

	 भोपाल अंचल कार्यालय Bhopal Zonal Office 1/14, प्रशासनिक ज़ोन, जेल रोड, अरेरा हिल्स, भोपाल- 462011 1/14, Administrative Zone, Jail Road, Arera Hills, Bhopal- 462011 टेली./ Tel: 0755- 2550808, ई-मेल/ E-mail: cmmarc_bho@bankofmaharashtra.bank.in	
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AX-14/Legal/Sale- Notice/ M/S Vishnu/2026-2027

Date: 08.10.2026

By Regd. Post A.D./ Speed post/ Hand Delivery
Sale notice for sale of immovable properties
(Appendix - IV –A)

To,

1) M/S Vishnu Enterprises

Address :- Plot no 1, Behind Holy Family School , Shanti Nagar ,
Ghandi Nagar , Bhopal , M.P.-462036

(Borrower)

a) Proprietor – Mr. Vishnu Kant Kushwaha S/O B P Kushwaha

Address :-, H-121,A/75, Shivaji Nagar,
MP Nagar, Huzur, R S Nagar Bhopal , MP 462016

Dear Sir/Madam,

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 18.11.2026, 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 –

Name of Borrower & Co-Borrower	Name of Guarantor	Amount Dues as on date 08.10.2026 (Rs. in lakhs)	Short description of the immovable property with known encumbrances	Possession Type	Reserve Price / Earnest Money Deposit / Bid increment (in Lakh)
M/S Vishnu Enterprises Proprietor – Mr. Vishnu Kant Kushwaha S/O B P Kushwaha	NIL	LB- 270.35 UAI+Penal Interest –22.13 Total-292.48	1) A commercial shop No: 14 consisting of 1 rooms, admeasuring 20.90 sq.Meter[SBUA] i.e. 18.16 Sq Meter [built up area] On the Ground floor , along with Terrace* adm. 0.00 sq.mts. And Parking* adm. 0.00 sq.mts. of the Building Eden Garden in the Sagar Eden Project, /Society constructed/to be constructed/under construction on all the piece and parcel of land admeasuring 20.90 sq.Meter and bearing S.No./Gat No./CTS No. 10/1, 10/2, 10/3, 10/4, 42, 1/2/2/1/1 at Amrawad, tal. Huzur, Dist.Bhopal and within the jurisdiction of the Sub Registrar Sub Registrar Bhopal And bounded as under: On or towards the North: Shop No 19 On or towards the East: Shop No 13	Symbolic	52.07/05.20/0.10



		On or towards the West: Shop No 15 On or towards the South: Corridor This Property is owned by Mr. Vishnu Kant Kushwaha Cersai Asset Id:- 200095139042 2) A commercial shop No: 15 consisting of 1 rooms, admeasuring 14.72 sq.Meter[SBUA] i.e. 12.80 Sq Meter [built up area] On the Ground floor , along with Terrace* adm. 0.00 sq.mts. And Parking* adm. 0.00 sq.mts. of the Building Eden Garden in the Sagar Eden Project, /Society constructed/to be constructed/under construction on all the piece and parcel of land admeasuring 14.72 sq.Meter and bearing S.No./Gat No./CTS No. 10/1, 10/2, 10/3, 10/4, 42, 1/2/2/1/1 at Amrawad, tal. Huzur, Dist.Bhopal and within the jurisdiction of the Sub Registrar Sub Registrar Bhopal And bounded as under: On or towards the North: Shop No 17 On or towards the East: Shop No 14 On or towards the West: Shop No 16 On or towards the South: Corridor This Property is owned by Mr. Vishnu Kant Kushwaha Cersai Asset Id:- 200095139042 3) A commercial shop No: 19 consisting of 1 rooms, admeasuring 13.32 sq.Meter[SBUA] i.e. 11.59 Sq Meter [built up area] On the Ground floor , along with Terrace* adm. 0.00 sq.mts. And Parking* adm. 0.00 sq.mts. of the Building Eden Garden in the Sagar Eden Project, /Society constructed/to be constructed/under construction on all the piece and parcel of land admeasuring 13.32 sq.Meter and bearing S.No./Gat No./CTS No. 10/1, 10/2, 10/3, 10/4, 42, 1/2/2/1/1 at Amrawad, tal. Huzur, Dist.Bhopal and within the jurisdiction of the Sub Registrar Sub Registrar Bhopal And bounded as under: On or towards the North: Corridor On or towards the East: Shop No 20 On or towards the West: Lift On or towards the South: Shop No 13 and 14 This Property in the name of M/S Vishnu Kant Kushwaha Cersai Asset Id - 200095139042 Encumbrance-Not Known Note:- The reserve price mentioned herein is the consolidated reserve price for all three properties taken together. The said three properties shall be sold as a composite lot only and shall not be sold separately or individually.		
		1) A commercial shop No: 8 consisting of 1 rooms, admeasuring 12.11 sq.Meter[SBUA] i.e. 10.53 Sq Meter [built up Area] On the Ground floor , along with Terrace* adm. 0.00 sq.mts. And Parking* adm. 0.00 sq.mts. of the Building Sardar Patel Complex in the Sagar	Symbol ic	50.31/05.03/0. 10



			Eden Project, /Society constructed/to be constructed/under construction on all the piece and parcel of land admeasuring 12.11 sq.Meter and bearing S.No./Gat No./CTS No. 10/1, 10/2, 10/3, 10/4, 42, 1/2/2/1/1 at Amrawad Khurd, tal. Huzur, Dist.Bhopal and within the jurisdiction of the Sub Registrar Sub Registrar Bhopal And bounded as under: On or towards the North: Shop No 25 and 26 On or towards the East: Shop No 7 On or towards the West: Shop No 9 On or towards the South: Corridor This Property is owned by Mr. Vishnu Kant Kushwaha Cersai Asset Id:- 200095139042 2) A commercial shop No: 9 consisting of 1 rooms, admeasuring 12.11 sq.Meter [SBUA] i.e. 10.53 Sq Meter [built up area] On the Ground floor , along with Terrace* adm. 0.00 sq.mts. And Parking* adm. 0.00 sq.mts. of the Building Eden Garden in the Sagar Eden Project, /Society constructed/to be constructed/under construction on all the piece and parcel of land admeasuring 12.11 sq. Meter and bearing S.No./Gat No./CTS No. 10/1, 10/2, 10/3, 10/4, 42, 1/2/2/1/1 at Amrawad, tal. Huzur, Dist. Bhopal and within the jurisdiction of the Sub Registrar Sub Registrar Bhopal And bounded as under: On or towards the North: Shop No 24 and 25 On or towards the East: Shop No 8 On or towards the West: Shop No 10 On or towards the South: Corridor This Property is owned by Mr. Vishnu Kant Kushwaha Cersai Asset Id:- 200095139042 (3) A commercial shop No: 24 consisting of 1 rooms, admeasuring 8.79 sq.Meter[SBUA] i.e. 7.64 Sq Meter [built up area] On the Ground floor , along with Terrace* adm. 0.00 sq.mts. And Parking* adm. 0.00 sq.mts. of the Building Eden Garden in the Sagar Eden Project, /Society constructed/to be constructed/under construction on all the piece and parcel of land admeasuring 8.79 sq.Meter and bearing S.No./Gat No./CTS No. 10/1, 10/2, 10/3, 10/4, 42, 1/2/2/1/1 at Amrawad, tal. Huzur, Dist.Bhopal and within the jurisdiction of the Sub Registrar Sub Registrar Bhopal And bounded as under: On or towards the North: Corridor On or towards the East: Shop No 25 On or towards the West: Shop No 23 On or towards the South: Shop No 9 This Property is owned by Mr. Vishnu Kant Kushwaha Cersai Asset Id:- 200095139042 (4)A commercial shop No: 25 consisting of 1 rooms, admeasuring 14.25 sq.Meter[SBUA] i.e. 12.40 Sq Meter [built up area] On the Ground floor , along with Terrace* adm. 0.00	
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			sq.mts. And Parking* adm. 0.00 sq.mts. of the Building Eden Garden in the Sagar Eden Project, /Society constructed/to be constructed/under construction on all the piece and parcel of land admeasuring 14.25 sq.Meter and bearing S.No./Gat No./CTS No. 10/1, 10/2, 10/3, 10/4, 42, 1/2/2/1/1 at Amrawad, tal. Huzur, Dist.Bhopal and within the jurisdiction of the Sub Registrar Sub Registrar Bhopal And bounded as under: On or towards the North: Corridor On or towards the East: Shop No 26 On or towards the West: Shop No 24 On or towards the South: Shop No 8 and 9 This Property is owned by Mr. Vishnu Kant Kushwaha Cersai Asset Id:- 200095139042 Encumbrance-Not Known Note:- The reserve price mentioned herein is the consolidated reserve price for all four properties taken together. The said four properties shall be sold as a composite lot only and shall not be sold separately or individually.		
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E-Auction Date & Time- 18.11.2026 & from 11:00 am to 14:00 pm with auto extension of 5 minutes in case bid is placed within last 5 minutes

Last date of submission of Bid with EMD- 18.11.2026 till 10:00 am

Inspection Date & Time- 02.11.2026 to 06.11.2026 & from 10:00 am to 16:00 pm

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 Bank Asset Auction Network (BAANKNET) portal -<https://baanknet.com/> .



Date: 08.10.2026

Place: Bhopal

(Amreet Kumar Mishra)
Chief Manager & Authorized Officer
Zonal Office Bhopal
Bank of Maharashtra