



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

E-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 15/07/2025 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 as per demand notice u/s. 13(2) | Short description of the immovable property with known encumbrances | Reserve Price/ Earnest Money Deposit |
|---------|--|---|--|---|--|
| 1. | Branch: Sitaburdi Branch (Contact: 7066335005) Borrower M/s Armaco Infralinks Pvt Ltd. Flat no. 803, F Wing, Godrej Anandam, Model Mill Compound, Ganesh Peth Colony, Ganjipeth Nagpur-440018 | Shri Sudhir Harikrishna Bajaj Swastik Nagar, Bhanwani Chavan School, Chandrapur-442 401 Shri Roshan Dariyanamal Hasani Shende Layout, Near Shiva Mandir, Chandrapur-442 401 Mrs. Sarita Ashish Jain Lata Niwas Civil Line Ragatate Layout Akashwani Road, Chandrapur-442 401 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 Mithanial Jain Lata Niwas Civil Line Ragatate Layout Akashwani Road, Chandrapur 442 401 | Rs. 17,92,75,357.04 (Rs Seventeen Crores Ninety Two lakhs Seventy Five Thousand Three hundred Fifty Seven and Paise Four only plus unapplied interest of Rs 67,75,902.00) totaling to Rs. 18,60,51,259.04 plus unapplied interest and charges till realisation | All that piece and parcel of Open Land Area: 2148.64 Sq Mtrs (0.21H), Khasra no. 50 admeasuring 1.07 H, Occupancy Class 1, Mouza Kapsi (Khurd), PH 35, Taluka Nagpur Rural, Distt Nagpur (Symbolic possession) | Reserve Price Rs. 7,55,25,000.00 (Rupee seven Crore fifty five Lakhs Twenty Five Thousand only) Earnest Money Deposit Rs. 75,52,500.00 (Rupee Seventy Five Lakh Fifty Two Thousand Five Hundred Only) |
| 2. | Narendranagar Branch (Contact: 7066671141) Borrower Dr. Rahul Pramod Bankar, Residential Address:- Plot No 10 A Kalpataru Nagar Manewada Besa Road Nagpur 440027 Clinic address-C/o Navjivan Health Care Center, Bagal Vyayam Shala Rambaji Road Panchpoli Nagpur 440018 | Dr. Pramod Rambhau Bankar, Residential Address:- Plot No 10 A Kalpataru Nagar Manewada Besa Road Nagpur 440027 Clinic address-C/o Navjivan Health Care Center, Bagal Vyayam Shala Rambaji Road Panchpoli Nagpur 440018. | Rs.12,68,771.00 (Rupee Twelve Lakhs Sixty Eight Thousand Seven Hundred Seventy One only) plus other charges at applicable ROI w.e.f. 02/05/2024 | Sr. Description 1. Renovation Work 2. Inova Pad Dental Chair 3. Laser Epic Biolase 4. Portable X-Ray Port X-II 5. Compressor 1 HP 6. Elevator Kit Set of 10 7. Conservative Kit Set of 19 8. Extraction Forcep Kit Set of 12 9. Pedo Extraction Forcep Kit 10. Impression Tray Set of 8 11. Light Cure O-Light Plus 12. Composite Kit Prime Dent 13. Micromotor Handpiece(Strong) 14. UV Chamber 15 SS Tray 15. Boiler 16. Straight Hand Piece(Tornado) 17. Air Rotor Push Button Handpiece 18. Dental Cabinet with Trolley (Physical possession) | Reserve Price Rs.4,00,000.00 (Rupee Four Lakh only) Earnest Money Deposit Rs. 40,000 (Rupee Forty Thousand only) |
| 3. | Branch: Narendranagar (Contact: 7066671141) Ms. Shilpa Sadashiv Ninawe Borrowers Flat No.402, 4th floor, Plot No.28, Dwani Enclave, Chikali Layout, Amar Nagar, Nagpur-440034. Mr.Sadashiv Parasramji Ninawe Borrowers Flat No.402, 4th floor, Plot No.28, Dwani Enclave, Chikali Layout, Amar Nagar, Nagpur-440034. | NA | Rs.37,12,786.00 (Rupee Thirty Seven Lakhs Twelve Thousand Seven Hundred Eighty Six Only) plus other charges at applicable ROI w.e.f. 15/06/2024 | Semi furnished Apartment No.402, 4th floor in "Dhwani Enclave", Built up area of 45.228 sq mtrs corresponding to a Super Built up area of 75.135 sq mtrs with undivided share of 12.50% on Plot No.28, Kh No.24/1 CTS No.46, Sheet No.25, 26, House No.4821/28, Situated at Mouza Chikhal, Tah Dist Nagpur. (Physical possession) | Reserve Price Rs. 33,81,000.00 (Rs. Thirty Three Lakh Eighty One Thousand Only) Earnest Money Deposit Rs. 3,38,100.00 (Rupee Three Lakh Thirty Eight Thousand One Hundred only) |
| 4. | Branch: Itwari Borrower (Contact: 7066600960) M/S Shree Salasar Cotton Industries Registered office address:-C/O Zanwar Associates, F-07, Shree Radhey Tower, Modi No-3, Sitabuldi, Nagpur-440012. Unit Address:-KH No- 477, Ph No-52, Village-Chipadi, Taluka-Kuhi, District-Nagpur, MAH-441202. (2.)Mr Govind Narayanprasad Zanwar Address:-Flat no 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli, Nagpur (Partner) (3.)Mrs Rucha Rajendra Mundada Address:-1418, Deshpande Layout, Bhandewadi, Nagpur (Partner) | Guarantor Sarita Govind Zanwar Flat no 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli Nagpur Rucha Rajendra Mundada 1418, Deshpande Layout, Bhandewadi, Nagpur Govind Narayanprasad Zanwar Flat no 206, Shriman Palace, Wardha Road, Near Lokmat Square, Dhantoli Nagpur | Rs. 3,51,60,432.87/- (Rupee Three Crores Fifty One Lakh Sixty Thousand Four Hundred Thirty Two and Paise Eighty Seven Only) plus other charges @13.05% w.e.f. 06.05.2024 | all that piece and parcel of chamber no F1 and F2, built up area 32.532 sq mtrs, first floor, with undivided share and interest of 5.660% in a land area 3231.37 sq ft, having sheet no /76, city survey no 3187, mouza sitabuldi house no 294/H/1-2, ward no 2 in a building know as "shri radhe towers complex" Modi No-03, taluka and Dist Nagpur, (Physical possession) | Reserve Price Rs. 36,78,000.00 (Rupee Thirty Six Lakhs Seventy Eight Thousand Only) Earnest Money Deposit Rs. 3,67,800.00 (Rupee Three Lakh Sixty Seven Thousand Eight Hundred only) |
| 5. | Branch: Mirchi Bazar (Contact: 7066603503) Ms.Nagma Parveen Younus Khan Ms.Nargis Younus Khan c/o. Mallika Parveen Javed Miya Deshmukh, Flat No.202. Teachers Colony, Near Sallani Kirana Store, Jafar Nagar, Nagpur, Sham Lawn, Sham Lawn Firdos Colony B/H Firdos Kirana Store, Katal Road SO Nagpur-440013 (MH) | NA | Rs.54,33,135.00 (Rupee Fifty Four Lakhs Thirty Three Thousand One Hundred Thirty Five Only) plus other charges applicable ROI w.e.f. 21/11/2024 | All that RCC Superstructure comprising of Residential Duplex Bungalow No. B-08 on having built up area of 33.3111 Sq. Mtrs on the Ground Floor and 39.198 Sq. Mtrs. on First Floor, super built up area of 112.673 Sq. Mtrs. in the scheme known as Taha Majestic-1 standing on Plot No 21, 22, 23 & 24 containing by 832.29 Sq. Mtrs. being PH No 12, Kh No 77 & 78 of Mouza Godhani (Railway) within the limits of NIT and NMC, Nagpur, Tah. & Dist. Nagpur-440034 (Physical possession) | Reserve Price Rs. 34,62,500.00 (Rupee Thirty Four Lakhs Sixty Two Thousand Five Hundred Only) Earnest Money Deposit Rs. 3,46,250.00 (Rupee Three Lakhs Forty Six Thousand Two Hundred Fifty Only) |

Note: No known encumbrance is on record of the bank for above mentioned properties. Interested bidders may enquiry 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 Baanknet portal <https://baanknet.com/eauction-psb/home>

Possession Type: Physical and Symbolic Possession; Bid increase Amount Rs.25,000/- (Rupee Five Twenty Five Thousand Only) Date & time of E-auction: 15/07/2025, From 11.00 a.m. to 03.00 p.m. Date & Time for inspecting the property 01/07/2025 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.

(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: cmmnarc_nag@mahabank.co.in. brmg1452@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: 28/06/2025, Place: Nagpur

(Kailash Ahirwar), Authorised Officer