



Sale notice for sale of immovable properties (Appendix - IV - A)

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 16/12/2025 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 Borrower	Name of Guarantor	Amount Due	Short description of the Immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1.	Branch : Sitabudi (05) Contact : 9764655639 M/s. Armaco Infralinks Pvt Ltd, Flat no. 803, M Wing, Godrej Anandam, Model Mill Compound, Ganesh Peth Colony, Ganjipeth Nagpur- 440018	Directors Cum Guarantor Shri Sudhir Harikrishna Bajaj Swastik Nagar, Bhawanji Chavan School, Chandrapur-442 401 Shri Roshan Dariyanamal Hasan Shende Layout, Near Shiva Mandir, Chandrapur-442 01 Mrs. Sarita Ashish Jain Lata Niwas Civil Line Ragatate Layout Akashwani Road, Chandrapur -442401 Mrs. Sheetal Shekhar Lohiya, Motha Building, Ganj Ward, Chandrapur-442 401 Shri Gaurav Jitendra Doshi Opp. Ram Mandir, 5 Vivek Nagar, Mul Road, Chandrapur-442 401 Shri Jitendra Khushaldas Doshi Opp. Ram Mandir, 5 Vivek Nagar, Mul Road, Chandrapur 442 401 Shri Ashish Mithanlal Jain Lata Niwas Civil Line Ragatate Layout Akashwani Road, Chandrapur 442 401	Rs.15,53,62,898 .00 (Rupee Fifteen Crore Fifty Three lakhs Sixty Two Thousand Eight Hundred Ninety Eight only) at applicable ROI plus other charges w.e.f 08/10/2025	All that piece and parcel of Open Land , Area : 2148.64 Sq Mtrs (0.21H), Khasra no. 50 Out Of Total admeasuring 1.07 H, Occupancy Class 1, Mouza Kapsi (Khurd) , P. H 35, Taluka Nagpur Rural, Distt Nagpur (Physical possession)	Reserve Price Rs 6,36,00,000.00 (Rupee Six Crore Thirty Six Lakhs Only) Earnest Money Deposit Rs. 63,00,000.00 (Rupee Sixty Three Lakhs Sixty Thousand Only)
2.	Branch : Dharampeth (60) Contact : 8605557788 M/s. Bhumika Electricals Proprietorship Concern Through it's Proprietor Sh. Sanjay Rameshla Nagrani (i) Lal Imli Square, Behind Sahu Hospital, Gondhibag, Ganjipeth , NAGPUR 440018 (ii) Near Bridge , Golibari Chowk, Itwari, Nagpur 440 002 (iii) Plot no. 364, Bank Colony, Kamgar Nagar, Khairi Akashwani Kamthi, NAGPUR 440026 (iv) Flat no. H501, Pyramid City Phase 2, near WCL Office, Royal Town, Jaripatka, Nagpur	2) Mr. Sanjay Rameshla Nagrani (Prop of the Firm) Flat no. H-501, Pyramid City Phase 2, near WCL Office, Royal Town, Jaripatka, Nagpur 3) Mr Sanjay Rameshla Nagrani (Individual Loan) Flat no. H-501, 5th Floor, Phase No. 2, Pyramid City, near WCL Office, Royal Town, Jaripatka, Nagpur 4) Mr. Kiran Sanjay Nagrani Co applicant Flat no. H-501, 5th Floor, Phase No. 2, Pyramid City, near WCL Office, Royal Town, Jaripatka, Nagpur	Rs. 4,55,24,907.00 (Rupee Four Crore Fifty Five Lakhs Twenty Four Thousand Nine Hundred seven only) at applicable ROI plus other charges w.e.f 08/10/2025	All the piece and parcel of land and apartment having build up area 333.336 sq mtrs approx., grond plus three floors, bearing NIT leasehold Plot no. 364 admeasuring about 386.59 Sq Mtrs i.e 4161.25 Sq Ft together with existing construction thereon, in the Indore Housing Accommodation Scheme of NIT being part and portion of entire land bearing Khasra no. 155/1 of Mouza- NARI, Division North, bearing City Survey no. 454, Sheet no. 406/104, Corporation House no. 2289/364, Ward no. 57 Zone no. 9, Tahsil and District Nagpur. (Physical possession)	Reserve Price Rs. 33,00,000.00 (Rupee Three Crore Thirty Three Lakhs Only) Earnest Money Deposit Rs. 33,30,000.00 (Rupee Thirty Three lakh Thirty Thousand only)
3.	Branch : Deonagar Contact : 9422934879 M/s. Gaurav Petroleum Borrower Mr. Gaurav Rau Madavi, Proprietorship HP Petrol Pump Mul Road, Battuwari Complex, Gadchiroli Main Road, Gadchiroli – 442605. Over Bridge 112 Adiwas Nagar, Gondwana Chowk, S.O Kotol Road Nagpur Maharashtra 440013	Ms. Gita Raju Madavi Guarantor W/o Raju Madavi, Over Bridge 112 Adiwas Nagar, Gondwana Chowk, S O Kotol Road Nagpur Maharashtra 440013	Rs. 2,24,75,496.00 (Rupee two Crore Twenty Four Lakh seventy Four Thousand Nine Hundred Ninety Six Only) plus other charges at applicable ROI w.e.f. 08/10/2025	All that piece and parcel of Non-Agricultural Land bearing Plot No. 47, admeasurments 177.18 Sq. Mtrs., Being a portion of entire land 1/16 of Mouza Gadchiroli, P. H. No. 11, (Old No. 12) within the limits of Municipal Corporation Gadchiroli, in Tahsil and District Gadchiroli (Physical possession)	Reserve Price Rs. 23,16,600.00 (Rupee Twenty Three Lakhs Sixteen Thousand Six Hundred Only) Earnest Money Deposit Rs. 2,31,660.00 (Rupee Two lakhs Thirty One Thousand Six hundred Sixty Only)
4.	Branch : Pauni Contact : 8828265619 M/s. N G Jambulkar Mr. Nitin Kumar Gokuldas Jambulkar (Proprietor/Borrower) R/o.Gautam Nagar Ward, Pauni, Taluka, Pauni, Dist Bhandara.	Mr. Late Lokesh Jiwansingh Kothiya R/o.Gautam Nagar Ward, Pauni, Taluka, Dist Bhandara. Now through known legal heirs Ms.Maya Jiwansingh Kothiya Ms.Mamta Lokeshsingh Kothiya Rephade House Narsala Road Nagpur Dist Nagpur.	Rs.30,28,592.00 (Rupee Thirty Lakhs Twenty Eight Thousand Five Hundred Ninety Two only) plus other charges at applicable ROI w.e.f. 08/10/2025	All that RCC superstructure comprising of residential building ground floor only, total admeasuring 156.36 sq. mtrs., builtup area in aggregate, bearing property No. 179, constructed on all those pieces and parcel of land situated being and lying at village Pauni in the registration Dist. Bhandara, Sub district Bawali, admeasuring 428.90 sq. mtrs., and bearing CTS/ Survey No. 543, Sheet No. 9, situated at Gautam Nagar, Mouza - Pauni, Tah. Pauni, Dist. Bhandara (Physical possession)	Reserve Price Rs. 31,59,000.00 (Rupee Thirty One Lakhs Fifty Nine Thousand Only) Earnest Money Deposit Rs. 31,59,000.00 (Rupee Three Lakhs Fifteen Thousand Nine Hundred Only)
5.	Branch : Tharsa Nimkheda Contact : 7774075063 M/s. Sri Enterprises Proprietor-Mr. Narshirwansh Kashabhu Pootala At Nimkheda Tah. Mouda Dist. Nagpur	Late Veerkrishna Kora At Virshi Post Rewral Tah Mouda Dist Nagpur.	Rs.13,68,087.00 (Rupee Thirteen lakhs Sixty Eight Thousand Eighty seven only) plus other charges at applicable ROI w.e.f. 27/10/2025	All those pieces and parcel of land situated being and lying at Plot No 6, 7, 8, and 16 NA Survey No. 145/1, P.C. No. 62, Area 242.00 Sq Mtr, Mouza Dhanai, Tahsil Mouda, Kuhli, Dist Nagpur. (Physical possession)	Reserve Price Rs 7,09,200.00 (Rupee Seven Lakhs Nine Thousand Two hundred Only) Earnest Money Deposit Rs. 70,92,00.00 (Rupee Seventy Thousand Nine Hundred Twenty Only)
6.	Branch : Wadi Contact : 9422824671 M/s. Sheetal Trading Company Ms Sheetal Ami Khandelwal Proprietor 202 203, Swarnil Enclave, Near Hotel Highway Glory, Amravati Road, Kachimate, Nagpur- 440023. Khasra no.23/3, Godown No.4 & 5, Tawakkal, Commercial Complex, Wadi, Tawakkal Layout, Nagpur- 440023	Mr. Amit Prakash Khandelwal Proprietor of M/s.Uma Sales Corporation 202 203, Swarnil Enclave, Near Hotel Highway Glory, Amravati Road, Kachimate, Nagpur 440023	Rs.7,99,92,031.03 plus Unapplied Interest Rs.15,81,873.00 i.e. Total Dues of Rs. 8,15,73,905. .00 plus other charges applicable ROI w.e.f. 08/05/2022	Property No. 1 All that piece and parcel of total number of 8 shops bearing Shop No. 9, 10, 14, 15 and 20 situated on Basement/Lower Ground Floor, and Shop No: 18, 19 and 20 situated on Upper Ground Floor total admeasuring about 146.82 Sq. Mtrs. (i.e.1.46.82 Acre Sq. Mtrs.) mentioned as under in Non-Agriculture Field Survey No. 155/2/9, Plot No. 6, Mouza -WARUD, Nagar Panchayat- Warud, along with unfinished space left for Bathroom along with FSI Tah. Warud and District Amravati and having Sale Deed Serial No. 412 dated 05/02/2019 and SubRegistrar Office Warud Dist Amravati And	Property 1 Reserve Price Rs 2,57,06,050.00 (Rupee Two Crore Fifty Seven lakhs Six Thousand Fifty Only) Earnest Money Deposit Rs. 25,70,605.00 (Rupee twenty Five Lakhs Seventy Thousand Six Hundred Five only)
	All that piece and parcel of total number of 7 shops bearing Shop No. 6, 7, 8, B-A, and 13 situated on Basement/Lower Ground Floor, and Shop No. 6 and 14 situated on Upper Ground Floors total admeasuring about 83.50 Sq. Mtrs (i.e. 0.83.50 Acre Sq. Mtr) mentioned as under in Non Agriculture Field Survey No. 155/2/6, Plot No. 6, Mouza - WARUD, Nagar Panchayat Warud, along with FSI Tah. Warud and District Amravati (Symbolic possession) Property No. 2 All that piece and parcel of Commercial Non-Agriculture Land admeasuring 50% undivided share admeasuring 0.05 hec-tors/500.00 Sq. Mtrs. (i.e. 5.00.00 Acre Sq. Mtr.) North Side of Plot no.7 Part in Survey No.110 out of total Land admeasuring 1.52 hec-tors Mouza - Bidgaon, P. H. No. 33, Class-1 Rights, Tahsil-Kamptee, District - Nagpur: and All that piece and parcel of Southern Side half portion admeasuring 0.095 hec-tors/950 Sq. Mtrs (i.e. 9.50.00 Acre Sq. Mtr.) out of all that piece and parcel of Northern side Land bearing Plot No.8 Part in Survey No.110 out of total Land admeasuring 1.52 hec-tors Mouza Bidgaon, P. H. No. 33, Class-1 Rights, Tahsil-Kamptee, District - Nagpur. (Symbolic possession)			Property 2 Reserve Price Rs 3,52,15,550.00 (Rupee Three Crore Forty Two Lakhs Fifteen Thousand Five Hundred Fifty Only) Earnest Money Deposit Rs. 35,21,550.00 (Rupee Thirty Five Lakhs Twenty One Thousand Five Hundred Fifty Five Only)	

Note : No known encumbrance is on record of the bank for above mentioned properties. Interested bidders may enquire independently regarding same.

For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sales-search> provided in the bank's website and also on PSB

Alliance Banknet portal <https://banknet.net.in/e-auction-psb/home>
Possession Type: Physical and symbolic Possession; Bid increase Amount Rs.25,000/- (Rupee Twenty Five Thousand Only) Date & time of E-auction- 16/12/2025, From 11.00 a.m. to 03.00 p.m. Date & time for inspecting the property 01/12/2025 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 the auction.

(1) Auction sale/bidding would be only "Online Electronic Bidding" process. (2) This publication notice is also Fifteen (15) days' statutory notice under SARFAESI Act to the above mentioned accounts' borrowers/guarantors/mortgagors. (3) For additional information please contact on 8384893938, 9404305971, 8329196964; e-mail: cmmarc_nag@mahabank.co.in, brmgr1452@mahabank.co.in (4) This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.

Date: 24/11/2025,

Place: Nagpur

Property 2
Reserve Price

Rs 3,52,15,550.00 (Rupee
Three Crore Forty Two
Lakhs Fifteen Thousand
Five Hundred Fifty Only)

Earnest Money Deposit
Rs. 35,21,550.00 (Rupee
Thirty Five Lakhs Twenty
One Thousand Five
Hundred Fifty Five Only)

(Kailash Ahirwar)

Authorised Officer