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

Date: 15.01.2026

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

**Details of the Immovable Property**

**UnClassified**



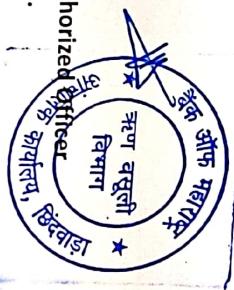
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All pieces and Parcels of Property Located at Kukda Jagat, B No 62, P H No 11, KH No 168/136 Ward no 10, Sidhi Vinayak Ward, Chhindwara, Sub Registrar - Chhindwara, admeasuring 1500 sqft  
Owned by: Mrs. Sarita Patni W/o Mr. Nirlop Kumar Patni  
Bounded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