cmrecovery_chn@bankofmaharashtra.bank.in; recovery_chn@bankofmaharashtra.bank.in; and legal_chn@bankofmaharashtra.bank.in • This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises. For more detailed terms and conditions of the sale, please refer to the link "https://bankofmaharashtra.in/properties_for_sale" provided in the Bank's website and also on PSB Alliance E-bikray portal (https://baanknet.com/eauction-psb/x-login).</p> <p>Date: 29.05.2026 Place: Chandrapur</p> <p style="text-align: right;">Authorized Officer & Chief Manager Bank of Maharashtra, Chandrapur Zone</p>		