



बंक ऑफ महाराष्ट्र
Bank of Maharashtra
सामाजिक व्यवस्था

नागपुर अंचल / Nagpur Zone

“महाबैंक भवन”, सिताबुद्दी, नागपुर – ४४० ०१२
“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” basis on **13/02/2026** 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 –

Sr	Name of Borrower	Name of Guarantor	Amount Due	Short description of the immovable property with known encumbrances	Reserve Price / Earnest Money Deposit
1	Branch: Itwari Mob: 88278 07100 M/S AMM Ventures PrivateLimited (Borrower) Business Address: State Bank Colony, Bhalerao Public Secondary School, 1Gaurakshan Ward, Ballarpur, Chandrapur-442701 Nagpur Address: - Shop No Ug-12, Upper Ground Floor at Ginger Square, Bus Stop, Main Road, Jaripatka, Nagpur-440014. Corporate Office Address: - State Bank Colony, Bhalerao Public Secondary School, 1 Gaurakshan Ward, Ballarpur, Chandrapur-442701.	Mr. Sheikh Muzeer Sheikh Jindawali (Director and Guarantor), R/o Address: - State Bank Colony, Bhalerao Public Secondary School, Gaurakshan Ward, Ballarpur, Chandrapur-442701. Mrs. Sheikh Vahida Muzeer (Director and Guarantor), R/o Address: - State Bank Colony, Bhalerao Public Secondary School, Gaurakshan Ward, Ballarpur, Chandrapur-442701 Mr Sheikh Nazeer Muzeer (Guarantor) R/o Address: - State Bank Colony, Bhalerao Public Secondary School, Gaurakshan Ward, Ballarpur, Chandrapur-442701	Rs.2,08,32,993.00 (Rupee Two Crore eight Lakhs Thirty Two thousand Nine Hundred Ninety Three only) at applicable ROI plus other charges wef 01/12/2025	Property No.1: All that piece and parcel of land bearing survey no 117 admeasuring 9100 sq mtrs (0.91 hr) of mouza daheli within limits of gram panchayat Daheli, Tahsil Ballarpur, District Chandrapur (Physical possession) Property No.2 : All that undivided 2.509% share and interest in the piece and parcel of the land contained by admeasurements 1396.425 Sq. Mtrs., Being a portion of entire land area admeasuring 1861.95 Sq. Mtrs., Bearing Khasara no. 25/1, Patwari Halka No.44, Mouza – Sonegaon in ward No.75, Sheet No.301/20, 336/21 and City Survey No.44/2, bearing Corporation House No.3880/604 situated at front of Sonegaon Lake within the limit of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District- Nagpur, Togetherwith RCC Super Structure all that in the said piece of land comprising of Apartment No.604 on Sixth Floor , having built up area admeasuring 67.410 Sq. Mtrs. and S.B. area 130.068 Sq. Mtrs. in the building known and styled as “Konaark Lakeshore” . (Physical possession) Encumbrance: SA/271/2025, DRT Nagpur	Property No.1: Reserve Price Rs.16287000.00 (Rupee One Crore Sixty two Lakhs Eighty Seven Thousand Only) Earnest Money Deposit Rs.16,28,700.00 (Rupee Sixteen lakhs Twenty eight Thousand Seven Hundred Only) Property No.2 Reserve Price Rs.6048000.00 (Rupee Sixty Lakhs Forty Eight Thousand Only) Earnest Money Deposit Rs.6,04,800.00 (Rupee Six Lakhs Four Thousand Eight Hundred Only)

UnClassified

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ANNEXURE - A

2	Branch: Katol Mob: 80779 53062 Mr.Anand Narayanrao Khobragade Borrower Plot No.590 Nava Nakasha Lashkaribagh , Near Swastik School , Dr Ambedkar Marg , Nagpur 440017. Mrs. Sharda Anand Khobragade Guarantor Plot No.590 Nava Nakasha Lashkaribagh , Near Swastik School , Dr Ambedkar Marg , Nagpur 440017	M/s.Armors Developers Pvt. Ltd. Guarantor Through Authorised Director Mr. Anand Narayanrao Khobragade Apartment no 401(A) and 401(B) , "Altamount Apartment, Mouza Jaripatka , at Chitnavis Nagar Chhindwara Road Teh and Distt. Nagpur MH 440014.	Rs.1,97,02,456.00 (Rupee One Crore Ninety Seven Lakhs Two Thousand Four Hundred Fifty Six Only) plus other charges at applicable ROI w.e.f. 04/06/2025	The Undivided 17.050% + 7.089% totaling to 24.139% share and interest in All That piece and parcel of land bearing Plot No. 5/1, containing by admeasurement 359 Sq. Mtrs., being the portion of land bearing Khasra Nos. 2/1-2 & 73/1-3- 4 & 5 of Mouza - Jaripatka, togetherwith the entire R.C.C. superstructure comprising Apartment No. 401 (A) covering a Built-up area of 102.08 Sq. Mtrs. (Super Built up area 181.901 Sq. Mtrs.) and Apartment No. 401 (B) covering a Built-up area of 41.43 Sq. Mtrs (Super Built up area 78.429 Sq. Mtrs.) alongwith open terrace admeasuring 9.59 Sq. Mtrs. both on the Fourth Floor of the Building standing thereon and known and styled as "Altamount Apartment" alongwith Parking area admeasuring 16.972 Sq. Mtrs. + 7.057 Sq. Mtrs. 24.029 Sq. Mtrs. (as per DOD), as per the parking Floor Plan, including all connections, fittings, electric meter and all other easementary rights appurtenant and belonging to the said Building and including also the proportionate share in the common areas and facilities provided thereto, on as is where is basis, bearing City Survey No. 2066/1, Sheet No. 216/40, Corporation House No. 599/A/5/1, situated at Chitnavis Nagar, Chhindwara Road, Nagpur, within the limits of Nagpur Municipal Corporation, Ward No. 60 in Tahsil and District Nagpur 440014. (Symbolic possession) Encumbrance: SA/264/2025, DRT Nagpur	Reserve Price Rs. 21961000.00 (Rupee Two Crore Nineteen lakhs Sixty one Thousand Only) Earnest Money Deposit Rs.21,96,100.00 Rupee Twenty One Lakhs Ninety Six Thousand One Hundred Only)
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Note : known encumbrance on record of the bank for above mentioned properties is mentioned. However, Interested bidders may enquiry independently regarding same and other known to the bank.

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/ symbolic possession ; Bid increase Amount Rs.25,000/- (Rupee Twenty Five Thousand Only) **Date & time of E-auction- 13/02/2026 , From 11.00 a.m. to 03.00 p.m.**

Date & Time for inspecting the property 01/01/2026 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.

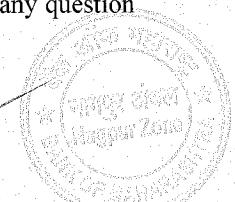
(1) Auction sale/bidding would be only "Online Electronic Bidding" process. (2) This publication notice is also Thirty (30) days' statutory notice under SARFAESI Act to the above mentioned accounts' borrowers/guarantors/mortgagors. (3) For additional information please contact on 0712-254051; e-mail: emrecovery_nag@mahabank.co.in, recovery_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: 29/12/2025

Place: Nagpur

(Kailash Ahirwal)
Authorised Officer



Unclassified

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