



## नागपुर अंचल / Nagpur Zone

“महाबँक भवन”, सिटाबुल्डी, नागपुर – ४४००१२  
“Mahabank Bhavan”, Sitabuldi, Nagpur – 440012  
टेलीफोन / Telephone: 0712-2545020/21/29  
ई-मेल / E-mail: cmmarc\_nag@mahabank.co.in;



### 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 **16/12/2025** 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 immovable property with known encumbrances	Reserve Price / Earnest Money Deposit
1	<b>Branch: Deonagar 240</b> <b>Mob: 9422934879</b>  <b>M/s. Gaurav Petroleum (Borrower)</b> <b>Mr. Gaurav Raju Madavi, Proprietorship</b> HP Petrol Pump Mul Road, Battuwar Complex, Gadchiroli Main Road, Gadchiroli – 442605.  Over Bridge 112 Adiwasni Nagar, Gondwana Chowk,S O Katol Road Nagpur Maharashtra 440013	<b>Ms. Gita Raju Madavi (Guarantor)</b> W/o Raju Madavi, Over Bridge 112 Adiwasni Nagar, Gondwana Chowk, S O Katol Road Nagpur Maharashtra 440013	Rs. 2,27,44,721.00 (Rupee two Crore twenty Seven lakhs Forty Four Thousand Seven Hundred Twenty One Paisa Only) plus other charges and applicable ROI w.e.f. 11/11/2025	<b>Property No. 1</b> Block/Unit No. S-12 covering Built-up Area 15.607 Sq. Mtrs., on the Second Floor in the Building known and styled as "Ginger Square" situated at Main Bus Stop, Jaripatka, Nagpur, built on NMC Land admeasurements 5983.00 Sq. Mtrs., bearing City Survey No. 1049, Sheet No. 29 & 23 of Mouza- Jaripatka, within city limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur and Tah & District Nagpur  <b>Property No. 2</b> Block/Unit No. S-13 covering Built-up Area 16.536 Sq. Mtrs., on the Second Floor in the Building known and styled as "Ginger Square" situated at Main Bus Stop, Jaripatka, Nagpur, Built on NMC Land admeasurements 5983.00 Sq. Mtrs., bearing City Survey No. 1049, Sheet No. 29 & 23 of Mouza- Jaripatka, within city limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur and Tah & District Nagpur	<b>Property No. 1</b> Reserve Price Rs.18,48,000.00 (Rupee eighteen lakhs Forty Eight Thousand only)  Earnest Money Deposit Rs. 1,84,800.00 (Rupee One Lakhs Eighty Four Thousand Eight Hundred Only)  <b>Property No. 2</b> Reserve Price Rs. 19,58,000.00 (Rupee Nineteen lakhs Fifty Eight Thousand Only) Earnest Money Deposit Rs. 1,95,800.00 (Rupee One Lakhs Ninety Five Thousand Eight Hundred Only)

### UnClassified

### Sale notice for sale of immovable properties 16/12/2025

				Nagpur Improvement Trust, Nagpur and Tah & District Nagpur,	
2	<p>Branch : Shankarnagar (153) Mob: 84110 88900</p> <p><b>M/s Splendid Logistics Solutions Private Limited</b> Registered Office Address Shop No 4, Suyog Rusuvelli Tent Line, Mohan Nagar Nagpur 440001 Maharashtra</p>	<p>Directors cum Guarantors <b>Mr. Manoj E. Chacko</b> Residential Address: "Casa Royal", Flat No 303, Mohan Nagar, Sitabuldi, Nagpur</p> <p><b>Mrs. Jincy Mathew</b> Residential Address: "Casa Royal", Flat No 303, Mohan Nagar, Sitabuldi, Nagpur</p>	<p>Rs. 10,50,57,986 (Rupee ten Crore Fifty Lakh Fifty Seven Thousand Nine Hundred Eighty Six Only) plus other charges and applicable ROI w.e.f. 30/10/2025</p>	<p>All those pieces and parcels of land having an extent 1 Hectare 18 Are 77 square meters under Jenaman, Kanam and Verumpattam tenure made up of 12.55 Are in Resurvey 336/40, 3.44 Are in Resurvey 336/8, 3.71 Are in Resurvey 336/9, 11.53 Are in Resurvey 336/41, 0.81 Are in Resurvey 336/42, 14.40 Are in Resurvey 336/12, 16.25 Are in Resurvey 336/13, 6.39 Are in Resurvey 336/14, 44.84 Are in Resurvey 336/45 and 4.85 Are in Resurvey 336/22 together with all improvements thereon and all rights attached thereto. The property is situated in Mankara village Dist Palakkad Kerala and</p> <p>All those pieces and parcels of land having an extent of 62 Are 52 square meters made up of 55.20 Are in Resurvey 333/27 and 7.32 Are in Resurvey 332/29 together with all improvements thereon and all rights attached thereto the property situated in Mankara Village, District Palakkad, Kerala</p>	<p>Please refer Schedule A</p>

**Schedule A**  
**(M/s Splendid Logistics Solutions Private Limited)**

Property No	Propriety description	Reserve price and Earnest Money Deposit
1	336/45, 336/22 / 2.65 are (2851 sq feet)	<p>Reserve Price Rs. 19,15,000.00 Rupees Nineteen Lakh Fifteen Thousand only</p> <p>Earnest Money Deposit Rs. 1,91,500.00 Rupees One Lakh Ninety One Thousand Five Hundred only</p>
2	336/40, 336/8, 336/22 / 2.61 are (2809.00 sq ft)	<p>Reserve Price Rs. 18,86,000.00 Rupees Eighteen Lakh Eighty Six Thousand only</p> <p>Earnest Money Deposit Rs. 1,88,600.00 Rupees One Lakh Eighty Eight Thousand Six Hundred only</p>

*Unclassified*

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**ANNEXURE - A**

3	331/27, 336/45 / 2.62 are (2819.80 sq ft)	Reserve Price Rs. 18,63,000.00 Rupees Eighteen Lakh Sixty Three Thousand only  Earnest Money Deposit Rs. 1,86,300.00 Rupees One Lakh Eighty Six Thousand Three Hundred only
4	336/45 2.58 are (2776.70 sq ft)	Reserve Price Rs. 18,65,000.00 Rupees Eighteen Lakh Sixty Five Thousand only  Earnest Money Deposit Rs. 1,86,500.00 Rupees One Lakh Eighty Six Thousand Five Hundred only
5	336/45 / 2.43 are (2615.32 sq ft)	Reserve Price Rs. 17,55,000.00 Rupees Seventeen Lakh Fifty Five Thousand only  Earnest Money Deposit Rs. 1,75,500.00 Rupees One Lakh Seventy Five Thousand Five Hundred only
6	333/27, 336/13 / 4.30 Are (4628.00 Sq feet)	Reserve Price Rs. 31,56,000.00 Rupees Thirty One Lakh Fifty Six Thousand only  Earnest Money Deposit Rs. 3,15,600.00 Rupees Three Lakh Fifteen Thousand Six Hundred only
7	333/27, 333/24 3.5 are (3745.87 sq ft)	Reserve Price Rs. 24,91,000.00 Rupees Twenty Four Lakh Ninety One Thousand only  Earnest Money Deposit Rs. 2,49,100.00 Rupees Two Lakh Forty Nine Thousand One Hundred only
8	336/40 2.57 are (2766 sq ft)	Reserve Price Rs. 18,56,000.00 Rupees Eighteen Lakh Fifty Six Thousand only  Earnest Money Deposit Rs. 1,85,600.00 Rupees One Lakh Eighty Five Thousand Six Hundred only
9	336/40 2.76 are (2970.40 sq ft)	Reserve Price Rs. 19,94,000.00 Rupees Nineteen Lakh Ninety Four Thousand only  Earnest Money Deposit Rs. 1,99,400.00 Rupees One Lakh Ninety Nine Thousand Four Hundred only
10	336/45 / 2.27 are (2443.00 sq feet)	Reserve Price Rs. 16,40,000.00 Rupees Sixteen Lakh Forty Thousand only

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**ANNEXURE - A**

		<p><b>Earnest Money Deposit</b>  <b>Rs. 1,64,000.00</b>  <b>Rupees One Lakh Sixty Four Thousand only</b></p>
11	332/29, 333/27 2.52 are (2715 sq ft)	<p><b>Reserve Price</b>  <b>Rs. 17,93,000.00</b>  <b>Rupees Seventeen Lakh Ninety Three Thousand only</b></p> <p><b>Earnest Money Deposit</b>  <b>Rs. 1,79,300.00</b>  <b>Rupees One Lakh Seventy Nine Thousand Three Hundred only</b></p>
12	332/29, 333/27 2.44 are (2626 sq ft)	<p><b>Reserve Price</b>  <b>Rs. 17,36,000.00</b>  <b>Rupees Seventeen Lakh Thirty Six Thousand only</b></p> <p><b>Earnest Money Deposit</b>  <b>Rs. 1,73,600.00</b>  <b>Rupees One Lakh Seventy Three Thousand Six Hundred only</b></p>
13	332/29, 333/27 2.37 are (2551 sq ft)	<p><b>Reserve Price</b>  <b>Rs. 16,87,000.00</b>  <b>Rupees Sixteen Lakh Eighty Seven Thousand only</b></p> <p><b>Earnest Money Deposit</b>  <b>Rs. 1,68,700.00</b>  <b>Rupees One Lakh Sixty Eight Thousand Seven Hundred only</b></p>
14	333/27 2.88 are (3099 sq ft)	<p><b>Reserve Price</b>  <b>Rs. 20,82,000.00</b>  <b>Rupees Twenty Lakh Eighty Two Thousand only</b></p> <p><b>Earnest Money Deposit</b>  <b>Rs. 2,08,200.00</b>  <b>Rupees Two Lakh Eight Thousand Two Hundred only</b></p>
15	333/27 2.86 are	<p><b>Reserve Price</b>  <b>Rs. 20,67,000.00</b>  <b>Rupees Twenty Lakh Sixty Seven Thousand only</b></p> <p><b>Earnest Money Deposit</b>  <b>Rs. 2,06,700.00</b>  <b>Rupees Two Lakh Six Thousand Seven Hundred only</b></p>
16	332/29 / 3.63 are (3906.80 sq feet)	<p><b>Reserve Price</b>  <b>Rs. 25,83,000.00</b>  <b>Rupees Twenty Five Lakh Eighty Three Thousand only</b></p> <p><b>Earnest Money Deposit</b>  <b>Rs. 2,58,300.00</b>  <b>Rupees Two Lakh Fifty Eight Thousand Three Hundred only</b></p>
17	333/27 / 2.85 are ( 3066 sq ft)	<p><b>Reserve Price</b>  <b>Rs. 22,59,000.00</b>  <b>Rupees Twenty Two Lakh Fifty Nine Thousand only</b></p> <p><b>Earnest Money Deposit</b>  <b>Rs. 2,25,900.00</b>  <b>Rupees Two Lakh Twenty Five Thousand Nine Hundred only</b></p>

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18	332/29, 333/27 3.47 are (3734.60 sq ft)	Reserve Price Rs. 25,06,000.00 Rupees Twenty Five Lakh Six Thousand only  Earnest Money Deposit Rs. 2,50,600.00 Rupees Two Lakh Fifty Thousand Six Hundred only
19	332/29 3.36 are (3615 sq ft)	Reserve Price Rs. 24,27,000.00 Rupees Twenty Four Lakh Twenty Seven Thousand only  Earnest Money Deposit Rs. 2,42,700.00 Rupees Two Lakh Forty Two Thousand Seven Hundred only
20	333/27 2.43 are (2613.30 sq ft)	Reserve Price Rs. 17,55,000.00 Rupees Seventeen Lakh Fifty Five Thousand only  Earnest Money Deposit Rs. 1,75,500.00 Rupees One Lakh Seventy Five Thousand Five Hundred only
21	333/27 2.39 are (2572.20 sq ft)	Reserve Price Rs. 17,28,000.00 Rupees Seventeen Lakh Twenty Eight Thousand only  Earnest Money Deposit Rs. 1,72,800.00 Rupees One Lakh Seventy Two Thousand Eight Hundred only
22	333/27 2.35 are (2829 sq ft)	Reserve Price Rs. 16,99,000.00 Rupees Sixteen Lakh Ninety Nine Thousand only  Earnest Money Deposit Rs. 1,69,900.00 Rupees One Lakh Sixty Nine Thousand Nine Hundred only
23	332/29 3.20 are (3442.60 sq ft)	Reserve Price Rs. 23,13,000.00 Rupees Twenty Three Lakh Thirteen Thousand only  Earnest Money Deposit Rs. 2,31,300.00 Rupees Two Lakh Thirty One Thousand Three Hundred 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 Possession; Bid increase Amount Rs.25,000/- (Rupee Five Twenty Five Thousand Only) Date & time of E-auction- 16/12/2025 , From 11.00 a.m. to 03.00 p.m.**

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**ANNEXURE - A**

Date & Time for inspecting the property **17/11/2025** 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, 9404305971, 8329196964**; e-mail: **cmmarc\_nag@mahabank.co.in, brmgr1452@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: 11/11/2025

Place: Nagpur

(Kailash Ahirwar)  
Authorised Officer

