

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत का स्वतंत्रता का संकेत एक परिवार एक बैंक	Zonal Office Chhindwara /अंचल कार्यालय छिंदवाड़ा प्रथम तल, रामेश्वरम कॉम्प्लेक्स, पी जी कॉलेज रोड, लालबाग, छिंदवाड़ा- 480001 टेलीफोन/TELE :07162-243937/230403 ई-मेल/e-mail :dzmchhindwara@mahabank.co.in प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5	
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AX85/5555/ E-Auction Sale Notice /2025-26

Date: 15.01.2026

Notice for the Sale of Assests
(Without Prejudice)

To,
M/S PATNI CEMENTS
 Proprietor: Mrs. Sarita Patni W/o Mr. Nirlop Kumar Patni
 Address : Ward No 32, Besides Kabra Paints,
 Near Jain Mandir, Golganj, Chhindwara -480001

(Borrower)

Mr. Nirlop Patni S/o Mr. Harakchand Patni
 Address :Ward No 32 , Near Jain Mandir , Golganj
 Chhindwara-480001

(Guarantor)

Branch – Chhindwara Branch

Reg:- Notice for sale through E-auction in respect of mortgaged properties.

In terms of the powers vested in the undersigned as the Authorized Officer of Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets Act ,2002 (SARFAESI ACT) and the Rules, the Authorized Officer of the Bank has taken Physical Possession of the assets mentioned below for taking action Under the SARFAESI Act and to sell the said assets.

Notice is hereby given to you under the provisions of SARFAESI Act, 2002 that the Bank, being Secured Creditor is putting the following mortgaged Immovable property under E-Auction on a Reserve Price and Earnest Money deposit & increment are also given as under:

Sr. No.	Name of Borrower and Guarantor	Amount Due	Short Description	Reserve Price / Earnest Money Deposit / Bid Increment
1	Branch – Chhindwara Borrower Name M/S PATNI CEMENTS Proprietor: Mrs. Sarita Patni W/o Mr. Nirlop Kumar Patni Address : Ward No 32, Besides Kabra Paints, Near Jain Mandir, Golganj, Chhindwara - 480001 Guarantor: Mr. Nirlop Patni S/o Mr. Harakchand Patni Address :Ward No 32 , Near Jain Mandir , Golganj Chhindwara-480001	Rs.42,55,537.00/- (Rupees Forty Two Lakh Fifty Five Thousand Five Hundred Thirty Seven Only) plus interest thereon and other expenses w.e.f. 23/12/2023	Property : All pieces and Parcels of Property Located at Kukda Jagat, B No 62, P H No 11, KH No 168/136 Ward no 10, Sidhi Vinayak Ward, Chhindwara, Sub Registrar - Chhindwara, admeasuring 1500 sqft Owned by: Mrs. Sarita Patni W/o Mr. Nirlop Kumar Patni	Rs. 21,87,000.00 (Rupees Twenty One Lakh Eighty Seven Thousand Only) EMD Rs. 2,18,700.00 (Rupees Two Lakh Eighteen Thousand Seven Hundred Only) Bid Increment Amount Rs. 25,000.00/- [Rupees Twenty-Five Thousand Only]

Details of the Immovable Property

Unclassified



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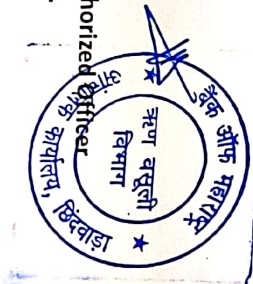
All pieces and Parcels of Property Located at Kukda Jagat, B No 62, P H No 11, KH No 168/136 Ward no 10, Sidhi Vinayak Ward, Chhindwara, Sub Registrar - Chhindwara, admeasuring 1500 sqft
Owned by: Mrs. Sarita Patni W/o Mr. Nirlop Kumar Patni
Bounded as: -

On the North by- Prachna Chandel House
On the South by- Road
On the East by- Plot of Suryavanshi
On the West by- Road

Possession: Actual

The said E-auction is scheduled to be held 17.02.2026 Time: 11:00 A.M TO 5:00 P.M

Chief Manager & Authorized Officer
Bank of Maharashtra.
Chhindwara Zone



Unclassified



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