बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
नागपुर अंचल / Nagpur Zone
"महाबैंक भवन", सिताबर्डी, नागपुर - ४४००१२ "Mahabank Bhavan", Sitabuldi, Nagpur - 440012
टेलीफोन / Telephone 0712-2545020/21/29 ई-मेल / E-mail: zmnagpur@mahabank.co.in;
dzmnagpur@mahabank.co.in;

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AX7/Sale/E-Auction/ARB/2026-27

Date:07/10/2026

15 days' Sale Notice for sale of immovable properties (Appendix - IV –A)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 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" on **30/10/2026** 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 and Guarantors	Total Amount Due	Short description of the immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1.	**Borrower- 1. M/s. Unique Developers Partners** **a) Mr. Milind Madhukar Kulkarni** **b) Mrs. Asmita Atul Gharote** **Both a & b Residing At:** Add: 168, Bhagyashree, Chhatrapati Nagar, Wardha Road Nagpur 440015 **Off. Add:** Janai Balaji Apartment, Plot No. E, Survey No. 33-35-3, CTS No. 492/2, Mouza Somalwada Near Raddison Blu, Chhatrapati Nagar, Wardha Road Nagpur. 440015 **Guarantors : 2.Mr. Milind Madhukar Kulkarni** 168, Bhagyashree, Chhatrapati Nagar, Wardha Road Nagpur 440015 **3. Mrs. Asmita Atul Gharote** Add: Plot No.45, Shital Apartments, Wardha Road, Chhatrapati Nagar, Vivekanand Nagar Nagpur 440015 Landowners/ Principles of Power of Attorney holder Mr. Milind Madhukar Kulkarni **4.Mrs. Mukta Namdeo Khode** Add: Zenda Chowk Road, Dharampeth, Nagpur 440010 **5.Mrs. Meera Suryabhan Dhoble** Add: Zenda Chowk Road, Dharampeth, Nagpur 440010 **6.Mr. Dattatraya Namdeo Khode** Add: Zenda Chowk Road, Dharampeth, Nagpur 440010 **7.Mr. Sanjay Namdeo Khode** Add: Zenda Chowk Road, Dharampeth, Nagpur 440010 **8.Mr. Vijay Namdeo Khode** Add: Zenda Chowk Road, Dharampeth, Nagpur 440010 **9.Ms. Amrurta Vijay Ghormade** Add: H/6, Flat No. 10, Giridhar Co-op Housing Society, Pratiksha Nagar, Sion (East) Mumbai 400022 **10.Mr. Sanket Vijay Ghormade** Add: H/6, Flat No. 10, Giridhar Co-op Housing Society,Pratiksha Nagar, Sion (East), Mumbai 400022 Area	**Rs.3,96,40,066.50/- (Rupees Three Crores Ninety-Six Lakhs Forty Thousand Sixty-Six and Fifty Paisa Only) Applicable ROI w.e.f 07-10-2026 + Charges and Other Expenses**	All that Residential Comprising Apartment having total 37 Apartments having total admeasuring area 1546.611 Sq. Mtrs (16647.72581 Sq. Fts) in the building known and styled as "JANAJ BALAJI APARTMENTS" to be constructed on the land bearing Plot No. E containing by Adm. Area about 2254.700 Sq. Mtrs. being a partition of the entire land bearing Kh No.33-35/3, Mouza - Somalwada, PSK No. 44, bearing corporation House No. 1232/K/E, CTS No 492/2 and Sheet No. 671 and 672 situated at Ward No. 5, Chhatrapati Nagar Nagpur within the limits of NMC, Tal. and Dist. Nagpur. The detail description of Seven Flats under Symbolic possession Mortgaged out of 37 are mentioned as under: - **i) Flat No. 103** on the First Floor having Area of 106.45 Sq Mtrs. And 1.711% undivided share in the Land and is bounded as under: Towards East – Balcony Plot Boundary , Towards West – Passage /Flat Facing corridor, Towards North – Balcony /Plot Boundary, Towards South – Flat No.104 **(Symbolic Possession)**	**Reserve Price** Rs.99,00,000.00 (Rupee Ninety-Nine Lakhs Only) **Earnest Money Deposit** Rs.9,90,000.00 (Rupee Nine Lakh Ninety Thousand Only)
			ii) Flat No. 202 on the Second Floor having Area of 93.80 Sq Mtrs. And 1.562% undivided share in the Land and is bounded as under: Towards East – Lift, Towards West – Staircase, Towards North – Balcony /Plot Boundary, Towards South – Lift/Passage **(Symbolic Possession)**	**Reserve Price** Rs.87,00,000.00 (Rupee Eighty-Seven Lakhs Only) **Earnest Money Deposit** Rs.8,70,000.00 (Rupee Eight Lakh Seventy Thousand Only)
			iii) Flat No. 203 on the Second Floor having Area of 106.45 Sq Mtrs. And 1.711% undivided share in the Land and is bounded as under: Towards East – Balcony /Plot Boundary, Towards West – Passage /Flat Facing corridor, Towards North – Open Space, Towards South – Flat No.204 **(Symbolic Possession)**	**Reserve Price** Rs.99,00,000.00 (Rupee Ninety-Nine Lakhs Only) **Earnest Money Deposit** Rs.9,90,000.00 (Rupee Nine Lakh Ninety Thousand Only)
			iv) Flat No. 302 on the Third Floor having Area of 93.80 Sq Mtrs. And 1.562% undivided share in the Land and is bounded as under: Towards East – Lift, Towards West – Staircase, Towards North – Balcony /Plot Boundary, Towards South – Lift/Passage **(Symbolic Possession)**	**Reserve Price** Rs.87,00,000.00 (Rupee Eighty-Seven Lakhs Only) **Earnest Money Deposit** Rs.8,70,000.00 (Rupee Eight Lakh Seventy Thousand Only)
			v) Flat No. 503 on the Fifth Floor having Area of 106.45 Sq Mtrs. And 1.711% undivided share in the Land and is bounded as under: Towards East – Balcony /Plot Boundary, Towards West – Passage /Flat Facing corridor, Towards North – Balcony /Plot Boundary, Towards South – Flat No.504 **(Symbolic Possession)**	**Reserve Price** Rs.99,00,000.00 (Rupee Ninety-Nine Lakhs Only) **Earnest Money Deposit** Rs.9,90,000.00 (Rupee Nine Lakh Ninety Thousand Only)
			vi) Flat No. 504 on the Fifth Floor having Area of 106.45 Sq Mtrs. And 1.711% undivided share in the Land and is bounded as under: Towards East – Lift, Towards West – Staircase, Towards North – Flat No.503, Towards South – Balcony /Plot Boundary, **(Symbolic Possession)**	**Reserve Price** Rs.99,00,000.00 (Rupee Ninety-Nine Lakhs Only) **Earnest Money Deposit** Rs.9,90,000.00 (Rupee Nine Lakh Ninety Thousand Only)
			vii) Flat No. 702 on the Seventh Floor having Area of 93.80 Sq Mtrs. And 1.711% undivided share in the Land and is bounded as under: Towards East – Lift, Towards West – Staircase, Towards North – Balcony /Plot Boundary, Towards South – Lift/Passage **(Symbolic Possession)**	**Reserve Price** Rs.92,00,000.00 (Rupee Ninety-Two Lakhs Only) **Earnest Money Deposit** Rs.9,20,000.00 (Rupee Nine Lakh Twenty Thousand Only)

Note: The sale is on "As is where is", "As is what is" and "Whatever there is" basis and subject to the outcome of litigation,GST charge, if any. The details of the properties/assets are as per the records of the Bank and the Bank does not give any warranty as to title, extent or encumbrances. The bidders are advised to satisfy themselves about the title, encumbrances, statutory dues and documents, court proceedings/litigation, if any, before participating in the auction process. No claim thereafter will be entertained in any manner. The auction purchaser shall not have any right to claim against the Bank in respect of the said encumbrances.

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 E-Bikray portal **https://ebkray.in/eauction-psb/home**

Possession Type: Symbolic Possession.

Bid Increase Amount Rs.25,000/- (Rupee Twenty-Five Thousand Only)

Date & time of E-auction- 30/10/2026, From 11:00 A.M. to 03:00 P.M.

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 in the Account No. 60138423445; Name of the A/c: MAARC E AUCTION; Name of the Beneficiary: Bank of Maharashtra; IFS Code: MAHB0000005 (Sitabuldi Branch, Nagpur) through NEFT/RTGS only.

(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 9404305971, 9860741699,9284282142.
E-Mail: brmgr1452@bankofmaharashtra.bank.in, bom1452@bankofmaharashtra.bank.in and cmmarc_nag@bankofmaharashtra.bank.in

(4) This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.

Date: 07/10/2026, Place: Nagpur

Authorised Officer