बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
एक परिवार एक बैंक

DELHI ZONAL OFFICE: Ground Floor, Plate B Block 04, NBCC East Kidwai Nagar, New Delhi 110023,
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Head Office: Lokmangal,1501, Shivajinagar, Pune-411005

# 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"** on 06.09.2024, 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. No. | Name of Borrower and Guarantors | Amount Due and details of encumbrances | Short description of the immovable property with known encumbrance | Possession Type | Reserve Price / Earnest Money Deposit |
|---|---|---|---|---|---|
| 1. | **Borrower:**<br>**Dynamic Tools and Technologies**<br>(Proprietor – Mr. Manish Kumar Pandey)<br>**Address 1:** Flat No. 73, Tower-F, DLF, Skycourt, Sector-86, Gurugram, Haryana-122004, **Address 2:** 18/1, Near SSB Hospital Hospital, Main Mathura Road, Ajronda Faridabad, Haryana – 121007, **Address 3:** C-98, Bhagat Singh Colony, Bhiwadi, District-Alwar, Rajasthan-301019, **Address 4:** DLF Corporate Greens, Sector-74A, Gurugram, Commercial Space No. DCG4-1102 at 11th Floor | Rs. 2,09,15,957/- (Rupees Two Crores Nine Lakhs Fifteen Thousand Nine Hundred Fifty Seven Only) + un-applied interest @ contractual rate w.e.f. 09.10.2023, less recovery if any after 09.10.2023.<br>**Encumbrances: NOT KNOWN** | **Property Lot No.1**<br>Commercial space no. DCG4-1102 at 11th Floor, DLF Corporate Greens, Sector 74A, Gurugram (HARYANA) in the name of Mr. Manish Kumar Pandey | **Physical Possession With Bank** | **Reserve Price–**<br>Rs. 192.10 Lakh<br>**EMD Amount–**<br>Rs. 19.21 Lakh<br>**Bid increment Amount**<br>Rs. 10,000 |
| 2. | **Borrower:**<br>**Mr. Vipin Kumar Srivastava**<br>**Address:**<br>**1.** H. No. 63, A/2, First Floor Munirka, Laxmi Market, Bank Street, New Delhi – 110067<br>**2.**H. No. 370, Block A, Durga Vihar, Near Friday Market, Deoli, Delhi - 110062 | Rs. 21,70,664.34 (Rupees Twenty One Lakhs Seventy Thousand Six Hundred Sixty Four And Thirty Four Paisa Only) + un-applied interest @ contractual rate and penal interest @2% and other charges w.e.f. 23.08.2023, less recovery if any after 23.08.2023.<br>**Encumbrances: NOT KNOWN** | **Property Lot No.2**<br>Residential Flat no. 201, Front /South West Portion 2nd Floor Without Roof Right At Plot no RZ 104 Village Matiala New T block Colony, Uttam Nagar, New Delhi-110059 admeasuring area 60 Sq. yds. in the name of Mr. Vipin Kumar Srivastava | **Physical Possession With Bank** | **Reserve Price –**<br>Rs. 16.30 Lakh<br>**EMD –**<br>Rs. 1.63 Lakh<br>**Bid increment Amount**<br>Rs. 10,000/- |
| 3. | **1.**Mr. Rajiv Kumar Sharma (borrower)<br>**2.**Smt. Monika Sharma (Co-borrower)<br>**3.**Ravinder Sharma (Co-borrower)<br>**Address : 1.** L-15, Sector-11, Noida, U.P.-201301.<br>**2.** Flat-94, 9th Floor, SAM Residency, Crossing Republic , Ghaziabad, U.P. 201009, **3.**Flat No.14, 1st Floor, SAM Residency, Crossing Republic, Ghaziabad, U.P.-201009, **Also At:** Village & PO Roopwas, The. Anoopshahar, Bulandshahar, U.P. - 203392 | Rs. 51,99,848 /- (Rupees Fifty One Lakhs Ninety Nine Thousand Eight Hundred Forty Eight Only) upto 18.09.2020 + un-applied interest @ contractual rate w.e.f. 19.09.2020, less recovery if any after 19.09.2020.<br>**Encumbrances: NOT KNOWN** | **Property Lot No.3**<br>Flat No-14, 1st Floor, Sam Residency Crossing Republic, Ghaziabad, Uttarpradesh – 201009 | **Symbolic Possession With Bank** | **Reserve Price –**<br>Rs. 52.48 Lakh<br>**EMD Amount –**<br>Rs.5.25 Lakh<br>**(Bid increment Amount**<br>Rs 10000/-) |
| 4. | **Borrower:**<br>**1. M/s Aspek Media Pvt. Ltd., 2. Sh. Dharamvir Singh** (Director & guarantor), **3. Sh. Harish Chaudhary** (Director & guarantor), **4.Sh. Deepak Singh** Director & guarantor), **5. M/s. Chaudhary Ventures Pvt. Ltd.** (Guarantor), **Address 1:** F-G07, Parsvnath Prestige, Plot No. 002, Sector 93a, Noida (U. P.) – 201304, **Address 2:** 803, 3rd Floor, Arjun Nagar, Kotla Mubarakpur, New Delhi – 110003, **Address 3:** 1743, Uday Chand Marg, Kotla Mubarakpur, New Delhi-110003, **Address 4:** 554, Asiad Village, Sachin Naag Block, Shri Ram Singh Road, Andrewganj, Defence Colony, South Delhi, New Delhi-110049. | Rs. 1,55,61,085.90/- (Rupees One Crore Fifty Five Lakhs Sixty One Thousand Eighty Five and Ninety Paisa Only) + un-applied interest @ 12.80% per annum with monthly rest along with penal interest @ 2% p.a. w.e.f. 01.01.2020, less recovery if any after 01.01.2020.<br>**Encumbrances: NOT KNOWN** | **Property Lot No.4**<br>Entire Third Floor, along with Roof rights of property bearing MCD No. A-133, admeasuring 140 sq. yards (approximately), part of Khasra No. 316/1, 316/2, situated at Arjun Nagar, Kotla Mubarakpur, New Delhi-110003 in the name of M/s. Chaudhary Ventures Private Ltd. | **Symbolic Possession With Bank** | **Reserve Price –**<br>Rs. 152.10 Lakh<br>**EMD Amount –**<br>Rs. 15.21 Lakh<br>**(Bid increment Amount**<br>**Rs 10000/-)** |
| 5. | **1.M/s Starz Fitness (Prop. Sh. RS Chauhan)**<br>1788P, Sector 10A, Gurgaon-122001<br>**2.Mrs. Anju Chauhan**<br>1788P, Sector 10A, Gurgaon 122001<br>**3.Mr. R.S Chauhan**<br>1788P, Sector 10A, Gurgaon 122001 | Rs. 2,96,27,667/- (Rupess Two Crore Ninety Six Lakh Twenty Seven Thousand Six Hundred Sixty Seven only) plus interest thereon @13.65% per annum with monthly rest along with penal interest @ 2% per annum w.e.f. 05.09.2014, less recovery if any after 05.09.2014. | **Property Lot No. 5**<br>All that pieces and parcel of the land & Building situated at Property Bearing No. 1788-P, area measuring approx.. 343 Sq.Mtrs (410.22 Sq. Yards) situated in the residential colony Known as Sector-10A, Urban Estate Gurgaon in the name of Smt. Anju Chauhan and Sh. R.S. Chauhan. | **Symbolic Possession With Bank** | **Reserve Price –**<br>Rs. 505.10 Lakh<br>**EMD Amount –**<br>Rs. 50.51 Lakh<br>**(Bid increment Amount**<br>**Rs 10000/-)** |
| 6. | **Mr. Salman Khan S/o Kasim Ali (Borrower)**<br>**And Mrs. Seema w/o Salman Khan (Co-Borrower)**<br>C-12/160, Yamuna Vihar, North East Delhi, Bhajanpura, Delhi-110053<br>**Also at:** C-12/123, 3rd Floor, Block-C-12,Yamuna Vihar, Shahdra, Delhi-110053 | Rs.47,16,134.66 (Rupees Forty Seven Lakh Sixteen Thousand One Hundred Thirty Four and Sixty Six Paisa Only) + Unapplied interest @ 9.80% contractual rate w.e.f. 26.10.2023 onwards + Cost, Charges and Expenses, less recovery if any after 26.10.2023.<br>**Encumbrances: NOT KNOWN** | **Property Lot No.6**<br>Property Bearing No. C-12/123, Entire Third Floor with roof rights, Block-C-12, D.D.A Layout plan residential colony Yamuna Vihar, Shahdra Delhi-110053 | **Physical Possession With Bank** | **Reserve Price –**<br>Rs: 43.59 Lakh<br>**EMD Amount –**<br>Rs. 4.36 Lakh<br>**(Bid increment Amount**<br>**Rs 10000/-)** |
| 7. | **M/s Anchal Impex** (Prop.Mr. Amit Kumar Agarwal),<br>Address- 612, 6th Floor, Krishna Apra Business Square, Netaji Subhash Place, Delhi 110034, **Also At:** AH-34, 1st Floor, Near Prabhu Dayal School, Shalimar Bagh, Delhi-110088, **Also At:** 2 Block BA, Shalimar Bagh (West), Delhi-110088,<br>**Smt. Payal Agarwal**<br>**Address-** AH-34, 1st Floor, Near Prabhu Dayal School, Shalimar Bagh, Delhi-110088, **Also At:** 2 Block BA, Shalimar Bagh (West), Delhi-110088<br>Smt. Meena Devi Agarwal, **Address**- AH-34, 1st Floor, Near Prabhu Dayal School, Shalimar Bagh, Delhi-110088, **Also At:** 2 Block BA, Shalimar Bagh (West), Delhi-110088 | Rs. 18,04,099/- (Rupees Eighteen Lakh Four Thousand Ninety Nine Only) plus Unapplied interest at contractual rate w.e.f. 06.03.2024 + cost charges and other expenses incurred since date of NPA i.e 27.02.2024, less recovery if any after 06.03.2024<br>**Encumbrances: NOT KNOWN** | **Property Lot No.7**<br>Property consisting of all that piece and parcel of Property bearing Commercial Unit No 612, 6th Floor, Krishna Apra Business Square, Netaji Subhash Place, New Delhi – 110034 | **Symbolic Possession With Bank** | **Reserve Price –**<br>Rs: 49.55 Lakh<br>**EMD Amount–**<br>Rs 4.96 Lakh<br>**Bid increment Amount**<br>**Rs 10,000** |
| 8. | **1.Mr. Karunakar Tripathi** S/o Mr. Jagdish Prasad<br>H.No.130 Near Shiv Mandir, Chilla Village, Mayur Vihar-1, Delhi-110091,<br>**Also At:** Mr. Karunakar Tripathi, S/o Mr. Jagdish Prasad, Mrs. Chanda Tripathi, W/o Mr. Karunakar Tripathi, Flat No. 0006, Ground Floor, Tower No. B-15, Supertech ECO Village II, Sector 16-B Greater Noida, **2.**Mrs. Chanda Tripathi W/o Mr. Karunakar Tripathi, H.No. 130 Near Shiv Mandir, Chilla Village, Mayur Vihar-1, Delhi-110091 | Rs.15,38,012.83 (Rupees Fifteen Lakh Thirty Eight Thousand Twelve Rupees And Eighty Three Paisa Only) + Unapplied interest @ 9.45% p.a contractual rate w.e.f. 08/01/2024 onwards + Cost Charges and Expenses, Less recovery if any after 08.01.2024 | **Property Lot No.8**<br>Mortgage created on Property situated at Flat No. 0006, Ground Floor, Tower No. B-15, Supertech ECO Village II, Sector 16-B,Greater Noida | **Symbolic Possession With Bank** | **Reserve Price –**<br>Rs: 33.83 Lakh<br>**EMD Amount –**<br>Rs. 3.39 Lakh<br>**Bid increment Amount**<br>Rs 10,000 |
| 9. | **Mr. Rakesh Kumar**<br>B-9/270, Phase-04, Aya Nagar, New Delhi-110047 | Rs.5,49,442.27 (Rupees Five Lakh Forty Nine Thousand Four Hundred Forty Two and Twenty Seven Paisa Only) + Unapplied interest @ 9.60% contractual rate w.e.f. 29/09/2023 onwards + Cost, Charges and Expenses. Less recovery if any after 29.09.2023.<br>**Encumbrances: NOT KNOWN** | **Property Lot No.9**<br>Hypothecation of Vehicle : Tata Tigor XZ(O) 1.2 RTN<br>**Color** Espreso Brwn<br>**Registration No.**: DL12CN8291<br>**Engine No.**: REVTRN05HRYK75437<br>**Chassis No.**: MAT629301JKH74769<br>**Date of Reg.**: 31.08.2018<br>**Year of Manuf.:** 2018 | **Physical Possession With Bank** | **Reserve Price –**<br>Rs: 3,54,250/-<br>**EMD Amount –**<br>Rs. 0.36 Lakh<br>**Bid increment Amount**<br>**Rs 10,000** |
| 10. | **1. Mr Shyambir Singh Panchal S/o Dharambir Singh (Borrower),**<br>R/o House No. 1, Ground Floor, Sohati Road, Near Hanuman Mandir, Qutab Garh, North West Delhi 110039,<br>**2. Mr Arun Kumar S/o Dharambir Singh (Guarantor),** R/o House No. 1, Ground Floor, Sohati Road, Near Hanuman Mandir, Qutab Garh, North West Delhi 110039, **Also At: Mr Arun Kumar S/o Dharambir Singh (Guarantor)**, H. No. 282, Lamba Pana Kota Wali Gali, Qutab Garh, North West Delhi, 110039 | Rs.3,34,363/- (Rupees Three Lakhs Thirty Four Thousand Three Hundred Sixty Three Only)+ un-applied interest @contractual rate (Presently @11.50%) w.e.f. 20.11.2023 onwards + Cost, Charges and Expenses. Less recovery if any after 20.11.2023.<br>**Encumbrances: NOT KNOWN** | **Property Lot No.10**<br>Hypothecation of Vehicle: Toyota Etios<br>**Color** Classic Grey<br>**Registration No.**: DL1ZB2880<br>**Engine No.**: 2NRD134026<br>**Chassis No.**: MBJB29BT7001126080117<br>**Date of Reg.** 02.05.2017<br>**Year of Manuf.** 2017 | **Physical Possession With Bank** | **Reserve Price –**<br>Rs: 1,91,250/-<br>**EMD Amount –**<br>Rs. 0.20 Lakh<br>**Bid increment Amount**<br>**Rs 10,000** |
| 11. | **Borrower:**<br>**M/s Rana & Soni Enterprises Private Limited.**<br>Director : Sanjay Rana<br>Director : Soni Shisodiya<br>**Guarantors:**<br>1.Mr. Sanjay Rana S/o Mom Raj Singh<br>2. Mrs. Soni Shisodiya D/o Mom Raj Singh<br>3.Mrs. Priya Shisodiya D/o Mom Raj Singh<br>**Address 1:** B-3, First Floor, New Ashok Nagar, East Delhi, Delhi 110096., **Address 2:** Shop No. – 12, Ground Floor, Sai Heritage, Sector 14, Kaushambi, Ghaziabad – 201010, Uttar Pradesh, India, **Address 3:** Shop No – 4, Mayur Anjali Complex, Sector – 14, Kaushambi, Ghaziabad – 201010, Uttar Pradesh, India, **Address 4:** Neelambar Apartment, 2 A Bolck, Seemat Vihar Society, Sector 14, Kaushambi, Ghaziabad, U.P.-201012, **Address 6:** Residential Apartment No. GF-0003, Ground Floor, Migsun Homz, Near Neelam Sahkari, Awas Samiti, Sector -14, Kaushambi Ghaziabad (U.P.), **Address 7:** Residential Apartment No. 1107, 11th Floor, Migsun Homz, Near Neelam Sahkari, Awas Samiti, Sector- 14, Kaushambi Ghaziabad (U.P.), **Address 8:** Residential Apartment No. GF-0002, G. Floor, Migsun Homz, Near Neelam Sahkari, Awas Samiti, Sector- 14, Kaushambi Ghaziabad (U.P.)., **Address 9:** Residential Apartment No. 1306, 13th Floor, Migsun Homz, Near Neelam Sahkari, Awas Samiti, Sector 14, Kaushambi Ghaziabad (U.P.). | Rs.3,56,26,507/- (Rupees Three Crore Fifty Six Lakh Twenty Six Thousand Five Hundred Seven Only) + Unapplied interest @ contractual rate w.e.f. 30.11.2023 onwards + Cost, Charges and Expenses, less recovery if any after 30.11.2023.<br>**Encumbrances: NOT KNOWN** | **Property Lot No.11**<br>Residential Apartment No. 1107, 11th Floor, Migsun Homz, Near Neelam Sahkari, Awas Samiti Sector-14, Kaushambi Ghaziabad (UP) owned by Mr. Sanjay Rana S/o Mom Raj Singh , adm.1275 Sq.ft. | **Symbolic Possession With Bank** | **Reserve Price –**<br>Rs: 55.56 Lakh<br>**EMD Amount –**<br>Rs. 5.56 Lakh<br>**Bid increment Amount**<br>**Rs 10,000** |
| | | | **Property Lot No.12**<br>Residential Apartment No. 1306, 13th Floor, Migsun Homz, Near Neelam Sahkari, Awas Samiti Sector-14, Kaushambi Ghaziabad (UP) owned by Mrs. Priya Shisodiya D/o Mom Raj Singh , adm.2000 Sq.ft. | **Symbolic Possession With Bank** | **Reserve Price –**<br>Rs: 85.60 Lakh<br>**EMD Amount –**<br>Rs. 8.56 Lakh<br>**Bid increment Amount**<br>**Rs 10,000** |
| | | | **Property Lot No.13**<br>Residential Apartment No. GF 0003, G Floor, Migsun Homz, Near Neelam Sahkari, Awas Samiti Sector-14, Kaushambi Ghaziabad (UP) owned by Mrs. Priya Shisodiya D/o Mom Raj Singh , adm. 1325 Sq.ft. | **Symbolic Possession With Bank** | **Reserve Price –**<br>Rs: 60.72 Lakh<br>**EMD Amount –**<br>Rs. 6.08 Lakh<br>**Bid increment Amount**<br>**Rs 10,000** |
| 12. | **Borrower**<br>**1 ERGIN IMAGING SYSTEMS PVT LTD**<br>Director 1 : Mr. Rajneesh Kumar<br>Director 2 : Mrs. Bhawna Pridarshani<br>**Guarantors:**<br>**1.** Mr. Rajneesh Kumar<br>**2.** Mrs. Bhawna Pridarshini<br>**Address I:** Plot No. 3, Third Floor, Service Centre, Opposite Sector-11, (Extension) PSP IV Area, Rohini, Delhi-110085,<br>**Address II:** Flat No. 405, 2nd Floor, SFS DDA Flats, Golden Jubilee Apartments, Rohini, Sector 11, Delhi-110085. | Rs. 2,11,92,869/- (Rupees Two Crore Eleven Lakhs Ninty Two Thousand Eight Hundred and Sixty Nine Only) + un-applied interest @ contractual rate w.e.f. 16/12/2023, less recovery if any after 16.12.2023<br>**Encumbrances: NOT KNOWN** | **Property Lot No.14**<br>Equitable Mortgage of Entire 3rd Floor without roof rights, situated at Plot No. 3, Service Centre Opposite Sector 11 Extension PSP-IV, Rohini Sector 11, Delhi 110085 | **Symbolic Possession With Bank** | **Reserve Price –**<br>Rs: 45.86 Lakh<br>**EMD Amount –**<br>Rs. 4.59 Lakh<br>**Bid increment Amount**<br>**Rs 10,000** |
| | | | **Property Lot No.15**<br>Equitable Mortgage of Flat No. 405, 2nd Floor, SFS Golden Jubilee Apartments, Rohini Sector 11, Delhi-110085 | | **Reserve Price –**<br>Rs: 75.35 Lakh<br>**EMD Amount –**<br>Rs. 7.54 Lakh<br>**Bid increment Amount**<br>**Rs 10,000** |

**Date of E- Auction:** 06/09/2024 between 1.00 P.M and 5.00 P.M; **Inspection Date & Time:** on 05/08/2024 to 09/08/2024 between 11:00 A.M and 4:00 A.M; **Last Date of Submission of EMD :** 05/09/2024

**Contact Person for property Lot No.1 to Lot No. 5: Sh. Sanjay Gupta, Mob No. 9810169404;**
**Contact Person for property Lot No.6 to Lot No. 10: Mrs. Ashiwini A Kulkarni, Mob. No. 9987371514;**
**Contact Person for property Lot No. 11 to Lot No. 15: Sh. Rajesh Kumar, Mob. No. 8805707972, 9730605800**

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 E-bikray portal (PSBAeBKray Portal).

**Date: 26.07.2024,**
**Place: Delhi**

**Authorised Officer :**
**AGM & Incharge- ARC, Delhi Zone**