

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
BENCH AT NAGPUR
COMPANY PETITION NO: 03 OF 2010
AND
In the matter of the Companies Act, 1956
AND
In the matter of "Mahadeo Land Developers Private Limited (In Provisional
Liquidation)"**

SALE NOTICE

Pursuant to the order of the Hon'ble High Court of Bombay Bench at Nagpur, Maharashtra dated 25.04.2025 in the Company Petition No.03 of 2010, the offers are invited from intending purchasers for the purchase of Immovable Properties as mentioned below belonging to "Mahadeo Land Developers Private Limited (In Provisional liquidation) which are situated at Tahasil Nagpur Gramin & Hingna, in District Nagpur in the State of Maharashtra.

The auction sale will be held on "as is where is basis" and "whatever there is basis".

Sr. No.	Details of the Immovable Properties	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Date & Time Of Inspection of properties	Last date & time for submission of sealed tenders & EMD	Date of opening of sealed tenders
1	In Mouza :- Isasani Taluka- Hingna District Nagpur Maharashtra Survey No. 57/2 (A), P.H.No.46			05.05.2025 10.00am to 1.00pm	09.05.2025 10.00am to 5.00pm	13.05.2025 10.30 am
1	Plot No.87 (admeasuring :174.82 sq.mtrs)	11,79,000/-	2,94,750/-	---	---	---
2	Plot No.84 (admeasuring :175.19 sq.mtrs)	11,81,000/-	2,95,250/-	---	---	---
3	In Mouza :- Isasani, Taluka- Hingna, District- Nagpur Maharashtra Land Khasara No.115/1 out of Land Khasara No.115 P.H. No.46			05.05.2025 10.00am to 1.00pm	09.05.2025 10.00am to 5.00pm	13.05.2025 11.30 am
3	Plot No.11, (admeasuring :131.79 sq.mtrs)	8,39,000/-	2,09,750/-	---	---	---
4	In Mouza :- Wagdara Taluka-Hingna District- Nagpur Maharashtra in Land Khasara Suvery No.91/2, P.H.No.46			05.05.2025 2.00 pm to 5.00pm	09.05.2025 10.00am to 5.00pm	13.05.2025 12.30 pm
4	Plot No.9 (admeasuring :162 Sq. mtrs)	7,75,000/-	1,93,750/-	---	---	---
5	Plot No.38 (admeasuring :100 Sq.mtrs)	4,78,000/-	1,19,500/-	---	---	---
6	Plot No.39 (admeasuring :100 Sq.mtrs)	4,78,000/-	1,19,500/-	---	---	---
7	In Mouza :- Kaldongari Taluka /Tahasil - Nagpur (Gramin) District - Nagpur Maharashtra in Land Khasara /Gat No.19/1 and 19/2			05.05.2025 10.00 am to 1.00pm	09.05.2025 10.00 am to 5.00pm	13.05.2025 2.30 PM
7	Plot No. 90 (admeasuring :172.50 Sq.mtrs)	4,31,000/-	1,07,750/-	---	---	---
8	Plot No. 91 (admeasuring :150.00 Sq.mtrs)	3,75,000/-	93,750/-	---	---	---
9	Plot No. 92 (admeasuring :150.00 Sq.mtrs)	3,75,000/-	93,750/-	---	---	---
10	Plot No. 93 (admeasuring :150.00 Sq.mtrs)	3,75,000/-	93,750/-	---	---	---
11	Plot No. 94 (admeasuring :150.00 Sq.mtrs)	3,75,000/-	93,750/-	---	---	---
12	Plot No. 95 (admeasuring :150.00 Sq.mtrs)	3,75,000/-	93,750/-	---	---	---
13	Plot No. 128 (admeasuring :180.00 Sq.mtrs)	4,50,000/-	1,12,500/-	---	---	---
14	Plot No. 129 (admeasuring :180.00 Sq.mtrs)	4,50,000/-	1,12,500/-	---	---	---
15	Plot No. 130 (admeasuring :180.00 Sq.mtrs)	4,50,000/-	1,12,500/-	---	---	---
16	Plot No. 131 (admeasuring :180.00 Sq.mtrs)	4,50,000/-	1,12,500/-	---	---	---
17	Plot No. 132 (admeasuring :180.00 Sq.mtrs)	4,50,000/-	1,12,500/-	---	---	---
18	Plot No. 133 (admeasuring :225.00 Sq.mtrs)	5,62,000/-	1,40,500/-	---	---	---
19	Plot No. 122 (admeasuring :180.00 Sq.mtrs)	4,50,000/-	1,12,500/-	---	---	---
20	Plot No. 123 (admeasuring :180.00 Sq.mtrs)	4,50,000/-	1,12,500/-	---	---	---
21	Plot No. 124 (admeasuring :180.00 Sq.mtrs)	4,50,000/-	1,12,500/-	---	---	---
22	Plot No. 125 (admeasuring :210.58 Sq.mtrs)	3,87,470/-	96,868/-	---	---	---
23	Plot No. 101 (admeasuring :150.00 Sq.mtrs)	2,40,000/-	60,000/-	---	---	---
24	Plot No. 100 (admeasuring :150.00 Sq.mtrs)	2,40,000/-	60,000/-	---	---	---
25	Plot No. 99 (admeasuring :150.00 Sq.mtrs)	2,40,000/-	60,000/-	---	---	---
26	Plot No. 98 (admeasuring :162.70 Sq.mtrs)	2,99,370/-	74,843/-	---	---	---
27	Plot No. 126 (admeasuring :167.83 Sq.mtrs)	3,08,800/-	77,200/-	---	---	---
28	Plot No. 127 (admeasuring :180.00 Sq.mtrs)	2,88,000/-	72,000/-	---	---	---
29	Plot No. 97 (admeasuring :164.57 Sq.mtrs)	3,02,800/-	75,700/-	---	---	---
30	Plot No. 96 (admeasuring :150.00 Sq.mtrs)	2,40,000/-	60,000/-	---	---	---

In Mouza :-Hudkeshwar (Khurd)Taluka /Tahasil - Nagpur (Gramin) District - Nagpur Maharashtra in Survey No.31/B P.H.No.37.			05.05.2025 2.00 pm to 5.00pm	09.05.2025 10.00am to 5.00pm	14.05.2025 10.30 am
31 Plot No. 2 (admeasuring :382.50 Sq.mtrs)	33,91,200/-	8,47,800/-	---	---	---
In Mouza :- Rui Patwari Halka No 41 Khate No 86 Taluka /Tahasil - Nagpur (Gramin) District - Nagpur Maharashtra in Survey No.96			05.05.2025 10.00 am to 1.00pm	09.05.2025 10.00am to 5.00pm	14.05.2025 11.30 am
32 Plot No.1 (admeasuring about 133.87 Sq.mtrs)	10,84,500/-	2,71,125/-	---	---	---
33 Plot No. 6 (admeasuring about 170.00 Sq.mtrs)	13,77,000/-	3,44,250/-	---	---	---
In Mouza :- Mohgaon Taluka /Tahasil - Nagpur (Gramin) District -Nagpur Maharashtra Gat No.18/2/3/4/5			05-05-2025 2 pm to 5.00pm	09.05.2025 10.00am to 5.00pm	14.05.2025 12.30 pm
34 Plot No.37 (admeasuring about 152.13 Sq.mtrs)	13,00,500/-	3,25,125/-	---	---	---
35 Plot No.38 (admeasuring about 150.97 Sq.mtrs)	12,90,600/-	3,22,650/-	---	---	---
36 Plot No.39 (admeasuring about 152.13 Sq.mtrs)	13,00,500/-	3,25,125/-	---	---	---
Mouza :- Khatmari P.H. No.73 Taluka /Tahasil - Nagpur (Gramin) District - Nagpur Maharashtra Land; Khasara/Gat. No. 17/3-4			06-05-2025 10.00 am to 1.00pm	09-05-2025 10.00am to 5.00pm	14.05.2025 2.30 pm
37 Plot No.2 (admeasuring 167.22 Sq.Mtrs)	7,52,490/-	1,88,123/-	---	---	---
38 Plot No.43 (admeasuring 111.48 Sq.Mtrs)	5,01,660/-	1,25,415/-	---	---	---
39 Plot No.72 (admeasuring 217.87 Sq.Mtrs)	9,76,891/-	2,44,223/-	---	---	---
40 Plot No.3 (admeasuring 167.17 Sq.Mtrs)	7,52,265/-	1,88,063/-	---	---	---
41 Plot No.42 (admeasuring 111.41 Sq.Mtrs)	5,01,345/-	1,25,337/-	---	---	---
42 Plot No.1 (admeasuring 234.02 Sq.Mtrs)	10,53,090/-	2,63,273/-	---	---	---
43 Plot No.28 (admeasuring 142.33 Sq.Mtrs.)	6,40,485/-	1,60,122/-	---	---	---
44 Plot No.84 (admeasuring 165.33 Sq.Mtrs.)	7,57,485/-	1,89,372/-	---	---	---
Mouza :- Kanoholi, Survey No.91 Tal-Hingna Dist- Nagpur			06.05.2025 2.30 pm to 5.00pm	09-05-2025 10.00am to 5.00pm	14.05.2025 3.30pm
45 PlotNo.85 (admeasuring 211.66 Sq.Mtrs.)	9,36,000/-	2,34,000/-	---	---	---
46 Plot No.86 (admeasuring 144. Sq.Mtrs.)	5,58,000/-	1,39,500/-	---	---	---
47 Plot No.87 (admeasuring 144. Sq.Mtrs.)	5,58,000/-	1,39,500/-	---	---	---
48 Plot No.88 (admeasuring 144. Sq.Mtrs.)	5,58,000/-	1,39,500/-	---	---	---
49 Plot No.89 (admeasuring 144. Sq.Mtrs.)	5,58,000/-	1,39,500/-	---	---	---

Inspection of the properties will be allowed to intending purchasers or their authorized representatives at the site of the properties on the date and time mentioned in Column No.5 above.

Every offer shall be in a separate sealed cover and the Sealed Covers shall be super scribed with the words " Offer for Purchase of Immovable Property Bearing Serial No. _____ of Mahadeo Land Developers Private Limited (In Liquidation). The payment of the Earnest Money Deposit(EMD) should be made by Pay Order or Bank Draft drawn in favour of the "Official Liquidator, High Court of Bombay, Bench at Nagpur" and drawn on any nationalized Bank payable at Nagpur. Offers and the EMD should reach the undersigned at the Office of the Official Liquidator, High Court of Bombay ,Bench at Nagpur, 2nd Floor, "East Wing" New Secretariat Building, Opposite VCA Ground ,Civil Lines ,Nagpur- 440 001 as mentioned in Colum No.06 . All the offers will be opened as mentioned in Colum No. 07 . before the Official Liquidator, Nagpur in his office in the presence of the intending purchasers or their authorized representatives and the offerer him self or through an authorized representative will be permitted to attend and participate in intended sale. The tenderers will be given an opportunity to have inter se bidding among themselves to improve the offers/tenders. **No offerer will be allowed to bid in the name of nominee/ nominees.**

The sale is subject to confirmation of the Hon'ble High Court of Bombay Bench at Nagpur. In case of unsuccessful bidders, the Earnest Money Deposit will be refunded without any interest by cheque within a period of one month from the last date of receipt of tenders.

The terms and conditions of sale of the Immovable assets /property can be obtained from the office of the undersigned during working days from 10.30. a.m. to 4.30 p.m. on payment of Rs. 500/- (non refundable/non adjustable)

Nagpur Dated this 03rd Day of May 2025

(Deepak Persoya)
Official Liquidator,
High Court of Bombay Bench at Nagpur,
2nd Floor, East Wing, New secretariat Bldg,
Opposite VCA Ground, Civil Lines,
Nagpur - 440 001
Phone No. 0712-2522934