



टेलीफोन / Telephone: 0712-2545020/21/29 ई-मेल / E-mail: cmmarc\_nag@mahabank.co.in



**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 deposits 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 : Sitabardi (05)<br>Contact : 974655639<br>M/s Armaco Infotalks Pvt Ltd.<br>Flat no. 803, M Wing, Godrej Anandam, Godeli Mill Compound, Mesh Peth Colony, Ganjipeth Nagpur-440018   | Directors Cum Guarantor<br>Shri Sudhir Hari Krishna Bajaj<br>Swastik Nagar, Bhanwaji Chavan School, Chandrapur-442 401<br>Shri Roshan Dariyanamal Hasani<br>Shende Layout, Near Shiva Mandir, Chandrapur-442 01<br>Mrs. Sarita Ashish Jain<br>Lata Niwas Civil Line Ragatate Layout Akashwani Road, Chandrapur- 442401<br>Mrs. Sheetal Shekhar Lohiya,<br>Motha Building, Ganj Ward, Chandrapur-442 401<br>Shri Gaurav Jitendra Doshi<br>Opp. Ram Mandir, 5 Vivek Nagar, Mul Road, Chandrapur-442 401<br>Shri Jitendra Khushaldas Doshi<br>Opp. Ram Mandir, 5 Vivek Nagar, Mul Road, Chandrapur 442 401<br>Shri Ashish Mithanlal Jain<br>Lata Niwas Civil Line Ragatate Layout Akashwani Road, Chandrapur 442 401 | Rs.15,53,62,898<br>.00 (Rupee)<br>Fifteen Crore Fifty Three lakhs Sixty Two Thousand Eight Hundred Ninety Eight only)<br>at applicable ROI plus other charges wef 08/10/2025 | All that piece and parcel of Open Land , Area : 2148.64 Sq Mtrs (0.21H), Khassra no. 50 Out Of Total admeasuring 1.07 H, Occupancy Class 1, Mouza Kapsi (Khurd) , P H 35, Taluka Nagpur Rural, Distt Nagpur<br>(Physical possession)   | Reserve Price<br>Rs 6,36,00,000.00<br>(Rupee Six Crore Thirty Six Lakhs Only)<br>Earnest Money Deposit<br>Rs. 63,60,000.00 (Rupee Sixty Three Lakhs Sixty Thousand Only)   |
| 2.      | Branch : Dharampeth (60)<br>Contact : 860555768<br>M/s. Bhumiika Electricals Proprietorship Concern Through It's Proprietor Sh. Sanjay Rameshlal Nagrani<br>(i) Lal Imli Square, Behind Sahu Hospital, Gandhibag, Ganjipeth , NAGPUR 440018<br>(ii) Near Bridge , Gollibari Chowk, Itwari, Nagpur 440 002<br>(iii) Plot no. 364, Bank Colony, Kamgar Nagar, Khairi Akashwani Kamthi, NAGPUR 440026<br>(iv) Flat no. H501, Pyramid City Phase 2, near WCL Office, Royal Town, Jaripatka, Nagpur   | 2) Mr. Sanjay Rameshlal Nagrani (Prop of the Firm)<br>Flat no. H-501, Pyramid City Phase 2, near WCL Office, Royal Town, Jaripatka, Nagpur,<br>3) Mr Sanjay Rameshlal Nagrani (Individual Loan)<br>Flat no. H-501, 5th Floor, Phase No. 2, Pyramid City, near WCL Office, Royal Town, Jaripatka, Nagpur<br>4) Mr. Kiran Sanjay Nagrani Co applicant<br>Flat no. H-501, 5th Floor, Phase No. 2, Pyramid City, near WCL Office, Royal Town, Jaripatka, Nagpur   | Rs. 4,55,24,907.00<br>(Rupee Four Crore Twenty Five Lakhs Twenty Four Thousand Nine Hundred seven only) at applicable ROI plus other charges wef 08/10/2025                  | All the piece and parcel of land and apartment having build up area 333-336 sq mtrs approx. , ground plus three floors, bearing NIT leasehold Plot no. 364 admeasuring about 386.59 Sq Mtrs ie 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 Khassra 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.<br>(Physical possession)                               | Reserve Price<br>Rs. 3,33,00,000.00<br>(Rupee Three Crore Thirty Three Lakhs Only)<br>Earnest Money Deposit<br>Rs. 33,30,000.00<br>(Rupee Thirty Three lakh Thirty Thousand only)  |
| 3.      | Branch : Deonagar<br>Contact : 9422934879<br>M/s. Gaurav Petroleum Borrower<br>Mr. Gaurav Raju Madavi, Proprietorship<br>HP Petrol Pump Mul Road, Battuwar Complex, Gadchiroli Main Road, Gadchiroli - 442605.<br>Over Bridge 112 Adiwasi Nagar, Gondwana Chowk, S O Katol Road Nagpur Maharashtra 440013  | Ms. Gita Raju Madavi Guarantor<br>W/o Raju Madavi, Over Bridge 112 Adiwasi Nagar, Gondwana Chowk, S O Katol Road Nagpur Maharashtra 440013  | Rs. 2,24,75,496.00<br>(Rupee Two Crore Twenty Four Lakh seventy Five Thousand Four 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, admeasurements 177.18 Sq. Mtrs., Being a portion of entire land bearing a amalgamated Khassra No. 854/856/1 of MouzaGadchiroli, P. H. No. 11, (Old No. 12) within the limits of Municipal Corporation Gadchiroli, in Tahsil and District Gadchiroli<br>(Physical possession)   | Reserve Price<br>Rs. 23,16,600.00 (Rupee Twenty Three Lakhs Sixteen Thousand Six Hundred Only)<br>Earnest Money Deposit<br>Rs. 2,31,660.00 (Rupee Two lakhs Thirty One Thousand Six hundred Sixty Only)  |
| 4.      | Branch : Pauni<br>Contact: 9422826519<br>M/s.N.G Jambhulkar Mr. Nitinkumar Gokulidas Jambhulkar (Proprietor/Borrower)<br>R/o.Gautam Nagar Ward, Pauni, Taluka, Pauni, Distt Bhandara.  | Mr. Late Lokesh Jiwansingh Kotliya<br>R/o.Gautam Nagar Ward, Pauni, Taluka, Pauni, Dist Bhandara.<br>Now through known legal heirs Ms.Maya Jiwansingh Kotliya<br>Ms.Mamta Lokeshsingh Kotliya<br>Rehpade House Narsala Road Nagpur Dist Nagpur.   | Rs.30,28,592.00<br>(Rupee Thirty Lakhs Twenty Eight Thousand Five Hundred Ninety Two only) plus other charges at applicable ROI wef 09/10/2025                               | 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 Pauni, admeasuring 428.90 sq. mtrs, and bearing CTS/Survey No.543, Sheet No.9, situated at Gautam Nagar, Mouza - Pauni, Tah. Pauni, Dist. Bhandara<br>(Physical possession)  | Reserve Price<br>Rs. 31,59,000.00 (Rupee Thirty One Lakhs Fifty Nine Thousand Only)<br>Earnest Money Deposit<br>Rs. 3,15,900.00 (Rupee Three Lakhs Fifteen Thousand Nine Hundred Only)   |
| 5.      | Branch : Ths Nimkheda<br>Contact: 7774075063<br>M/s. Shri Enterprises Proprietor-Mr. Narshiriniwas Kashiablu Potlula<br>At Nimkheda Tah Mouda Dist. Nagpur   | Late Veerkrishna Kora<br>At Virshi Post Rewal Tah Mouda Dist Nagpur.  | Rs.13,68,087.00<br>(Rupee Thirteen lakhs Sixty Eight Thousand Eighty seven Only) plus other charges at applicable ROI wef 27/10/2025.  | All those pieces and parcel of land situate being and lying at Plot No 6, 7, 8, and 16 NA Survey No. 145/JA, P.C.No.62, Area 242.00 Sq Mtr, Mouza Dhani, Tahsil Mouda, Kuhl, Dist Nagpur.<br>(Physical possession)   | Reserve Price<br>Rs. 7,09,200.00 (Rupee Seven Lakhs Nine Thousand two Hundred Only)<br>Earnest Money Deposit<br>Rs. 70,920.00 (Rupee Seventy Thousand Nine Hundred Twenty Only)  |
| 6.      | Branch : Wadi<br>Contact: 9422824671<br>M/s. Sheetal Trading Company Ms Sheetal Amit Khandelwal Proprietor<br>202 203, Swapnil Enclave, Near Hotel Highway Glory, Armarvati Road, Kachimate, Nagpur 440023.<br>Khasra no.23/3, Godown No.48.5, Tawakkal, Commercial Complex, Wadi, Tawakkal Layout, Nagpur-440023  | Mr. Amit Prakash Khandelwal Proprietor of M/s.-Uma Sales Corporation<br>202 203, Swapnil Enclave, Near Hotel Highway Glory, Armarvati Road, Kachimate, Nagpur 440023  | Rs. 79,92,031.03 plus Unapplied Interest<br>Rs.15,81,873.00 i.e Total Dues of Rs. 8,15,73,905.00 plus other charges applicable ROI w.e.f. 08/05/202                          | 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 Ac. 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<br>Reserve Price<br>Rs. 2,57,06,050.00 (Rupee Two Crore Fifty Seven lakhs Six Thousand Five Hundred Only)<br>Earnest Money Deposit<br>Rs. 25,70,605.00 (Rupee twenty five Lakhs Seventy Thousand Six Hundred Fifty Only)                    |
|         | All that piece and parcel of total number of 7 shops bearing Shop No. 6, 7, 8, A-8, and 13 situated on. Basement/Lower Ground Floor, and Shop No. 6 and 14 situated on Upper Ground Floor total admeasuring about 83.50 Sq. Mtrs (i.e. 0.83.50 Aar Sq. Mtr) mentioned as under in Non Agriculture Field Survey No. 155/2/6, Mouza - WARUD, Nagar Panchayat Warud, along with unfinished space /left for Bathroom along with FSI Tah. Warud and District Amravati (Symbolic possession)<br>Property No. 2 All that piece and parcel of Commercial Non-Agriculture Land admeasuring 50% undivided share admeasuring 0.05 hectares/500.00 Sq. Mtrs. (i.e. 5.00.00 Aar Sq. Mtrs.) North Side of Plot no.7 Part in Survey No.110 out of total Land admeasuring 1.52 hectares Mouza- Bidgaon, P -H No.33, Class-1 Rights, Tahsil-Kamptee, District - Nagpur:<br>and<br>All that piece and parcel of Southern Side half portion admeasuring 0.095 hectares/950 Sq. Mtrs (i.e. 9.50.00 Aar Sq. Mtrs.) 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 hectares Mouza Bidgaon, P.H. No. 33, Class-1 Rights, With Shed having total built up area of 934.461 Sq. Mtrs., on aforesaid Land Tahsil Kamptee, District Nagpur .<br>(Symbolic possession) |   |  |  | Property 2<br>Reserve Price<br>Rs. 3,52,15,550.00 (Rupee Three Crore Fifty Two Lakhs Fifteen Thousand Five Hundred Fifty Only)<br>Earnest Money Deposit<br>Rs. 35,21,555.00 (Rupee Thirty Five Lakhs Twenty One Thousand Five Hundred Fifty Five Only) |

Interest is to be offered of the bank for above mentioned properties. Interested bidders may enquiry independently regarding same.

Note: No known encumbrance is on record of the bank for above mentioned properties. Interested bidders may enquire independently regarding details of the properties from the bank. For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sale-search> provided in the Bank's website and also on PSB Alliance Baanknet portal <https://baanknet.com/eaction-psb/home>

Alliance Baananket portal <https://baananketm/eauction-pssj/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 auction.**

shall be paid within 15 days from the date of auction. (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, 8382916964; e-mail: crmmarc\_nag@mahabank.co.in, brmr1452@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**

(Kailash Ahirwar)  
Authorised Officer