

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 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" on 08/05/2026 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. S.H. ENTERPRISES Through its Prop : Shanmukh Hari Rajasekar Mallavarapu 2. Shri. Shanmukh Hari Rajasekar Mallavarapu 3. Mr. Rajasekar Venkateshwarlu Mallavarapu All the above are R/o. Plot/Flat No. 506, Orchid Wing, Garden Enclave, Model Mill Road, Near Vidharba, Hazar, Ganeshpeth, Nagpur – 440018.	Rs.3,29,49,041.00/- (Rupees Three Crores Twenty Nine Lakhs Forty Nine Thousand Fourty One Only) Applicable ROI w.e.f 17.04.2026 + Charges and Other Expenses	The undivided 0.427 percent share and interest in All that piece and parcel of land containing by admeasurement 10885.31 Sq. Mtrs. (i.e. 33.34 + 33.33 + 8.33 = 75 Percent share in the entire Piece of land containing by total admeasurement 14513.75 Sq. Mtrs.), comprising the Northern Portion of the entire land bearing Kh. Nos.415/1 and 416/1 of Mouza Nagpur, bearing City Survey No. 336 and Sheet Nos. 234, Togetherwith the entire R.C.C. Superstructure comprising Apartment No. 506 covering a Carpet area (Including Balcony area) of 1097 Sq. Ft. (101.90 Sq. Mtrs.) Built up area of 97.082 Sq. Mtrs. on the 5th FLOOR of A Wing of ORCHID Building out of the complex constructed on the said Plot of land collectively known and styled as "GARDEN ENCLAVE", bearing Corporation House Nos. 63 and 64, situate at Ganesh Peth, Near Bus Stand, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 6 in Tahsil and District – Nagpur and bounded as under : On the East : Plot bearing C S No. 337, On the West : Various Plots, On the North : Road, On the South : Road and land of Vendors for future development Apartment Project/ Society constructed/ to be constructed/under construction on all the piece and parcel of land and bounded Together with the building and structure constructed or to be constructed thereon and all stock of furniture and fixture, standing, laying or being thereon. (Physical Possession)	Reserve Price Rs. 95,00,000.00 (Rupees Ninety Five Lakhs Only) Earnest Money Deposit Rs. 9,50,000.00 (Rupees Nine Lakh Fifty Thousand Only)
2.	BORROWER : 1. Mr. Sunil Vitthal Jadhao R/o.: Flat No. 101, Jai Umiya Regency, Amba Nagar, Layout Besa Road, Manewada Nagpur 2. Ms. Jyoti Sunil Jadhav R/o.: Flat No. 101, Jai Umiya Regency, Amba Nagar, Layout Besa Road, Manewada Nagpur	Rs. 26,63,935.00 (Rupees Twenty Six Lakhs Sixty Three Thousand Nine Hundred Thirty Five Only) Applicable ROI w.e.f 17.04.2026 + Charges and Other Expenses	1) Located at: Residential No.101 having total built up 810.00 Sq. Ft. on First Floor of the building to be known and styled as "Jai Umiya Regency" together with 8.108% undivided proportionate share and interest in the land bearing Plot No.36 & 37, out of layout of the Ambanagar Vikas Sahakari Sanstha Maryadit, Nagpur, containing admeasurement 429.94 Sq. Mtrs and 196.09 Sq. Mtrs. respectively being a portion of the entire land bearing Kh No. 67/7 and 67/8 of Mouza Manewada PSK No. 39, bearing City Survey No. 587, Sheet No. 501/47, NMC House No. 6623/B/36/101, Situated in ward No. 14 at Ambnagar, Nagpur within limits NMC and NIT- Mortgaged by: Borrowers: Mr. Sunil Vitthal Jadhao bounded as follows : On or towards the North : Open Space, On or towards the East : Open Space, On or towards the West: Bunglow No. 1, On or towards the South : Flat No.102 Together with all the fixtures, furniture as per the details annexed (Physical Possession)	Reserve Price Rs. 24,50,000.00 (Rupees Twenty Four Lakhs Fifty Thousand Only) Earnest Money Deposit Rs. 2,45,000.00 (Rupees Two Lakh Forty Five Thousand Only)
3.	BORROWER : 1. Mr. Sanjay Premchand Harwani R/o. : Daroga Plot, Pratidin Press Galli, Near Burf Karkhana, Harwani Nagar, Shivaji Nagar, Amravati 444603	Rs. 1,46,53,838.00 (Rupees One Crore Forty Six Lakhs Fifty Three Thousand Eight Hundred Thirty Eight Only) Applicable ROI w.e.f 17.04.2026 + Charges and Other Expenses	1) All those piece and parcel of land bearing Duplex (Sky Bungalow) No. S-1104, on Eleventh Floor in Building No.1 Known and style as "VIVANTA THE CAMP", having carpet Area 210.49 Sq. Mtrs Built Up area 231.25 Sq. Mts & Super Built Up area 447.73 Sq. Mts. Constructed on All that piece & parcel of land admeasuring 62298.00 Sq. Fts (5787.63 Sq. Mts) being the portion of Nazul Plot No. 5/4, Sheet No. 13, Mouze Camp, Amravati Pragne Badnera Tah & Dist. Amravati situated within the limit of Amravati Municipal Corporation and 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 Aijj Abdul Majid Together with building & Structure constructed thereon and all stock of furniture & fixture, standing, laying or being thereon (Physical Possession) Note: The Borrower has filed SA No. 25/2026 before DRT Court.	Reserve Price Rs. 1,40,00,000.00 (Rupees One Crore Forty Lakhs Only) Earnest Money Deposit Rs. 14,00,000.00 (Rupees Fourteen Lakh Only)
4.	BORROWER : 1. Mr. Swapnil Nilkantha Paturkar R/o. : Ward No. 1 Behind Wandhare Harshi Sewa, Kendra, Karambhad, Parshivani 441105	Rs. 89,73,572.00 (Rupees Eighty Nine Lakhs Seventy Three Thousand Five Hundred Seventy Two Only) Applicable ROI w.e.f 17.04.2026 + Charges and Other Expenses	1) All that RCC superstructure bearing residential duplex Bungalow No.B-3, having built up area as 48.974 Sq.Mtrs. on the ground floor and 41.846 Sq. Mtrs. on the 1st floor and having super built up area as 165.099 Sq. Mtrs. of the building scheme known as "Taha Majestic-1" constructed on all the piece and parcel of land bearing Plot No. 20, 21, 22, 23 and 24 admeasuring about 832.20 Sq. Mtrs. in the lay-out of Andhana Co-operative Housing Society, Nagpur being portion of Kh. No.77 & 78, P. H. No. 12-A, Mouza Godhani Railway, Tah & Dist –Nagpur together with 17.392% undivided share & interest on plot No.20, 21,22,23 & 24 within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District Nagpur. The said plot is bounded with the four corners as : To the East : By lay-out Boundary, To the West : Plot No.19, To the North : By lay-out Boundary, To the South : By lay-out road. (Physical Possession)	Reserve Price : Rs. 51,00,000.00 (Rupees Fifty One Lakhs Only) Earnest Money Deposit : Rs. 5,10,000.00 (Rupees Five Lakh Ten Thousand Only)
5.	BORROWER : 1) Mr. Arshi Ullah Irshad Ullah Khan ii) Mrs. Humeira Naaz Arshi Ullah Khan Both Residing At R/o. Twin Duplex / Building No. 20, Green Town Park, Mouze – Chankapur, Koradi Road, Tah – Saoner, Dist – Nagpur Add 2 : Thakur Plot, Near Attachakki, Bada Talbagh, Ayodhyanager, Nagpur –440024	Rs. 58,17,795.00 (Rupees Fifty Eight Lakhs Seventeen Thousand Seven Hundred Ninety Five Only) Applicable ROI w.e.f 17.04.2026 + Charges and Other Expenses	ALL THAT R.C.C. super Structure consisting residential Twin Duplex/Building No. 20 (Ground Floor), constructed on Plot No. 20 admeasuring Plot area 138.195 Sq. Mtrs., 1486 Sq. Ft. and proposed constructed S/buildup Area admeasuring 1131 Sq. Ft. (105.11 Sq. Mtrs.) of Situated at forming a portion of entire land bearing Survey/ Khasra No-177/4, P.H. No. 53 admeasuring an area of 01.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza –Chankapur, Tah, Saoner, Dist. Nagpur, particularly described in the schedule written hereunder, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And bounded as under : -Twin Duplex No. 20 : East: Plot No. 19, West: Plot No. 21, North: Road, South By: Plot No. 27 (Physical Possession)	Reserve Price : Rs. 15,00,000.00 (Rupees Fifteen Lakh Only) Earnest Money Deposit : Rs. 1,50,000.00 (Rupees One Lakh Fifty Thousand Only)

Sr. No.	Name of Borrower and Guarantors	Total Amount Due	Short description of the immovable property with known encumbrances	Reserve Price / Earnest Money Deposit
6.	BORROWER : i) Mrs. Kalpana Chandrashekhar Dhapodkar ii) Mr. Chandrashekhar Vasudev Dhapodkar Both Residing At R/o. : Twin Duplex / Building No 35, Green Town Park, Mouza Chankapur, Koradi Road, Tah. Saoner, Dist. Nagpur Add 2 : At Chandrakant Jewelers, Rajendranagar, Nandanwan, Nagpur-440009 Add 3 : HN 498, Golibar Chowk Road, Near Udaram Pahlwan's House, Panchpavali Nagpur-440018	Rs. 56,46,829.00 (Rupees Fifty Six Lakhs Forty Six Thousand Eight Hundred Twenty Nine Only) Applicable ROI w.e.f 17.04.2026 + Charges and Other Expenses	ALL THAT R.C.C. super Structure consisting residential proposed construction on House/ Twin Duplex No. 35 containing admeasuring Plot Area 135 Sq.Mtrs,1452 Sq.Ft and constructed /Built up area admeasuring 1131 Sq. Ft.,(105.11 Sq. Mtrs.) on ground floor carpet area 90 Sq.Mtrs. of situated at forming a portion of entire land bearing Survey/ Khasra No-177/4, P. H. No. 53 admeasuring an area of 01.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza –Chankapur, Tah, Saoner, Dist. Nagpur, particularly described in the schedule written hereunder, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And bounded as under : Twin Duplex No.35 : East: Plot No. 34, West: Plot No.36, North: Road, South : Khasara No. 177 (Physical Possession)	Reserve Price : Rs. 15,00,000.00 (Rupees Fifteen Lakh Only) Earnest Money Deposit : Rs. 1,50,000.00 (Rupees One Lakh Fifty Thousand Only)
7.	BORROWER : i) Mr. Sachin Shyamprasad Mishra ii) Mr. Sarita Sachin Mishra Both Residing At R/o.: Duplex No. 20-A, Green Town Park, Chankapur, Tah –Saoner, Dist. Nagpur –441109 Add 2 : At Flat No. 406, Rai Ashiyana Koradi, Mankapur, Nagpur 440030	Rs. 53,15,608.00 (Rupees Fifty Three Lakhs Fifteen Thousand Six Hundred Eight Only) Applicable ROI w.e.f 17.04.2026 + Charges and Other Expenses	ALL THAT R.C.C. super Structure consisting residential proposed construction on House/ Twin Duplex No. 20-A containing admeasuring Plot Area 138.195 Sq. Mtrs,1486 Sq. Ft and constructed /Built up area adm. area is 1101 Sq. Ft. i.e. (102.285 Sq. Mtrs.) of situated at forming a portion of entire land bearing Survey/ Khasra No-177/4, P. H. No. 53 admeasuring an area of 1.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza –Chankapur, Tah, Saoner, Dist. Nagpur, with rights to hold 45.98% undivided variable share and interest proportionate pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And bounded as under : Twin Duplex No. 20-A , East: Plot No. 19, West: Plot No. 21, North: Road, South: Plot No. 27 (Physical Possession)	Reserve Price : Rs. 13,00,000.00 (Rupees Thirteen Lakh Only) Earnest Money Deposit : Rs. 1,30,000.00 (Rupees One Lakh Thirty Thousand Only)
8.	BORROWER : i) Mr. Mohammad Rais Ansari R/o. Twin Duplex / Building No. 25, Green Town Park, Mouze – Chankapur, Koradi Road, Tah. Saoner, Dist. Nagpur M/s. Rais Fruit Company R/o.: Dobi Nagar, Opposite floor Mill, Mominpura, Mahatma Fule Bazar, Nagpur-440018	Rs. 60,57,491.00 (Rupees Sixty Lakhs Fifty-Seven Thousand Four Hundred Ninety One Only) Applicable ROI w.e.f 17.04.2026 + Charges and Other Expenses	ALL THAT R.C.C. super Structure consisting residential proposed construction on House/ Twin Duplex No. 25 containing admeasuring Plot Area 126 Sq. Mtrs, 1355 Sq. Ft and constructed /Built up area adm. area is 1131 Sq. Ft. i.e. (105.11 Sq. Mtrs.) and carpet area 90 Sq.mtrs on ground floor of situated at forming a portion of entire land bearing Survey/ Khasra No-177/4, P. H. No. 53 admeasuring an area of 01.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza –Chankapur, Tah, Saoner, Dist. Nagpur, particularly described in the schedule written hereunder, with rights to hold 54.016% undivided variable proportionate share and interest pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And bounded as under : Twin Duplex No. 25 : East: Plot No. 26, West: Plot No. 24, North: Plot No. 22, South: Road (Physical Possession)	Reserve Price : Rs. 15,00,000.00 (Rupees Fifteen Lakh Only) Earnest Money Deposit : Rs. 1,50,000.00 (Rupees One Lakh Fifty Thousand Only)
9.	BORROWER : i) Mr. Gunwant Ramdas Khapekhar ii) Mrs. Sarita Gunwant Khapekhar R/o. : Twin Duplex / Building No. 17A, Green Town Park, Mouze – Chankapur, Koradi Road, Tah. Saoner, Dist. Nagpur Add2 : C/o. Naresh Patil, Indira Nagar, Kanji House Chowk, Nagpur –440017	Rs. 52,31,578.00 (Rupees Fifty Two Lakhs Thirty One Thousand Five Hundred Seventy Eight Only) Applicable ROI w.e.f 17.04.2026 + Charges and Other Expenses	ALL THAT R.C.C. super Structure consisting residential Twin Duplex/Building No. 17-A containing by admeasuring Plot area 147.962 Sq. Mtrs, 1592 Sq. Ft. Constructed/Built up Area admeasuring 1101 Sq. Ft. (102.285 Sq. Mtrs.) and Carpet Area 90 Sq. Mtrs. of Situated at forming a portion of entire land bearing Survey/Khasra No- 177/4, P. H. No. 53 admeasuring an area of 01.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza –Chankapur, Tah, Saoner, Dist. –Nagpur, particularly described in the schedule written hereunder, with rights to hold 45.98 % undivided variable proportionate share and interest pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And bounded as under : Twin Duplex No. 17-A : East: Plot No. 16, West: Plot No. 18, North : Road, South : Plot No. 30 (Physical Possession)	Reserve Price : Rs. 15,00,000.00 (Rupees Fifteen Lakh Only) Earnest Money Deposit : Rs. 1,50,000.00 (Rupees One Lakh Fifty Thousand Only)
10.	BORROWER : i) Mr. Laxmiprasad Shivsagar Soni ii) Mrs. Sunita Laxmiprasad Soni R/o.: Twin Duplex / Building No.33, Green Town Park, Mouze – Chankapur, Koradi Road, Tah. Saoner, Dist. – Nagpur Add. : Ward No.4, Gram –Sillewada, Tah. Saoner, Nagpur –441109	Rs. 91,32,070.00 (Rupees Ninety One Lakhs Thirty Two Thousand Seventy Only) Applicable ROI w.e.f 17.04.2026 + Charges and Other Expenses	ALL those piece and parcel of Duplex No. 33 on ground floor and First Floor of the building dreamline buildcon Private limited in the Green Town Park Apartments admeasuring 1131 sq. ft, Built up and 1452 sq.ft. (carpet) lying at village Mouza – Chankapur, Tah, Saoner, Dist. –Nagpur, bearing CTS/Survey No.177/4, And bounded as under : Duplex No. 33 : East: Plot No. 32, West: Plot No. 34, North: Road, South: Khasara No. 177 (Physical Possession)	Reserve Price : Rs. 22,00,000.00 (Rupees Twenty Two Lakh Only) Earnest Money Deposit : Rs. 2,20,000.00 (Rupees Two Lakh Twenty Thousand Only)
11.	BORROWER : i) Mr. Harishchandra Ghashiram Sahu R/o. : Twin Duplex / Building No.18, Green Town Park, Mouze Chankapur, Koradi Road, Tah. Saoner, Dist. Nagpur Add. : C/o. Nemaji Hinge, Plot No. 167, Near K P Garden Kachore Patil Nagar, Chinchbhavan Wardha Road Nagpur –440025	Rs. 65,25,448.00 (Rupees Sixty Five Lakhs Twenty Five Thousand Four Hundred Forty Eight Only) Applicable ROI w.e.f 17.04.2026 + Charges and Other Expenses	ALL THAT R.C.C. super Structure consisting residential Twin Duplex/Building No. 18 containing by admeasuring Plot area 139.545 Sq. Mtrs, 1500 Sq. Ft. Constructed/Built up Area admeasuring 1131 Sq. Ft. (105.11 Sq. Mtrs.) on ground floor of. Situated at forming a portion of entire land bearing Survey/Khasra No-177/4, P. H. No. 53 admeasuring an area of 01.11 HR (i.e. 11,100 Sq. Mtrs.) of Mouza –Chankapur, Tah, Saoner, Dist. –Nagpur, particularly described in the schedule written hereunder, with rights to hold 54.016 % undivided variable proportionate share and interest pertaining to F.S.I. in the said piece of land particularly described in the Schedule written hereunder as part and parcel of present deed. And bounded as under : Twin Duplex No. 18 : East: Plot No. 17, West: Plot No. 19, North: Road, South : Plot No. 29 (Physical Possession)	Reserve Price : Rs. 14,00,000.00 (Rupees Fourteen Lakh Only) Earnest Money Deposit : Rs. 1,40,000.00 (Rupees One Lakh Forty Thousand Only)
12.	BORROWER : i) Mr. Rahul Daymth Nerkar R/o. Twin Duplex / Building No. 34, Green Town Park, Mouze – Chankapur, Koradi Road, Tah. Saoner, Dist. – Nagpur Add. : 3/12, 84, New MIG Housing Board, Rambagh Colony, Medical Square, Nagpur –440004	Rs. 70,27,523.00 (Rupees Seventy Lakhs Twenty Seven Thousand Five Hundred Twenty-Three Only) Applicable ROI w.e.f 17.04.2026 + Charges and Other Expenses	All those pieces and parcels of Duplex No. 34 Admeasuring Plot Area 1452 sq.ft (built up) and 1131 sq.ft build up area forming a portion of entire land bearing survey/Khasra No 177/4, P.H. No 53 at Mouza Chankapur Tah. Saoner District Nagpur and bounded as under : East: Plot No 33, West : Plot No 35, North : Road, South : Khasara No. 177 (Physical Possession)	Reserve Price : Rs. 22,72,000.00 (Rupees Twenty Two Lakh Seventy Two Thousand Only) Earnest Money Deposit : Rs. 2,27,200.00 (Rupees Two Lakh Twenty Seven Thousand Two Hundred 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 the litigation of if any. The bidders are advised to satisfy themselves about the encumbrance before participating in the auction. The auction purchaser shall not have any right to claim against the Bank in respect of the said encumbrance.

For details 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://ebkry.in/euction-psb/home>
Possession Type: Physical Possession : Bid increase Amount Rs.25,000/- (Rupees Twenty-Five Thousand Only)
Date & time of E-auction – 08/05/2026, From 11.00 a.m. to 03.00 p.m.
Date & Time for inspecting the property – 22/04/2026 to 29/04/2026 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 in the Account No. 50138423445; 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) For 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, 7875783499, 9860741699, 9834143830
e-mail: bmg1452@bankofmaharashtra.bank.in, bom1452@bankofmaharashtra.bank.in, cmrecovery_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 : 21/04/2026
Place : Nagpur
Authorized Officer
for Bank of Maharashtra