
 बैंक ऑफ महाराष्ट्र Bank of Maharashtra महानगर विकास का विकास 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: cmmarc_nag@mahabank.co.in;	
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30 Days 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 symbolic 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 **12/06/2025** 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)
1	M/s Armaco Infralinks Pvt Ltd. Flat no. 803, M Wing, Godrej Anandam, Model Mill Compound, Ganesh Peth Colony, Ganjipeth Nagpur-440018 Branch : Sitaburdi 05 Mob: 97646 55639	Directors Cum Guarantors Shri Sudhir Harikrishna Bajaj Swastik Nagar, Bhawanji Chavan School, Chandrapur-442 401 Shri Roshan Dariyanamal Hasani Shende Layout, Near Shiva Mandir, Chandrapur-442 01 Mrs. Sarita Ashish Jain Lata Niwas Civil Line Ragatate Layout Akashwani Road, Chandrapur-442 401 Mrs. Sheetal Shekhar Lohiya, Motha Building, Ganj Ward, Chandrapur-442 401 Shri Gaurav Jitendra Doshi Opp. Ram Mandir, 5 Vivek Nagar, Mul Road, Chandrapur-442 401 Shri Jitendra Khushaldas Doshi	Rs.20,20,57,882.00 (Rupee twenty Crore twenty lakhs Fifty seven Thousand Eight Hundred Eighty Two only) plus other charges



ANNEXURE - A

		Opp. Ram Mandir, 5 Vivek Nagar, Mul Road, Chandrapur 442 401 Shri Ashish Mithanlal Jain Lata Niwas Civil Line Ragatate Layout Akashwani Road, Chandrapur 442 401	
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Sl	Short description of the immovable property with known encumbrances	Reserve Price / Earnest Money Deposit
1	All that piece and parcel of Lay out Plot no. 5, Area :350.43 Sq Mts (3772.00 Sq Ft) and construction made there on, Survey no. 107/63, Occupancy Class Plot no. 21 (IT-21) having area , Mouza Dewai Govindpur Rayyatwari, Taluka and Distt Chandrapur:	Reserve Price Rs. 2,33,92,000.00 (Rupee Two Crore Thirty Three Lakhs Ninety Two Thousand Only) Earnest Money Deposit Rs.23,39,200.00 (rupee Twenty three Lakh Thirty Nine Thousand only)
2	All that piece and parcel of Lay out Plot no. 5, Area :172.86 Sq Mts, Survey no. 19/2/B, Class I, Mouza Chanda Rayyatwari, Taluka Chandrapur, Distt Chandrapur	Reserve Price Rs 51,85,000.00 (Rupee Fifty One Lakhs Eighty Five Thousands Only)) Earnest Money Deposit Rs. 5,18,500.00 (Rupee Five lakh Eighteen Thousand Only)
3	All that piece and parcel of Lay out Plot no. 6, Area :262.86 Sq Mts, Survey no. 19/2/B, Class I, Mouza Chanda Rayyatwari, Taluka Chandrapur, Distt Chandrapur	Reserve Price Rs 73,60,000.00 (Rupee Seventy three Lakhs Sixty Thousand Only) Earnest Money Deposit Rs.7,36,000.00 (Rupee Seven Lakhs Thirty Six Thousand Only)
4	All that piece and parcel of Lay out Plot no. 7, Area : 183.00 Sq. Mtrs, Survey no. Survey no. 19/2/B, Class I, Mouza Chanda Rayyatwari, Taluka Chandrapur, Distt Chandrapur	Reserve Price Rs 49,41,000.00 (Rupee Forty Nine Lakhs Forty One Thousand Only) Earnest Money Deposit Rs. 4,94,100(rupee Four lakhs Ninety Four Thousand Only)
5	All that piece and parcel of Lay out Plot no. 8, Area : 216.81 Sq Mtrs, Survey no. Survey no. 19/2/B, Class I, Mouza Chanda Rayyatwari, Taluka Chandrapur, Distt Chandrapur	Reserve Price Rs 60,70,000.00 (Rupee Sixty Lakhs Seventy Thousand Only) Earnest Money Deposit Rs. 6,07,000.00 (Rupee Six lakhs seven Thousand Only)

ANNEXURE - A

6	All that piece and parcel of Lay out Plot no. 9, Area : 176.56 216.81 Sq Mtrs, Survey no. Survey no. 19/2/B, Class I, Mouza Chanda Rayyatwari, Taluka Chandrapur, Distt Chandrapur	Reserve Price Rs 52,96,000.00 (Rupee Fifty Two Lakhs Ninety Six Thousand Only) Earnest Money Deposit Rs. 5,29,600.00 (Rupee Five lakhs Twenty Nine Thousand Only)
7	All that piece and parcel of Open Land , Area : 2148.64 Sq Mtrs (0.21H), Khasra no. 50 admeasuring 1.07 H, Occupancy Class 1, Mouza Kapsi (Khurd) , P H 35, Taluka Nagpur Rural, Distt Nagpur	Reserve Price Rs 7,95,00,000.00 (Rupee Seven Crore Ninety Five lakhs Only) Earnest Money Deposit Rs. 79,50,000.00 (Rupee Seventy Nine lakhs Fifty Thousand Only)

Note : No known encumbrance is on record of the bank for above mentioned properties. However, SA (Diary no.397/2025) is filled at DRT Nagpur.

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 Five Twenty Five Thousand Only) Date & time of E-auction- 12/06/2025 , From 11.00 a.m. to 03.00 p.m.


Date & Time for inspecting the property 15/05/2025 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 Fifteen (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: 06/05/2025

Place: Nagpur


(Mayur Maloo)
A.R.B.
Authorised Officer

