बैंक ऑफ महाराष्ट्र
**Bank of Maharashtra**
भारत सरकार का उद्यम
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे - 05
Head Office: LOKMANGAL, 1501, Shivajinagar, Pune - 05

नागपूर अंचल /Nagpur Zone 'महाबँक भवन', सीताबर्डी,
नागपूर - 440012 "Mahabank Bhavan", Munje Chowk, Sitabuldi,
Nagpur - 440012 टेलिफोन TELE: 0712-2545020 / 21 / 29
ई-मेल/ E-Mail:- zmnagpur@mahabank.co.in, dzmnagpur@mahabank.co.in



AX7/Sale/E-Auction/18.11.2026/ARB/2026-27 Date: 28/10/2026

# 15 DAYS' SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (APPENDIX - IV - A) AND MOVABLE ASSETS (APPENDIX - II - A)

**E-Auction Sale Notice for Sale of Immovable Properties/ Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with provision to Rules 6(2), 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower (s), Guarantor (s) and Mortgagor(s) that the below described immovable properties mortgaged/charged, and movable assets hypothecated to the Secured Creditor, Bank of Maharashtra, the **Symbolic/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"** basis on **18/11/2026** through E-Auction for recovery of the dues 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(s), Guarantor(s) and Mortgagor(s) | Total Amount Due | Short Description of immovable property with known encrumbrances | Reserve Price / Earnest Money Deposit |
|---|---|---|---|---|
| 1. | **Borrower: M/s. Sindh Apparels Private Limited**<br>At: Shop No. B3-104, B5-106, B5-110, B5-112, B5-107, Wing-B, Dreamzland Business Park, Nandgaon Peth, Borgaon, Amravati, Maharashtra – 444901<br>**Director(s) & Guarantor(s) : 2) Mr. Rochit Sanjay Harwani**<br>At: Near Barf Karkhana, Daroga Plot, Rukhmini Nagar S.O., Amravati, Maharashtra – 444606.<br>**3) Mrs. Jaya Sanjay Harwani**<br>At: Near Barf Karkhana, Daroga Plot, Rukhmini Nagar S.O., Amravati, Maharashtra – 444606.<br>**4) Mrs. Tamanna Dilip Harwani**<br>At: Balaji Nagar, Shubham Colony, Rukhmini Nagar, Amravati, Maharashtra – 444606.<br>**5) Mr. Shyamlal Chandanmal Notwani**<br>At: S.D. Niwas, Prem Vihar Colony, Shankar Nagar, Amravati, Maharashtra – 444606.<br>**6) Mr. Sanjay Premchand Harwani**<br>At; Near Barf Karkhana, Daroga Plot, Rukhmini Nagar S.O., Amravati, Maharashtra – 444606. | **Rs. 7,08,07,925.00/-**<br>(Rupees Seven Crore Eight-Lakh Seven Thousand Nine Hundred Twenty-Five Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 23.09.2026 + costs, charges and other | All that RCC super structure comprising Shop No. 13, Shop No. 04, Shop No. 10 and Shop No. 12, each consisting of Ground Floor with open lobby plus upper floor (with balcony), out of Wing-A, Shop No. 13 in Building No. 3, Shop No. 04 having, Building No. 5, Shop No. 10 in building No.6 and shop 12 in Building No. 6 having name of wing as wing -A for all building total super built-up area admeasuring 309.45 sq. mtrs. in the commercial complex known as "Dreamzland Business Park", constructed on Nazul Sheet No. 10 out of Nazul Plot No. 2/2, duly converted layout land admeasuring 15 Hec. (895 R) (158950 sq. mtrs.), of Mouza Borgaon, Pragane Nandgaon Peth, Tahsil and District Amravati.<br>**Property No. 1:** Shop No. 13 consisting of Ground Floor with open lobby plus upper floor (with balcony), out of Wing-A, Building No. 3, bounded as under: North – Shop No. A3-11; South – Shop No. A3-15; East – Shop No. A3-14; West – Road & Common Parking.<br>**(Physical Possession)**<br>**Property No. 2:** Shop No. 04 consisting of Ground Floor with open lobby plus upper floor (with balcony), out of Wing-A, Building No. 5, bounded as under: North – Shop No. A3-02; South – Shop No. A3-06; East – Road & Common Parking; West – Shop No. A5-03.<br>**(Physical Possession)**<br>**Property No. 3:** Shop No. 10 consisting of Ground Floor with open lobby plus upper floor (with balcony), out of Wing-A, Building No. 6, bounded as under: North – Shop No. A3-08; South – Shop No. A3-15; East – Road & Common Parking; West – Shop No. A5-09.<br>**(Physical Possession)**<br>**Property No. 4:** Shop No. 12 consisting of Ground Floor with open lobby plus upper floor (with balcony), out of Wing-A, Building No. 6, bounded as under: North – Shop No. A3-10; South – Shop No. A3-14; East – Road & Common Parking; West – Shop No. A5-11.<br>**(Physical Possession)** | **Property No. 1:**<br>**Reserve Price**<br>**Rs. 32,00,000.00**<br>(Rupees Thirty Two Lakhs Only)<br>**Earnest Money Deposit**<br>**Rs. 3,20,000.00**<br>(Rupees Three Lakhs Twenty Thousand Only)<br>**Property No. 2:**<br>**Reserve Price**<br>**Rs. 32,00,000.00**<br>(Rupees Thirty Two Lakhs Only)<br>**Earnest Money Deposit**<br>**Rs. 3,20,000.00**<br>(Rupees Three Lakhs Twenty Thousand Only)<br>**Property No. 3:**<br>**Reserve Price**<br>**Rs. 32,00,000.00**<br>(Rupees Thirty Two Lakhs Only)<br>**Earnest Money Deposit**<br>**Rs. 3,20,000.00**<br>(Rupees Three Lakhs Twenty Thousand Only)<br>**Property No. 4:**<br>**Reserve Price**<br>**Rs. 32,00,000.00**<br>(Rupees Thirty Two Lakhs Only)<br>**Earnest Money Deposit**<br>**Rs. 3,20,000.00**<br>(Rupees Three Lakhs Twenty Thousand Only) |
| 2. | **Borrower: M/s. S.A.Z. Overseas Private Limited**<br>At: Sankalp Infratech, C/o. Pramod Motiram, Plot No. 13, Sahkar Nagar, Cotton Market, Amravati – 444601<br>**Director(s) & Guarantor(s) : 2) Mr. Rochit Sanjay Harwani**<br>At: Plot No. 5, Near Ice Factory, Daroga Plot, Rukhmini Nagar, Amravati – 444606.<br>Also at: Near Barf Karkhana, Daroga Plot, Rukhmini Nagar S.O., Amravati – 444606.<br>**3) Mr. Zuber Aboobacker**<br>At: Kandathil House, Vengad, Angadi, Kezallur, Kannur, Kerala – 670612.<br>**Guarantors:**<br>**4) Mr. Sanjay Premchand Harwani**<br>At: Plot No. 5, Near Ice Factory, Daroga Plot, Rukhmini Nagar, Amravati – 444606.<br>**5) Shri Anil Mohanlal Kapoor**<br>At: Plot No. 30/A, Near Hanuman Temple, Sitarambaba Colony, Ekbirangar, Amravati – 444606.<br>**6) Mrs. Bhawana Anil Kapoor**<br>At: Plot No. 30/A, Near Hanuman Temple, Sitarambaba Colony, Ekbirangar, Rukhmini Nagar, Amravati – 444606. | **Rs. 3,15,89,857.00/-**<br>(Rupees Three Crore Fifteen Lakh Eighty Nine Thousand Eight Hundred and Fifty Seven Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | 119, 144, 39/3 Gat No. 134, Bhumapan No. 37/2 Gat No. 142, Field Survey No. 38/1 Gat No. 139, Field Survey No. 42/1 Gat No. 87, Field Survey No. 38/1A Gat No. 140, Field Survey No. 38/2 Gat No. 138, Field Survey No. 39/1 Gat No. 88, Field Survey No. 39/1 Gat No. 133, Field Survey No. 39/3 Gat No. 134, Field Survey No. 135, situated at Mouza Borgaon, Pragane Nandgaon Peth, Tahsil & District Amravati.<br>**Property No. 1:** Shop No. 04 on Ground Floor + Upper Floor of "Dreamzland Business Park", out of Wing-A, Building No. 5, bounded as under: North – Shop No. A2-002; South – Shop No. A2-006; East – Road & Common Parking; West – Shop No. A2-003.<br>**(Physical Possession)**<br>**Property No. 2:** Shop No. 10 on Ground Floor + Upper Floor of "Dreamzland Business Park", out of Wing-A, Building No. 5, bounded as under: North – Shop No. A3-008; South – Shop No. A3-012; East – Road & Common Parking; West – Shop No. A5-009.<br>**(Physical Possession)**<br>**Property No. 3:** Shop No. 16 on Ground Floor + Upper Floor of "Dreamzland Business Park", out of Wing-A, Building No. 5, bounded as under: North – By Shop No. A2-014; South – By open marginal space and thereafter 18 Mtrs wide center access road.; East – By Road & Common parking ; West – By Shop No. A2-015.<br>**(Physical Possession)** | **Property No. 1:**<br>**Reserve Price**<br>**Rs. 32,00,000.00**<br>(Rupees Thirty Two Lakhs Only)<br>**Earnest Money Deposit**<br>**Rs. 3,20,000.00** (Rupees Three Lakhs Twenty Thousand Only)<br>**Property No. 2:**<br>**Reserve Price**<br>**Rs. 32,00,000.00**<br>(Rupees Thirty Two Lakhs Only)<br>**Earnest Money Deposit**<br>**Rs. 3,20,000.00** (Rupees Three Lakhs Twenty Thousand Only)<br>**Property No. 3:**<br>**Reserve Price**<br>**Rs. 32,00,000.00**<br>(Rupees Thirty Two Lakhs Only)<br>**Earnest Money Deposit**<br>**Rs. 3,20,000.00** (Rupees Three Lakhs Twenty Thousand Only) |
| 3. | **Borrower: Mrs. Asha Anil Harwani**<br>At: R/o Plot No. 5, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati – 444606.<br>Also At: Plot No. 7, Opp. Hotel Ramgiri, Near Bus Stand Road, Rukmini Nagar, Near Hotel Grace Inn, Rajapeth, Amravati–444606.<br>**Co-Borrower(s) & Guarantor(s) : 2) Shri Anil Premchand Harwani**<br>At: R/o Plot No. 5, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati – 444606.<br>**3) Shri Ankit Anil Harwani**<br>At: R/o Plot No. 5, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati – 444606.<br>**4) Mrs. Sonam Ankit Harwani**<br>At: R/o Plot No. 5, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati – 444606. | **Rs. 12,08,54,104.00/-**<br>(Rupees Twelve Crore Eight Lakh Fifty Four Thousand One Hundred And Four Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | All that piece and parcel of land bearing Sheet No. 48D (B tenure), Plot No. 7, admeasuring 2359.60 sq. mtrs. (mortgagor's share 1237.92 sq. mtrs.), Corporation House No. 557/0, Ward No. 32, Mouza Amravati, Pragane Badnera, Tahsil & District Amravati, standing in the name of Mrs. Asha Anil Harwani, together with the apartment project/society constructed/to be constructed thereon and all present and future construction, buildings and structures thereon, bounded as under: East – Plot of Agrawal; West – Plot of Kamlabai Karot; North – House of Abyankar; South – Road.<br>**(Symbolic Possession)** | **Reserve Price**<br>**Rs. 12,73,00,000.00/-**<br>(Rupees Twelve Crore Seventy-Three Lakh Only)<br>**Earnest Money Deposit**<br>**Rs. 1,27,30,000.00/-**<br>(Rupees One Crore Twenty-Seven Lakh Thirty Thousand Only) |
| 4. | **Borrower: M/s. Gaurav Petroleum, through its Proprietor Mr. Gaurav Raju Madavi**<br>At: HP Petrol Pump, Mul Road, Battuwar Complex, Gadchiroli Main Road, Gadchiroli – 442605.<br>Also at: Over Bridge, 112, Adiwasi Nagar, Gondwana Chowk, S.O. Katol Road, Nagpur, Maharashtra – 440013.<br>**Guarantor : 2) Ms. Gita Raju Madavi**<br>At: Over Bridge, 112, Adiwasi Nagar, Gondwana Chowk, S.O. Katol Road, Nagpur, Maharashtra – 440013. | **Rs. 2,31,47,209.00/-**<br>(Rupees Two Crore Thirty-One Lakh Forty-Seven Thousand Two Hundred and -Nine Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | **Property No. 1:** Block/Unit No. S-12 covering built-up area 15.607 sq. mtrs. on the Second Floor of the building known and styled as "Ginger Square", situated at Main Bus Stop, Jaripatka, Nagpur, built on NMC land admeasuring 5983.00 sq. mtrs., bearing City Survey No. 1049, Sheet No. 29 & 23 of Mouza Jaripatka, within the city limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur, bounded as under: North – Wall of S-13; South – Wall of Cut-out; East – Wall of S-14; West – Facing Opening Shop.<br>**(Physical Possession)**<br>**Property No. 2:** Block/Unit No. S-13 covering built-up area 16.536 sq. mtrs. on the Second Floor of the building known and styled as "Ginger Square", situated at Main Bus Stop, Jaripatka, Nagpur, built on NMC land admeasuring 5983.00 sq. mtrs., bearing City Survey No. 1049, Sheet No. 29 & 23 of Mouza Jaripatka, within the city limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur, bounded as under: North – Facing Opening Shop; South – Wall of S-12; East – Wall of S-14; West – Facing Opening Shop.<br>**(Physical Possession)** | **Property No. 1:**<br>**Reserve Price**<br>**Rs. 17,00,000.00/-**<br>(Rupees Seventeen Lakhs Only)<br>**Earnest Money Deposit**<br>**Rs. 1,70,000.00**<br>(Rupees One Lakh Seventy Thousand Only)<br>**Property No. 2:**<br>**Reserve Price**<br>**Rs. 18,00,000.00**<br>(Rupees Eighteen Lakhs Only)<br>**Earnest Money Deposit**<br>**Rs. 1,80,000.00**<br>(Rupees One Lakh Eighty Thousand Only) |
| 5. | **Borrower: M/s. Sarwashiva Agro Industries Private Limited, through its Directors**<br>At: Post Ashti, Tah. Ashti, Dist. Wardha – 442202.<br>**Director(s) & Guarantor(s) : 2) Mr. Rajiv Vitthalrao Darokar**<br>At: Ward No. 02, Baripura, At Post Ashti, Tah. Ashti, Dist. Wardha – 442202.<br>**3) Mrs. Priti Rajiv Darokar**<br>At: Ward No. 02, Baripura, At Post Ashti, Tah. Ashti, Dist. Wardha – 442202.<br>**Guarantor (Mortgagor): 4) Mrs. Savitri Vitthalrao Darokar**<br>At: Ward No. 02, Baripura, At Post Ashti, Tah. Ashti, Dist. Wardha – 442202. | **Rs. 32,40,762.00/-**<br>(Rupees Thirty-Two Lakh Fourty Thousand Seven Hundred Sixty Two Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | **Property No. 1 (Immovable):** All that piece and parcel of land and building situated at Plot No. 06, Survey No. 198/2, House No. 177, admeasuring 189.30 sq. mtrs., at Mauje Narsingpur, Nagar Panchayat Ashti, Tah. Ashti, Dist. Wardha, owned by Mrs. Savitri Vitthalrao Darokar, bounded as under: North – Pandhan Road; South – Plot No. 07; East – Jai Jawan Jai Kisan Layout; West – Layout Road.<br>**(Physical Possession)**<br>**Property No. 2 (Movable – hypothecated):** Plant and Machinery viz.: (1) PQ2 Plant 1200 Kg/Hr process, Three Sheet Chalana with One Separator Fan, Four Sheet Chalana with Two Separator Fan, Bucket Elevator – 4 Nos., Buff Polisher etc.; (2) Dryer Bhatti with Blower Sever with 5 HP Motor, Double Trolley, all completed; (3) Motors (7 HP + 5 HP + 3 HP + 1 HP (2 Nos.)); (4) Seller 18" with 2 HP Motor; (5) Extra Roll Grader Three Sheet Chalana with Separator Fan, Roll Peth with Emery Roll, Two Bucket Elevator with 7.5 HP Motor, Counter Pulley, all completed; (6) Four Sheet Quality Grader Chalana – Four Sheet Chalana with Two Separator, One Bucket Elevator with 3 HP Motor, Counter Pulley, Belt, completed; (7) Bucket Elevator 20 feet with 1 HP Motor & Worm Screw Conveyor.<br>**(Physical Possession)** | **Property No. 1:**<br>**Reserve Price**<br>**Rs. 20,15,000.00**<br>(Rupees Twenty Lakhs Fifteen Thousand Only)<br>**Earnest Money Deposit**<br>**Rs. 2,01,500.00**<br>(Rupees Two Lakh One Thousand Five Hundred Only)<br>**Property No. 2:**<br>**Reserve Price**<br>**Rs. 6,45,000.00**<br>(Rupees Six Lakh Forty-Five Thousand Only)<br>**Earnest Money Deposit**<br>**Rs. 64,500.00**<br>(Rupees Sixty-Four Thousand Five Hundred Only) |
| 6. | **Borrower: M/s. Splendid Logistics Solutions Private Limited**<br>At: Registered Office: Shop No. 4, Suyog Rusuvelli, Tent Line, Mohan Nagar, Nagpur – 440001, Maharashtra<br>**Directors & Guarantors : 2) Mr. Manoj E. Chacko**<br>At: "Casa Royale", Flat No. 303, Mohan Nagar, Sitabuldi, Nagpur<br>**3) Mrs. Jincy Mathew**<br>At: "Casa Royale", Flat No. 303, Mohan Nagar, Sitabuldi, Nagpur | **Rs. 14,44,97,025.46/-**<br>(Rupees Fourteen Crore Fourty Four Lakh Ninety-Seven Thousand and Twenty Five Rupees and Fourty Six Paise Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | **Property No. 1:** Residential Apartment No. 303, consisting of 3 rooms, admeasuring 118.727 sq. mtrs. (carpet area) on the 3rd Floor with terrace in the building known as "CASA ROYALE", having undivided share of 2.823% in the project constructed on Plot No. 171, area 1294.30 sq. mtrs., bearing City Survey No. 1958, Sheet No. 29, Mouza Sitabuldi, Ward No. 37, Mohan Nagar, Tahsil & District Nagpur, owned by Mr. Manoj E. Chacko. Boundaries of Plot No. 171: East – CTS No. 1954; West – Road; North – CTS No. 1957/Little Flower School Scheme; South – CTS No. 1959/Honey Roma Scheme. Boundaries of Apartment No. 303: East – Stairs; West – Lift and Apartment No. 304; North – Apartment No. 302; South – CTS No. 1959/Honey Roma Scheme.<br>**(Physical Possession)** | **Reserve Price**<br>**Rs. 97,00,000.00/-**<br>(Rupees Ninety Seven Lakhs Only)<br>**Earnest Money Deposit**<br>**Rs. 9,70,000.00**<br>(Rupees Nine Lakh Seventy Thousand Only) |
| 7. | **Borrower: M/s. Shabbir Oil Agency, Warora, through its Proprietor Mr. Jahirhussain Rajabali Ajani**<br>At: Opposite Nagar Parishad, Main Road, Warora, Dist. Chandrapur<br>**Guarantors : 2) Mr. Ashik Abbas Jahir Hussain Ajani**<br>At: Yatra Ward, Warora, Dist. Chandrapur<br>**3) Mrs. Mumtaj Bano Jahir Hussain Ajani**<br>At: Yatra Ward, Warora, Dist. Chandrapur.<br>**4) Mrs. Vandana Chirkuta Dhengale**<br>At: At Post Chinora, Tah. Warora, Dist. Chandrapur. | **Rs. 98,11,447.28/-**<br>(Rupees Ninety-Eight Lakh Eleven Thousand Four Hundred Fourty Seven and Paise Twenty Eight Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 23.10.2026 + costs, charges and other Expenses thereon | All those pieces and parcels of land & construction thereon, if any, bearing the following plots out of Survey No. 210/1, situated near Voltas Sagar Colony, close to APMC Warora, within the limits of Gram Panchayat Khanji, Mouza Khanji, Tah. Warora, Dist. Chandrapur, owned by Shri Jahirhussain Rajabali Ajani<br>**Property No. 1:** Plot No. 92, admeasuring 273.45 sq. mtrs. (2942.32 sq. ft.), bounded as under: East – Plot No. 93; West – Internal Layout Road; North – Internal Layout Road; South – Plot No. 91.<br>**(Physical Possession)**<br>**Property No. 2:** Plot No. 93, admeasuring 257.13 sq. mtrs. (2766.71 sq. ft.), bounded as under: East – Internal Layout Road; West – Plot No. 92; North – Internal Layout Road; South – Plot No. 94<br>**(Physical Possession)** | **Property No. 1:**<br>**Reserve Price**<br>**Rs. 4,50,000.00**<br>(Rupees Four Lakh Fifty Thousand Only)<br>**Earnest Money Deposit**<br>**Rs. 45,000.00**<br>(Rupees Forty Five Thousand Only)<br>**Property No. 2:**<br>**Reserve Price**<br>**Rs. 4,25,000.00**<br>(Rupees Four Lakh Twenty Five Thousand Only)<br>**Earnest Money Deposit**<br>**Rs. 42,500.00**<br>(Rupees Forty Two Thousand Five Hundred Only) |
| 8. | **Borrower & Mortgagor: Mr. Sanjay Premchand Harwani**<br>At: R/o Daroga Plot, Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Shivaji Nagar, Amravati – 444603. | **Rs. 1,52,15,800.00/-**<br>(Rupees One Crore Fifty-Two Lakh Fifteen Thousand Eight Hundred Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 23.10.2026 + costs, charges and other Expenses thereon | All that Duplex (Sky Bungalow) No. S-1104 on the Eleventh Floor in Building No. 1, known and styled as "VIVANTA THE CAMP", having carpet area 210.49 sq. mtrs., built-up area 231.25 sq. mtrs. and super built-up area 447.73 sq. mtrs., constructed on all that piece and parcel of land admeasuring 62298.00 sq. ft. (5787.63 sq. mtrs.), being portion of Nazul Plot No. 5/4, Sheet No. 13, Mouza Camp, Amravati, Pragane Badnera, Tahsil & District Amravati, within the limits of Amravati Municipal Corporation, together with building and structures constructed/to be constructed thereon and all fixtures annexed thereto, owned by Mr. Sanjay Premchand Harwani; the land being bounded as under: East – House of Shri Mechant & Shri Akhtar & thereafter road leading to Central Jain; West – House of Dr. Jain & Rachna Vishwa Apartment; North – Collector Office to University Road; South – House of Amer Abdul Ajij Abdul Majid. **Known disclosure:** The building is under construction (approx. 60% work completed as per the Bank's site visit); the cost of completion and of obtaining completion/occupancy certificate shall be borne by the purchaser.<br>**(Physical Possession)** | **Reserve Price**<br>**Rs. 1,30,00,000.00/-**<br>(Rupees One Crore Thirty Lakh Only)<br>**Earnest Money Deposit**<br>**Rs. 13,00,000.00/-**<br>(Rupees Thirteen Lakh Only) |
| 9. | **Borrower: M/s. Bhumika Electricals, through its Proprietor Mr. Sanjay Rameshlal Nagrani**<br>At: Lal Imli Square, Behind Sahu Hospital, Gandhibag, Ganjipeth, Nagpur – 440018.<br>Also at: (i) Near Bridge, Golibari Chowk, Itwari, Nagpur – 440002; (ii) Plot No. 364, Bank Colony, Kamgar Nagar, Khairi, Akashwani, Kamthi, Nagpur – 440026; (iii) Flat No. H-501, Pyramid City Phase 2, Near WCL Office, Royal Town, Jaripatka, Nagpur.<br>**Borrower (Housing Loan): 2) Mr. Sanjay Rameshlal Nagrani**<br>At: Flat No. H-501, Pyramid City Phase 2, Near WCL Office, Royal Town, Jaripatka, Nagpur.<br>**Co-Applicant: 3) Mrs. Kiran Sanjay Nagrani**<br>At: Flat No. H-501, Pyramid City Phase 2, Near WCL Office, Royal Town, Jaripatka, Nagpur. | **Rs. 4,99,88,647.00/-**<br>(Rupees Four Crore Ninety-Nine Lakh Eighty Eight Thousand Six Hundred Forty Seven Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 23.10.2026 + costs, charges and other Expenses thereon | All that piece and parcel of land bearing NIT leasehold Plot No. 364, admeasuring about 386.59 sq. mtrs. i.e. 4161.225 sq. ft., together with existing construction thereon, of the Indore Housing Accommodation Scheme of NIT, being part and portion of entire land bearing Kh. 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 & District Nagpur, within the limits of NMC & NIT, Nagpur, bounded as under: East – Road; West – Plot No. 363; North – Plot No. 335; South – Road. **Known disclosure:** Leasehold property of NIT; transfer is subject to the terms of the lease and NIT permission/transfer charges, to be borne by the purchaser.<br>**(Physical Possession)** | **Reserve Price**<br>**Rs. 2,31,00,000.00/-**<br>(Rupees Two Crore Thirty-One Lakh Only)<br>**Earnest Money Deposit**<br>**Rs. 23,10,000.00/-**<br>(Rupees Twenty-Three Lakh Ten Thousand Only) |
| 10. | **Borrower: M/s. Shri Tirupati Constructions, through its Proprietor Shri Nitin Subhash Sharma**<br>At: Flat No. 1203, 12th Floor, Tower No. 2, Tata Capitol Heights, Ward No. 11, Near Medical Square, Rambagh, Nagpur, Tah. & Dist. Nagpur – 440009.<br>**Guarantors: 2) Shri Nitin Subhash Sharma**<br>At: Flat No. 1203, 12th Floor, Tower No. 2, Tata Capitol Heights, Ward No. 11, Near Medical Square, Rambagh, Nagpur – 440009.<br>**3) Shri Atul Anantrao Bangre**<br>At: R/o 443, Loha Oli, Bangre Mohalla, Itwari, Nagpur, Tah. & Dist. Nagpur – 440024.<br>**4) Mrs. Astha Nitin Sharma**<br>Add.: Flat No. 1203, 12th Floor, Tower No. 2, Tata Capitol Heights, Ward No. 11, Near Medical Square, Rambagh, Nagpur – 440009. | **Rs. 8,54,16,505.38/-**<br>(Rupees Eight Crore Fifty-Four Lakh Sixteen Thousand Five Hundred Five and Paise Thirty Eight Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | All those pieces and parcels of Commercial Block Units No. 301-A, 301-B, 301-D & 301-E on the 3rd Floor of "Anantraj Arcade Condominium", NMC House No. 402, 403 and 426 to 430, City Survey No. 517, Sheet No. 142, having total built-up area 68.58 sq. mtrs. (super built-up area 125.26 sq. mtrs.), Mouza Nagpur, situated at Boharipura, Bangre Mohalla, Loha Oli, Itwari, NMC Ward No. 44, District Nagpur, bounded as under: East – Road; West – Road; North – CTS No. 503, 515, 516; South – Saint Kanwar Ram School. **Known disclosure:** The building completion certificate is stated to be yet to be received; there is no lift and no parking facility in the building.<br>**(Physical Possession)** | **Reserve Price**<br>**Rs. 65,00,000.00/-**<br>(Rupees Sixty Five Lakh Only)<br>**Earnest Money Deposit**<br>**Rs. 6,50,000.00/-**<br>(Rupees Six Lakh Fifty Thousand Only) |
| 11. | **Borrower: M/s. Shree Salasar Cotton Industries**<br>Registered Office: C/o Zanwar Associates, F-07, Shree Radhey Tower, Modi No. 3, Sitabuldi, Nagpur – 440012.<br>Unit: Kh. No. 477, P.H. No. 52, Village Chipadi, Taluka Kuhi, District Nagpur, Maharashtra – 441202.<br>**Partners & Guarantors: 2) Mr. Govind Narayanprasad Zanwar**<br>At: Flat No. 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli, Nagpur<br>**3) Mrs. Rucha Rajendra Mundada**<br>At: 1418, Deshpande Layout, Bhandewadi, Nagpur.<br>**Guarantors: 4) Mrs. Sarita Govind Zanwar**<br>At: Flat No. 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli, Nagpur. | **Rs. 5,71,35,999.87/-**<br>(Rupees Five Crore Seventy One Lakh Thirty Five Thousand Nine Hundred Ninety nine and Paise Eighty Seven Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | All that piece and parcel of Chamber Nos. F-1 and F-2, built-up area 32.532 sq. mtrs., First Floor, with undivided share and interest of 5.660% in land area 3231.37 sq. ft., having Sheet No. 76, City Survey No. 3187, Mouza Sitabuldi, House No. 294/F/1-2, Ward No. 2, in the building known as "Shri Radhe Towers Complex", Modi No. 3, Taluka & District Nagpur, standing in the names of Shri Govind Narayanprasad Zanwar and Smt. Sarita Govind Zanwar, bounded as under: North – Dr. Dange Modi/House & Nagii Bhai Shah's House; South – Shri Kanes House; East – Road, Modi Lane No. 3; West – Empress Mill Shop.<br>**Known disclosure:** Old building; no lift or parking facility.<br>**(Physical Possession)** | **Reserve Price**<br>**Rs. 27,00,000.00/-**<br>(Rupees Twenty Seven Lakh Only)<br>**Earnest Money Deposit**<br>**Rs. 2,70,000.00/-**<br>(Rupees Two Lakh Seventy Thousand Only) |
| 12. | **Borrower: M/s. Shri Gurudeo Cotton Processing Company (Partnership Firm)**<br>At: Gat No. 126, At Dhoptala, Taluka Korpana, District Chandrapur – 442916.<br>**Partners: 2) Mr. Shantaram Sambhaji Derkar**<br>At: Post Korpana, District Chandrapur – 442916.<br>**3) Mr. Sunil Shantaram Derkar**<br>At: Post Korpana, District Chandrapur – 442916.<br>**4) Mr. Sachin Shantaram Derkar**<br>At: Post Korpana, District Chandrapur – 442916.<br>**5) Mrs. Shardabai Shantaram Derkar**<br>At: Post Korpana, District Chandrapur – 442916.<br>**Guarantors: 6) Mr. Anil Shantaram Derkar**<br>At: Post Korpana, District Chandrapur – 442916.<br>**7) Mr. Ganesh Shridharrao Gode**<br>At: Post Korpana, District Chandrapur – 442916.<br>**8) Mr. Prabhakar Natthuji Mohitkar**<br>At: Post Korpana, District Chandrapur – 442916. | **Rs. 12,23,09,859.00/-**<br>(Rupees Twelve Crore Twenty-Three Lakh Nine Thousand Eight Hundred Fifty-Nine Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | All the following properties situated in Tah. Korpana, District Chandrapur, together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereto:<br>**Property No. 1:** House property bearing Layout Plot No. 102, CTS/Gat No./Survey/Property No. 287 (Old Property No. 246), having total area of 1888.00 sq. ft., situated in Mouza Korpana, bounded as under: East – Gram Panchayat Road; West – House of Shri Pandurang Hanskar; North – Land of Shri Jagan Dharnkar; South – Land of Shri Mansur Abdul Rajjak.<br>**(Symbolic Possession)**<br>**Property No. 2:** Property bearing Layout Plot No. 9 out of diverted Survey No. 38/3, Property No. 1449, having total area of 187.25 sq. mtrs., situated in Mouza Korpana, bounded as under: East – Layout Plot No. 10; West – Layout Plot No. 8; North – Road towards Rajura to Govindpur; South – 5 mtrs. wide road.<br>**(Symbolic Possession)**<br>**Property No. 3:** House Property No. 545, having total area of 229.55 sq. mtrs., situated in Ward No. 5, Mouza Korpana, bounded as under: East – Place owned by Akhtar Ali; West – Road; North – House of Shri Subhash Chamate; South – House of Shri Sayyad Likhayat Ali.<br>**(Symbolic Possession)**<br>**Property No. 4:** Industrial property with factory land, building and plant & machinery bearing Survey No. 126, having total area of 2.22 Hectares, situated in Mouza Dhoptala, bounded as under: East – Agri Land Survey No. 125; West – Agri Land Survey No. 127; North – Agri Land Survey No. 130/3; South – Agri Land Survey No. 122.<br>**(Symbolic Possession)** | **Property No. 1:**<br>**Reserve Price**<br>**Rs. 80,00,000.00**<br>(Rupees Eighty Lakh Only)<br>**Earnest Money Deposit**<br>**Rs. 8,00,000.00** (Rupees Eight Lakh Only)<br>**Property No. 2:**<br>**Reserve Price**<br>**Rs. 55,00,000.00**<br>(Rupees Fifty Five Lakh Only)<br>**Earnest Money Deposit**<br>**Rs. 5,50,000.00** (Rupees Five Lakh Fifty Thousand Only)<br>**Property No. 3:**<br>**Reserve Price**<br>**Rs. 40,00,000.00**<br>(Rupees Forty Lakhs Only)<br>**Earnest Money Deposit**<br>**Rs. 4,00,000.00** (Rupees Four Lakh Only)<br>**Property No. 4:**<br>**Reserve Price**<br>**Rs. 4,00,00,000.00**<br>(Rupees Four Crores Only)<br>**Earnest Money Deposit**<br>**Rs. 40,00,000.00** (Rupees Forty Lakh Only) |
| 13. | **Borrower: M/s. Krishna Enterprises, through its Proprietor Mr. Amar Gurumukhdas Khanwani**<br>At: Shop No. FC, Telipura, Durga Heights, Maskasath, Nagpur – 440002.<br>Also at: House No. 827, Khanwamni House, Dr. Ambedkar Marg, Telipura, Pewatha, Maskasath, Nagpur – 440002.<br>**Guarantor/Mortgagor: 2) Mrs. Mamta A. Khanwani**<br>At: Shop No. FC, Telipura, Durga Heights, Maskasath, Nagpur – 440002.<br>Also at: House No. 827, Khanwamni House, Dr. Ambedkar Marg, Telipura, Pewatha, Maskasath, Nagpur – 440002. | **Rs. 4,68,31,046.00/-**<br>(Rupees Four Crore Sixty-Eight Lakh Thirty -One Thousand and Forty Six Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | AAll that RCC superstructure apartment comprising southern portion of F-1 on the First Floor of the building known as "Yezdani Building", standing on Corporation House No. 170, Sheet No. 143, City Survey No. 185 of Mouza Nagpur, situated near Nehru Putla, Telipura, Itwari, admeasuring 130.85 sq. mtrs. super built-up area, along with proportionate share and interest in total land bearing NMC House No. 170/D, Ward No. 39, within the limits of NIT and NMC, Nagpur, bounded as under: North – Remaining portion of the said house; East – Lane and House of Shri Nagpure and Shri Nagarao; West – Lane and then House of Shri Haribhau Shendre and Shri Anturkar; South – Lane and then House of Shri Kedarnath.<br>**(Physical Possession)** | **Reserve Price**<br>**Rs. 47,00,000.00/-**<br>(Rupees Forty Seven Lakh Sixty Thousand Only)<br>**Earnest Money Deposit**<br>**Rs. 4,70,000.00/-**<br>(Rupees Four Lakh Seventy Thousand Only) |
| 14. | **Borrower: Mr. Arshi Ullah Irshad Ullah Khan**<br>At: Twin Duplex/Building No. 20, Green Town Park, Mouza Chankapur, Koradi Road, Tah. Saoner, Dist. Nagpur. Also at: Thakur Plot, Near Atta Chakki, Bada Tajbagh, Ayodhya Nagar, Nagpur – 440024.<br>**Co-Borrower: 2) Mrs. Humeira Naaz Arsiullah Khan**<br>At: Twin Duplex/Building No. 20, Green Town Park, Mouza Chankapur, Koradi Road, Tah. Saoner, Dist. Nagpur. Also at: Thakur Plot, Near Atta Chakki, Bada Tajbagh, Ayodhya Nagar, Nagpur – 440024. | **Rs. 60,54,391.16/-**<br>(Rupees Sixty Lakh Fifty-Four Thousand Three Hundred Ninety-One and Paise Sixteen Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | All that RCC super structure consisting of residential Twin Duplex/Building No. 20 (Ground Floor), constructed on Plot No. 20, admeasuring plot area 138.195 sq. mtrs. (1486 sq. ft.), and constructed super built-up area admeasuring 1131 sq. ft. (105.11 sq. mtrs.), forming a portion of entire land bearing Survey/Khasra No. 177/4, P.H. No. 53, admeasuring 01.11 HR (i.e. 11,100 sq. mtrs.) of Mouza Chankapur, Tah. Saoner, Dist. Nagpur, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said land, , bounded as under: East – Plot No. 19; West – Plot No. 21; North – Road; South – Plot No. 27.<br>**(Physical Possession)** | **Reserve Price**<br>**Rs. 13,50,000.00/-**<br>(Rupees Thirteen Lakh Fifty Thousand Only)<br>**Earnest Money Deposit**<br>**Rs. 1,35,000.00/-**<br>Rupees One Lakh Thirty-Five Thousand Only) |
| 15. | **Borrower: Mrs. Kalpana Chandrashekhar Dhapodkar**<br>At: Twin Duplex/Building No. 35, Green Town Park, Mouza Chankapur, Koradi Road, Tah. Saoner, Dist. Nagpur.<br>Also at: C/o Chandrakant Jewellers, Rajendra Nagar, Nandanwan, Nagpur – 440009; and<br>H. No. 498, Golibar Chowk Road, Near Udaram Pahelwan's House, Panchpavali, Nagpur – 440018.<br>**Co-Borrower: 2) Mr. Chandrashekhar Vasudev Dhapodkar**<br>At: Same as above address | **Rs. 59,15,931.00/-**<br>(Rupees Fifty-Nine Lakh Fifteen Thousand Nine Hundred Thirty One Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | All that RCC super structure consisting of residential proposed construction on House/Twin Duplex No. 35, admeasuring plot area 135 sq. mtrs. (1452 sq. ft.), and constructed super built-up area admeasuring 1131 sq. ft. (105.11 sq. mtrs.) on ground floor, carpet area 90 sq. mtrs., forming a portion of entire land bearing Survey/Khasra No. 177/4, P.H. No. 53, admeasuring 01.11 HR (i.e. 11,100 sq. mtrs.) of Mouza Chankapur, Tah. Saoner, Dist. Nagpur, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said land, bounded as under: East – Plot No. 34; West – Plot No. 36; North – Road; South – Khasra No. 177.<br>**(Physical Possession)** | **Reserve Price**<br>**Rs. 13,50,000.00/-**<br>(Rupees Thirteen Lakh Fifty Thousand Only)<br>**Earnest Money Deposit**<br>**Rs. 1,35,000.00/-**<br>Rupees One Lakh Thirty-Five Thousand Only) |
| 16. | **Borrower: Mr. Sachin Shyamprasad Mishra**<br>At: R/o Flat No. 406, Rai Ashiyana, Koradi, Mankapur, Nagpur – 440030. Also at: Duplex No. 20-A, Green Town Park, Chankapur, Tah. Saoner, Dist. Nagpur – 441109.<br>**Co-Borrower: 2) Mrs. Sarita Sachin Mishra**<br>At: Same as above address | **Rs. 55,69,904.00/-**<br>(Rupees Fifty-Five Lakh Sixty-Nine Thousand Nine Hundred Four Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | All that RCC super structure consisting of residential Twin Duplex/Building No. 20-A, admeasuring plot area 138.195 sq. mtrs. (1486 sq. ft.), and constructed built-up area 1101 sq. ft. (i.e. 102.285 sq. mtrs.), forming a portion of entire land bearing Survey/Khasra No. 177/4, P.H. No. 53, admeasuring 1.11 HR (i.e. 11,100 sq. mtrs.) of Mouza Chankapur, Tah. Saoner, Dist. Nagpur, with rights to hold undivided 45.98% variable proportionate share and interest pertaining to F.S.I. in the said land, , bounded as under: East – Plot No. 19; West – Plot No. 21; North – Road; South – Plot No. 27.<br>**(Physical Possession)** | **Reserve Price**<br>**Rs. 12,60,000.00/-**<br>(Rupees Twelve Lakh Sixty Thousand Only)<br>**Earnest Money Deposit**<br>**Rs. 1,26,000.00/-**<br>(Rupees One Lakh Twenty-Six Thousand Only) |
| 17. | **Borrower: Mr. Mohammad Rais Ansari (also Proprietor of M/s. Rais Fruit Company)**<br>At: R/o Twin Duplex/Building No. 25, Green Town Park, Mouza Chankapur, Koradi Road, Tah. Saoner, Dist. Nagpur.<br>Also at: M/s. Rais Fruit Company, Dhobi Nagar, Opposite Flour Mill, Mominpura, Mahatma Phule Bazar, Nagpur – 440018. | **Rs. 63,47,321.00/-**<br>(Rupees Sixty Three Lakh Fourty Seven Thousand Three Hundred and Twenty-One Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 23.10.2026 + costs, charges and other Expenses thereon | All that RCC super structure consisting of residential proposed construction on House/Twin Duplex No. 25, admeasuring plot area 126 sq. mtrs. (1355 sq. ft.), and constructed super built-up area admeasuring 1131 sq. ft. (105.11 sq. mtrs.) and carpet area 90 sq. mtrs. on ground floor, forming a portion of entire land bearing Survey/Khasra No. 177/4, P.H. No. 53, admeasuring 01.11 HR (i.e. 11,100 sq. mtrs.) of Mouza Chankapur, Tah. Saoner, Dist. Nagpur, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said land, bounded as under: East – Plot No. 26; West – Plot No. 24; North – Plot No. 22; South – Road.<br>**(Physical Possession)** | **Reserve Price**<br>**Rs. 13,50,000.00/-**<br>(Rupees Thirteen Lakh Fifty Thousand Only)<br>**Earnest Money Deposit**<br>**Rs. 1,35,000.00/-**<br>(Rupees One Lakh Thirty-Five Thousand Only) |
| 18. | **Borrower: Mr. Rahul Dayalnath Nerkar**<br>At: Twin Duplex/Building No. 34, Green Town Park, Mouza Chankapur, Koradi Road, Saoner, Nagpur. Also at: 3/12, 84, New MIG Housing Board, Rambagh Colony, Medical Square, Nagpur – 440004. | **Rs. 73,68,992.00/-**<br>(Rupees Seventy-Three Lakh Sixty Eight Thousand Nine Hundred and Ninety Two Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 23.10.2026 + costs, charges and other Expenses thereon | All those pieces and parcels of Duplex No. 34, admeasuring Plot area 1452 sq. ft. and built-up area 1131 sq. ft., forming a portion of entire land bearing Survey/Khasra No. 177/4, P.H. No. 53, at Mouza Chankapur, Tah. Saoner, District Nagpur, bounded as under: East – Plot No. 33; West – Plot No. 35; North – Road; South – Khasra No. 177.<br>**(Physical Possession)** | **Reserve Price**<br>**Rs. 21,00,000.00/-**<br>(Rupees Twenty One Lakh Only)<br>**Earnest Money Deposit**<br>**Rs. 2,10,000.00/-**<br>(Rupees Two Lakh Ten Thousand Only) |
| 19. | **Borrower & Mortgagor : Mr. Rochit Sanjay Harwani**<br>At: R/o Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati – 444606.<br>**Guarantor: Mr. Sanjay Premchand Harwani**<br>At: R/o Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati – 444606. | **Rs. 2,86,74,788.00/-**<br>(Rupees Two Crore Eighty-Six Lakh Seventy-Four Thousand Seven Hundred Eighty-Eight Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | All that piece and parcel of 5 (five) shops, viz. Shop Nos. C-12, C-13, C-14, C-15 and C-16 in Block-C, having total built-up area 1271.49 sq. mtrs. (carpet area 1174.10 sq. mtrs.) with 6.47% undivided share in land [C-12, C-13, C-14 and C-15: each 253.48 sq. mtrs. built-up (1.29% UDS); C-16: 257.57 sq. mtrs. built-up (1.31% UDS)], in the commercial complex known and styled as "VIVANTA BUSINESS PARK", constructed on commercial land bearing Plot No. 1, admeasuring about 15795.87 sq. mtrs., Gat No. 75, Survey No. 47/1 and 47/1/A/Part, Mouza Borgaon Dharmale, Pragane Nandgaon Peth, situated near city limits, Tahsil & District Amravati, owned by Mr. Rochit Sanjay Harwani, the said shops being bounded as under: East – Market Road, afterwards D-Block; West – Shop Nos. 1 to 5; North – Shop No. 11; South – Market Road, afterwards E-Block.<br>**(Physical Possession)** | **Reserve Price**<br>**Rs. 2,30,00,000.00/-**<br>(Rupees Two Crore Thirty Lakh Only) (for all 5 shops as one lot)<br>**Earnest Money Deposit**<br>**Rs. 23,00,000.00/-**<br>(Rupees Twenty-Three Lakh Only) |
| 20. | **Borrower & Mortgagor : Mr. Sanjay Premchand Harwani**<br>At: R/o Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati – 444606.<br>**Guarantor: Mr. Rochit Sanjay Harwani**<br>At: R/o Pratidin Press Galli, Near Barf Karkhana, Harwani Nagar, Daroga Plot, Rukmini Nagar, Amravati – 444606. | **Rs. 2,83,29,566.00/-**<br>(Rupees Two Crore Eighty Three Lakh Twenty Nine Thousand Five Hundred Sixty Six Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | All that piece and parcel of 5 (five) shops, viz. Shop Nos. C-01, C-02, C-03, C-04 and C-05 in Block-C, having total built-up area 1271.06 sq. mtrs. (carpet area 1174.10 sq. mtrs.) with 6.44% undivided share in land [C-01, C-02, C-03 and C-04: each 253.48 sq. mtrs. built-up (1.29% UDS); C-05: 257.57 sq. mtrs. built-up (1.31% UDS)], in the commercial complex known and styled as "VIVANTA BUSINESS PARK", constructed on commercial land bearing Plot No. 1, admeasuring about 15795.87 sq. mtrs., Gat No. 75, Survey No. 47/1 and 47/1/A/Part, Mouza Borgaon Dharmale, Pragane Nandgaon Peth, situated near city limits, Tahsil & District Amravati, owned by Mr. Sanjay Premchand Harwani, the said shops being bounded as under: East – Shop Nos. 12 and 16; West – Open Space; North – Shop No. 06; South – Market Road, afterwards E-Block.<br>**(Physical Possession)** | **Reserve Price**<br>**Rs. 2,30,00,000.00/-**<br>(Rupees Two Crore Thirty Lakh Only) (for all 5 shops as one lot)<br>**Earnest Money Deposit**<br>**Rs. 23,00,000.00/-**<br>(Rupees Twenty-Three Lakh Only) |
| 21. | **Borrower: M/s. Mahakali Agencies**<br>Prop: Shri Rajendrasingh Bhagwansingh Bais<br>At: Behind Nurani Masjid Bhiwapur Ward, Tah. & District Chandrapur-442401<br>Also at: At Near Dr. Paliwal House, Banapeth Road Chandrapur, Tah. & Dist. Chandrapur - 442401<br>**Guarantor: 2) Shri Onkarsingh Bhagwansingh Bais**<br>At: Behind Nurani Masjid Bhiwapur Ward, Tah. & District Chandrapur-442401<br>**3) Shri Rajendrasingh Bhagwansingh Bais**<br>At: Behind Nurani Masjid Bhiwapur Ward, Tah. & District Chandrapur-442401<br>**2) Shri Satishsingh Bhagwansingh Bais**<br>At: Behind Nurani Masjid Bhiwapur Ward, Tah. & District Chandrapur-442401 | **Rs. 2,18,81,474.99/-**<br>(Rupees Two Crore Eighteen Lakh Eighty One Thousand Four Hundred Seventy Four & Ninety nine Paise Only) as on 22.10.2026 plus further interest at Applicable contractual rate w.e.f. 22.10.2026 + costs, charges and other Expenses thereon | **Property No. 1:** All those pieces and parcel of Property Bearing Survey No.13, Plot No.04, T.S. No. 16, having total Admeasuring area of 472.50 Sq. Mtr. Situated/located at Arwat, Mouza: Arwat, Tal. & Dist: Chandrapur; Bounded as under: On or towards North: Layout Plot No.3; On or towards East: 12 Mtr Wide Service Road; On or towards West: Layout Plot no. 13 &14; On or towards South: Road<br>**(Symbolic Possession)**<br>**Property No. 2:** All those pieces and parcel of Property Bearing Survey No.224, Plot No.52, having total Admeasuring area of 111.48 Sq. Mtr. Situated/located at Chanda Rayyatwari, Mouza: Chanda Rayyatwari, Tal. & Dist: Chandrapur; Bounded as under: On or towards East: 4.5 Mtr. Wide Layout Road; On or towards West: 3 Mtr. Wide Layout Road; On or towards North: Layout Plot no. 51; On or towards South: Layout Plot no. 53<br>**(Symbolic Possession)** | **Property No. 1**<br>**Reserve Price**<br>**Rs. 1,25,00,000.00/-**<br>(Rupees One Crore Twenty Five Lakh Only)<br>**Earnest Money Deposit**<br>**Rs. 12,50,000.00/-**<br>(Rupees Twelve Lakh Fifty Thousand Only)<br>**Property No. 2**<br>**Reserve Price**<br>**Rs. 22,00,000.00/-**<br>(Rupees Twenty Two Lakh Only)<br>**Earnest Money Deposit**<br>**Rs. 2,20,000.00/-**<br>(Rupees Two Lakh Twenty Thousand Only) |

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