
 बैंक ऑफ महाराष्ट्र Bank of Maharashtra महाराष्ट्र सरकार का उद्यम एक परिवार एक बैंक	नागपुर अंचल / Nagpur Zone “महाबैंक भवन”, सिताबुर्डी, नागपुर – ४४००१२ “Mahabank Bhavan”, Sitabuldi, Nagpur – 440012 टेलीफोन / Telephone: 0712-2545020/21/29 ई-मेल / E-mail: cmrecovery_nag@mahabank.co.in;	
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**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 **14/11/2025** 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 –

Sl	Name of Borrower	Name of Guarantor	Amount Due	Short description of the property	Reserve Price / Earnest Money Deposit
1	M/s. Sheetal Trading Company Borrower Ms Sheetal Amit Khandelwal Proprietor 202 203, Swapnil Enclave, Near Hotel Highway Glory, Amravati Road, Kachimate, Nagpur 440023. Khasra no.23/3, Godown No.4& 5, Tawakkal, Commercial Complex, Wadi, Tawakkal Layout, Nagpur -440023.	Mr.Amit Prakash Khandelwal Guarantor Proprietor of M/s.Uma Sales Corporation 202 203, Swapnil Enclave, Near Hotel Highway Glory, Amravati Road, Kachimate, Nagpur 440023. Khasra no.23/3, Godown No.4& 5, Tawakkal, Commercial Complex, Wadi, Tawakkal Layout, Nagpur -440023.	Rs.7,99,92,031.03 (rupee seven Crore Ninety Nine Lakhs Ninety Two Thousand Thirty One only) plus Unapplied Interest Rs.15,81,873.00 , i.e Total Dues of Rs.8,15,73,905.00 plus other charges applicable ROI w.e.f. 08/05/2025	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 Aar 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 Sub-Registrar Office Warud Dist Amravati And All that piece and parcel of total number of 7 shops bearing Shop No. 6, 7, 8, 8-A, and 13 situated on Basement/Lower Ground Floor, and Shop No. 6 and 14 situated on Upper Ground Floors total admeasuring about 83.50 Sq. Mtrs. (i.e. 0.83.50 Aar Sq. Ma mentioned as under in Non-Agriculture Field Survey No. 155/2/6, Plot No. 6, Mouza - WARUD, Nagar Panchayat-Warud, along with unfinished space left for Bathroom along with FSI Tah. Warud and District - Amravati. (Symbolic possession)	Property No. 1 Reserve Price Rs.2,70,59,000.00 (Rupee two crore Seventy lakhs Fifty Nine Thousand Only) Earnest Money Deposit Rs. 27,05,900.00 (Rupee Twenty seven Lakhs Five Thousand Nine Hundred Only)



Property No. 2

Unclassified

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ANNEXURE - A

			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; and 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-I Rights, With Shed having total built up area of 934.461 Sq. Mtrs., on aforesaid Land Tahsil-Kamptee, District Nagpur. (Symbolic possession)	Reserve Price Rs.3,70,69,000.00 (Rupee Three crore Seventy lakhs Sixty Nine Thousand Only) Earnest Money Deposit Rs.37,06,900 .00 (Rupee Thirty seven Lakhs Six Thousand Nine Hundred Only)
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Note : No known encumbrance is on record of the bank for above mentioned properties . Interested bidders may independently verify the same at their own discretion .

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: Symbolic Possession; **Bid increase Amount** - Rs.25,000/- (Rupee Twenty Five Thousand Only)
Date & time of E-auction - 14/11/2025 , **From 11.00 a.m. to 03.00 p.m.**

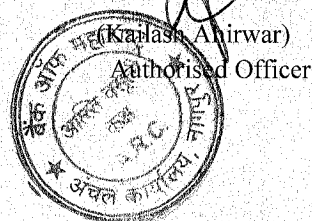
Date & Time for inspecting the property - 14/10/2025 between 11.00 a.m. to 4.00 p.m. with prior appointment.

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 **Thirty (30) days'** statutory notice under SARFAESI Act to the above mentioned accounts' borrowers/guarantors/mortgagors. (3) For additional information please contact on **8384893938, 9131240419, 8329196964**; e-mail: cmrecovery_nag@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: 03/10/2025

Place: Nagpur



(Kapash Ahirwar)
Authorized Officer