Bank of Maharashtra

भारत सरकार का उद्यम एक परिवार एक बैंक

Zonal Office-Opposite LDA Office, Vipin Khand, Gomti Nagar, Lucknow-226010,
E-Mail- legal_luc@mahabank.co.in, Head Office: Lokmangal,1501, Shivajinagar, Pune-5

E-Auction Notice

PUBLIC NOTICE FOR SALE

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) & 9 (1) 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" & "WITHOUT RECOURSE BASIS"** 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, description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit Date of E-Auctionare also given as under-

Date & Time of e-Auction for Lot No. 1 to 18 | **22.09.2025 From 01:00 PM to 04:00 PM (with auto extension for 5 minutes)**

Last Date & Time for submission of Bid Application/KYC Documents/Proof of EMD etc- 22.09.2025 (for Lot No. 1 to 18)

Date & Time of e-Auction for Lot No. 19 to 27 | **10.09.2025 From 01:00 PM to 04:00 PM (with auto extension for 5 minutes)**

Last Date & Time for submission of Bid Application/KYC Documents/Proof of EMD etc- 10.09.2025 (for Lot No. 19 to 27)

Sr. No.	Name & Address of Borrower/Guarantor	Outstanding Dues for Recovery of which Property are being sold	Description of properties	Possession Type	Reserve Price / EMD Amount / Bid Increase Amount
Branch-Asset Recovery Branch (ARB), Lucknow, E-Auction Date-22.09.2025					
1.	**1) M/s PMV Healthcare Pvt Ltd. (Borrower),** 1)Office at- Flat No- 201, Radha Madhav Apartment, Miyapur, Hyderabad, Andhra Pradesh- 500001 2)Factory at- Plot No. G-36, Industrial Area, UPSIDC, Phase-1, Sandeela, Village Som, Dist- Hardoi **2) Mr. Praveen Kumar Khare S/o Late Amar Nath Khare, (Director & Guarantor),** 620, Eldeco Udyan II Sector 2 Raebarelli Road, Raksha Khand Lucknow 226014 **3) Mrs. Vandana Khare W/o Mr. Praveen Khare, (Director & Guarantor),** 620, Eldeco Udyan II Sector 2 Raebarelli Road, Raksha Khand Lucknow 226014 **4) Mrs. Sunita Sahi W/o Mr. Rakesh Kumar Sahi (Director & Guarantor),** House no. I-83, Phase IV, Awasiya Yojna, Mauza-Rapti Nagar, District Gorakhpur 273003 **5) Mr. Pradeep Kumar Khare S/o Late Amar nath Khare (Guarantor),** 1)620, Eldeco Udyan II Sector 2 Raebarelli Road, Raksha Khand Lucknow 226014 2)House No-1157, Humanyupur North, Post-Goraknath, Gorakhpur-273015	**Rs. 2,92,35,730/-** plus interest @contractual rate, costs, charges and expenses thereon from 22.11.2018	**Lot No.1)** All pieces and parcel of Land with Partially Double storied residential building at Arazi no 401, Mauza Jungle Salikram, Bhagat Purwa (Manas Vihar Colony), Tehsil Sadar, Pargana Haweli, Fatima Hospital Bypass Road, Gorakhpur. **Admeasuring Area 2400 Sq. Feet (Owner: Mr. Praveen Khare S/o Late Amar Nath Khare), Boundaries:-East:** Plot of Others, **West:** 20 Feet Wide Road, **North:** Plot of Manoj Kumar Srivastava, **South:** Plot of others	Symbolic	Rs. 71,20,000/- / Rs. 7,12,000/- / Rs. 20,000/-
			Lot No.2) Residential Plot at Arazi no 401,439 and 399 Mauza Jungle Salikram, Bhagat Purwa (Manas Vihar colony),Tehsil Sadar, Pargana Haweli, Fatima Hospital Bypass Road, Gorakhpur. **Admeasuring area 1560 sq. ft. (Owner: Mr. Pradeep Khare S/o Late Amar Nath Khare), Boundaries:-East:** 20 Feet Wide Road, **West:** Plot of Others, **North:** Plot of Abhay Kumar Srivastava, **South:** Plot of others	Symbolic	Rs. 27,20,000/- / Rs. 2,72,000/- / Rs. 20,000/-
			Lot No.3) Residential Plot at Arazi no 401,439 and 399 Mauza Jungle Salikram, Bhagat Purwa (Manas Vihar colony),Tehsil Sadar, Pargana Haweli, Fatima Hospital Bypass Road, Gorakhpur. **Admeasuring area 600 sq. ft. (Owner: Mr. Pradeep Khare S/o Late Amar Nath Khare), Boundaries:-East:** 20 Feet Wide Road, **West:** Plot of Others, **North:** Land of Mr. Pradeep Khare, **South:** Plot of others	Symbolic	Rs. 10,70,000/- / Rs. 1,07,000/- / Rs. 20,000/-
			Lot No.4) All pieces and parcels of land with residential plot at Arazi no 170,169 and 277 Mi, 228 Mi, 243/3 Mi, 179Mi, 222,225,226 and 243/1, Mauza Shahpur (Sanyog Vihar Colony) Dharampur, Tappa Kasba, Pargana Haveli, Tehsil Sadar Gorakhpur. **Admeasuring area 267.55 Sq Meter or 2880 sq.ft. (Owner: Mrs. Vandana Khare W/o Mr. Praveen Khare), Boundaries:-East:** 20 Feet Wide Road, **West:** Nala, **North:** Plot of Ram Narain Rai, **South:** Plot of vendor	Symbolic	Rs. 40,00,000/- / Rs. 4,00,000/- / Rs. 20,000/-
			Lot No.5) All pieces and parcels of land together with Double storied residential building at House no I-83, Phase-IV, Awasiya Yojana, Mauza Rapti Nagar, Dist- Gorakhpur. **Admeasuring area 4002.72 Sq Feet.(Owner: Mrs. Sunita Sahi W/o Mr. Rakesh Kumar Sahi), Boundaries:-East:**Plot No- I-84, **West:** Plot No- I-82, **North:** Plot No- I-75, **South:** 30 feet Wide Road	Symbolic	Rs.1,90,00,000/- / Rs. 19,00,000/- / Rs. 20,000/-
2.	**1) M/s PMV Beverages, (Proprietor- Mrs. Vandana Khare W/o Mr. Praveen Khare) (Borrower),** 1) Plot No. G-36, Phase 1, UPSIDC, Shandeela, Hardoi 241204, 2) 620, Eldeco Udyan II Sector 2 Raebarelli Road, Raksha Khand, Lucknow 226014, 3) 73A, Sahid Nagar City, Opp. B.R Ambedkar University, lucknow-226025 **2) Mr. Praveen Khare S/o Late Amar Nath Khare (Guarantor),** 1) 620, Eldeco Udyan II Sector 2 Raebarelli Road, Raksha Khand Lucknow 226014, 2) 73A, Sahid Nagar City, Opp. B.R Ambedkar University, lucknow-226025 **3) Mr. Dilip Chand S/o Mr. Awadh Narayan Chand (Guarantor),** 1) Arazi no. 550, Mauza Jungle Salikram, Tappa- Khutahan, Pargana Haveli Tehsil Sadar, Gorakhpur 273014, 2) 9/0281 Mahadev Jharkhadi Tukadanan, Gorakhpur UP 273001	**Rs. 2,46,41,523/-** plus interest @contractual rate, costs, charges and expenses thereon from 05.06.2018	**Lot No.6)** All pieces and parcels of land & building situated at House No- 620, Udyan II, Raksha Khand, Sharda Nagar, Raebareli Road, Dist- Lucknow. **Admeasuring Area 234.20 Sq. Meter (Owner Mr. Praveen Khare & Mrs. Vandana Khare) Boundaries:-East:** Plot No- 582, **West:** Road 9 Mtr Wide, **North:** Plot No-621, **South:** Plot No-619	Symbolic	Rs.1,70,00,000/- / Rs. 17,00,000/- / Rs. 20,000/-
			Lot No.7) All pieces and parcels of land & building situated at Plot No- G-36, Industrial Area, UPSIDC, Phase-1, Sandila, Village- Som, Dist- Hardoi. **Admeasuring Area 1055.25 Sq. Meter (Owner Mrs. Vandana Khare), Boundaries:-East:** Plot No- G-37, **West:** Plot No- G-35, **North:** Land of Others, **South:** 21 mtr. Wide Road	Symbolic	Rs. 75,00,000/- / Rs. 7,50,000/- / Rs. 20,000/-
			Lot No.8) All pieces and parcels of land & building situated at plot at Arazi No-550, Mauza Jungle Salikram, Tappa-Khutahan, Pargana- Haveli, The- Sadar, Dist- Gorakhpur. **Admeasuring Area 849.99 Sq. Meter.(Owner: Mr. Dilip Chand S/o Mr. Awadh Narayan Chand), Boundaries:-East:** Land of Shriram Singh, **West:** Land of Ashish, **North:** Land of Shamsher Singh, **South:** Road	Symbolic	Rs.1,10,00,000/- / Rs. 11,00,000/- / Rs. 20,000/-
3.	**M/s Pearl Computer (Prop. Mr. Abhishek Singh),** Shop No 237, 238 LGF, Bladev Plaza Golghar, Gorakhpur 273001	**Rs.1,02,29,520/-** plus interest @contractual rate, costs, charges and expenses thereon from 26.03.2021	**Lot No.9)** All those pieces and parcels of Shop Number GF 238, Ground Floor, Baldev Plaza, Golghar, Gorakhpur.	Symbolic	Rs. 72,30,000/- / Rs. 7,23,000/- / Rs. 20,000/-
4.	**1) M/s Ghanshyam Bricks Field (Proprietor- Mr. Ghanshyam Singh),** Basiyakhor, Khajani, Gorakhpur-273212 (Borrower) **2) Mr. Ghanshyam Singh, (Proprietor/ Guarantor), 3) Mr. Satyawan Singh, (Guarantor), 4) Mr. Jitendra Singh, (Guarantor), 5) Mrs. Sarosati Devi, (Guarantor),** All R/o: Basiyakhor, Khajani, Gorakhpur-273212	**Rs. 48,66,764/-** plus interest @contractual rate, costs, charges and expenses thereon from 23.09.2022	**Lot No.10)** All that pieces and parcels of Land and building situated at Arazi no. 366 mi Rustampur, District Gorakhpur, **Admeasuring:-2599 Square Feet (Owner of the property-Mrs. Sarosati Devi w/o Gabbu Lal), Boundaries:-East:** 10 Feet Wide Road, **West:** Land of Vendor, **North:** Land of Smt Sunita Singh, **South:** House of Mahesh Mishra	Symbolic	Rs. 80,00,000/- / Rs. 8,00,000/- / Rs. 20,000/-
5.	**1) M/s Baba Trading Company (Prop. Mr. Manoj Kumar Shukla),** Shyam Deurawa Badahara Road, Dist. Maharajganj 273301 (Borrower) **2) Mr. Manoj Kumar Shukla,** Add.: Vill: Urdhani, Basahia Buzurg, Nautanwa, Maharajganj 273301 (Proprietor/Guarantor) **3) Mr. Virendra Kumar Dwivedi, (Guarantor), 4) Mrs. Pushpa Devi W/o Virendra Kumar Dwivedi (Guarantor)** Both At: MIG 239, Siddharth Enclave Awasiya Yojana, Behind BPCL Petrol Pump, Taramandal, Gorakhpur-273001 Also AT: Vill: Badahari, PO: Pipra Duala Kadam, Dist: Deoria 274206	**Rs. 23,03,373/-** plus interest @contractual rate, costs, charges and expenses thereon from 29.11.2022	**Lot No.11)** All that pieces and parcels of Land and building situated at MIG 239 Sidharth Enclave Awasiya Yojna Behind BPCL Petrol Pump Taramandal Gorakhpur 273001. **Area Admeasuring: 112.50 Square Meter (Owner: Mrs. Pushpa Devi & Virendra Kumar Dwivedi) , Boundaries:-East:**House of Sri Akhileshwar Dubey, **West:** House of Sri Ram Sahai, **North:** House of others thereafter Ambedkar Park Road, **South:** Colony Pitch Road	Symbolic	Rs. 50,00,000/- / Rs. 5,00,000/- / Rs. 20,000/-
6.	**1. Kajal Electronic (Prop. Shila Devi W/o Hari Prakash) (Borrower) ,** Add: Village-Visheshargarj (Market) Dist. Amethi Uttar Pradesh- 227405 **2. Mr. Ritesh Vishwakarma S/o Hari Prakash (Guarantor),** Add. Village Visheshargarj (Market) Dist. Amethi Uttar Pradesh- 227405	**Rs. 19,78,233/-** plus interest @contractual rate, costs, charges and expenses thereon from 30.04.2025	**Lot No.12)** All those pieces & parcel of property with construction & fixture there being & lying at Village Gorkhapur Visheshargarj Dist. Amethi, CTS/Survey Nos 1564 KA, **Admeasuring Area: 65.055 Sq. Mtr, Boundaries-:North-** Road, **South-** Chak Nimaru, **East-**House of Rajendra Yadav, **West-**House of Rajpati	Symbolic	Rs. 20,00,000/- / Rs. 2,00,000/- / Rs. 20,000/-
Branch-Banda, E-Auction Date-22.09.2025					
7.	**1) Mr. Prashant Kumar Gupta,** Add- Katra Near Dr. Bhargava Banda Pin-210001 **2) Mr. Mukesh Kumar Gupta,** Add- Katra Near Dr. Bhargava Banda Pin-210001	**Rs. 19,96,763/-** plus interest @contractual rate, costs, charges and expenses thereon from 21.02.2025	**Lot No.13)** All those pieces & parcel of property with construction & fixture there being & lying at house no. 269/12 old house no. 232/12 khasra no. 983, Mohalla Katra City, Nera Bhargava Nursing Hme Hospital Ardali Bazar Road Banda U.P., **Admeasuring Area- 169.906 sq mt., Boundaries-:North:** House of Mahesh Ji, **South:** Road, **East:**Road, **West:**House of Upendranath ji	Symbolic	Rs. 30,00,000/- / Rs. 3,00,000/- / Rs. 20,000/-
Branch-Banda, E-Auction Date-22.09.2025					
8.	**1) M/s Red Sky Prop-Sohima Singh W/o Brajbhan Singh,** Add: H No. 41 Dewra Jauharpur Banda Uttar Pradesh-210128 **2) Mrs. Sohima Singh W/o Brajbhan Singh,** Add: H No. 41 Dewra Jauharpur, Banda, Uttar Pradesh-210128 **3) Mr. Ram Babu Singh S/o Shiv Dulare,** Add.- Dewra Road, Jauharpur, Banda, Uttar Pradesh-210128	**Rs. 26,97,530/-** plus interest @contractual rate, costs, charges and expenses thereon from 23.10.2024	**Lot No.14)** All those pieces & parcel of property with construction & fixture there being & lying at House on CTS Survey no. 1294/1 Village Ladkapurwa, Banda, Uttar Pradesh, **admeasuring 972 sq.ft. Boundaries:- North-**Plot of seller, **South-** 12 ft wide road, **East-**Plot of seller, **West-**Plot of Kaushalya Devi	Symbolic	Rs. 20,00,000/- / Rs. 2,00,000/- / Rs. 20,000/-
			Lot No.15) All those pieces & parcel of property with construction & fixture there being & lying at House on CTS Survey no. 1294/1 Village Ladkapurwa, Banda, Uttar Pradesh **admeasuring 1242 sq.ft., Boundaries- North-**Plot of seller, **South-**12 ft wide road,**East-**Plot of seller, **West-**Plot of Kaushalya Devi	Symbolic	Rs. 20,00,000/- / Rs. 2,00,000/- / Rs. 20,000/-
9.	**Mr. Nishant S/o Keshav Singh,** Add: Village Manipur, Post- Baokhar, District-Banda, Uttar Pradesh, Pin-227408	**Rs. 25,54,904/-** plus interest @contractual rate, costs, charges and expenses thereon from 26.11.2024	**Lot No.16)** Hypothecation of Ashok Leyland Truck 1.Model: AL5525 BS 6.2(STAGE II) 2.Reg No. UP90AT9804 3.Month/Year of Manufacture: 08/2023 4.Engine No. PFPZ507085 5.Chasis No. MB1T2VLD4PPFX7310 6.Colour: White	Symbolic	Rs. 20,00,000/- / Rs. 2,00,000/- / Rs. 20,000/-
Branch-Prayagraj, E-Auction Date-22.09.2025					
10.	**1) M/S S Brothers, (Prop: Mr Vikrant Sahu S/o Shri Rama Shankar Sahu),** 963A/320A/1, GTB Nagar, Beniganj, Allahabad-211016(U.P) , **2) Mrs Shail Bala W/o Shri Vinod Kumar Tripathi,** Vill & Post-Ghatauli, Milkipur, Faizabad-224164 **3) Shri Rama Shankar Sahu S/o Late Kashi Nath Sahu,** 963A/320A/1, GTB Nagar, Beniganj , Allahabad-211016(U.P)	**Rs. 41,96,948/-** plus interest @contractual rate, costs, charges and expenses thereon from 01.10.2021	**Lot No.17)** Equitable Mortgage of Property situated at H .No 320A/1, Mohalla-Beniganj, Pargana & Tehsil-Sadar, Allahabad **(Owner: Shri Rama Shankar Sahu S/o Late Kashi Nath Sahu), Boundaries-:North:** 10 Feet Wide Kachchi Lane, **South:** House of others, **East :** House of Satosh Kumar, **West:** House of Sunil Kumar	Symbolic	Rs. 26,00,000/- / Rs. 2,62,000/- / Rs. 20,000/-
11.	**1.Shri. Anil Kumar Gupta S/o Shri Shankar Lal Gupta (Borrower),** R/o- House No-94, H.I.G, Sulem Saral Awas Yojna, Preetam Nagar, Dist- Prayagraj **2.Smt. Madhu Gupta W/o Shri Anil Kumar Gupta (Co-Borrower),** R/o- House No-94, H.I.G, Sulem Saral Awas Yojna, Preetam Nagar, Dist- Prayagraj	**Rs. 1,17,51,484/-** plus interest @contractual rate, costs, charges and expenses thereon from 24.10.2024	**Lot No.18)** All pieces and parcels of Land and buildings bearing House no. H.I.G.- 94 Situated at Sulem Sarai Awas Yojna, Preetam Nagar, Dist- Prayagraj. **Admeasuring 234.00 Sq Mt. (Owner of the property-Shri Anil Kumar Gupta), Boundaries:- East-** 12 meter Wide Road, **West-** H. I. G. House No. 96, **North-** Part protion of H.I.G.H No. 94 and Thereafter H. I. G. H NO. 93, **South-** 9 Meter wide Road	Symbolic	Rs.1,10,00,000/- / Rs. 11,00,000/- / Rs. 20,000/-
Branch-Lucknow Main Branch, E-Auction Date-10.09.2025					
12.	**1. M/s Muntaha Foods Pvt Ltd (Borrower),** A) Khasra No 98Sa, Farrukhabad, Raitha Road, Bakshi Ka Talab, Sitapur Road, Lucknow - 226201, B) Regd. Off. 1-C La Place, Shahnajaf Road, Hazratganj, Lucknow-226001 **2. Mr. Fareed Siddiqui S/o Mr Mohd Shareef (Director/ Guarantor)** R/o 266, Nijampur, Malhaur, Chinhat, Lucknow - 226028 **3. Ms. Uroosa Asif W/o Mr. Mohd Asif, (Director/ Guarantor)** R/o 1-C La Place, Shahnajaf Road, Hazratganj, Lucknow-226001 **4. Mr. Mohd. Asif S/o Late Sh. Abdul Asif Quraishi (Guarantor)** R/o 1-C La Place, Shahnajaf Road, Hazratganj, Lucknow-226001 **5. Ms. Ishrat Jahan W/o Mr. Mohd Shareef (Guarantor/ Mortgagor)** R/o Village Nizampur, Malhour, Lucknow 226028 **6. Mohd Shareef S/o Mr. Abdul Aziz (Guarantor/ Mortgagor)** R/o House No M 2/84, Vinay Khand, Gomti Nagar, Luckow 226010	**Rs. 4,44,41,311/-** plus interest @ contractual rate, costs, charges and expenses thereon from 28.02.2024	**Lot No. 19)** Property At Land part of Gata no 98Sa Village Farrukhabad, Bakshi Ka Talab, Lucknow **in name of Munthata foods Pvt Ltd., Area- 2530 sq.mtrs., Boundaries:-North:** Vacant land of Mr Agarwal, **South:** Road, **East:** Road, **West:** Link road raitha to farukhabad	Symbolic	Rs.1,80,00,000/- / Rs. 18,00,000/- / Rs. 20,000/-
			Lot No. 20) Property Land part of Gata no 96Sa & 98 Sa Village Farrukhabad, Bakshi Ka Talab, Lucknow, **in name of Mr. Fareed Siddiqui, Area- 2530 sq. mtrs., Boundaries:-North:** Land of owner, **South:** Link road raitha to farukhabad and khet of Mohle there after factory premises, **East:** Nala then land of other, **West:** House of other and land of owner	Symbolic	Rs. 81,00,000/- / Rs. 8,10,000/- / Rs. 20,000/-
			Lot No. 21) Plot No. 7 part of khasra No. 51, Village Chak Malhauri, Chinhat, Lucknow, **in name of Ms Ishrat Jahan w/o Mr Shareef, Area- 278.81 Sq.Mtr., Boundaries:-North:** Plot no 6, **South:** House of Mishra ji, **East:** 24 ft wide road, **West:** Property of owner husband Mohd Shareef than after road	Symbolic	Rs. 36,00,000/- / Rs. 3,60,000/- / Rs. 20,000/-
			Lot No. 22) Plot No. 141A Part of Khasra No.184, Rasoolpur Sadat, Mahona, Bakshi ka Talab, Lucknow, **in name of Mr Mohd Shareef S/o Mr Abdul Aziz, admeasuring 5000 sq. fts., Boundaries:-North:** 25 ft wide road, **South:** House of Mr Taufeeq Plumber, **East:** Rasta, **West:** Plot of others	Symbolic	Rs. 36,00,000/- / Rs. 3,60,000/- / Rs. 20,000/-
			Lot No. 23) Plot No. 19 khasra No. 103/2 ka M on Bani to Mohanlalganj Road, Village Khaswara, Bijnaur, Lucknow, **in name of Mr Mohd Shareef s/o Mr Abdul Aziz; admeasuring 10000 sq. fts., Boundaries:-North:** 25 ft wide road, **South:**Mohanlalganj to Bani Kanpur road, East: Plot no 20 & 21 deep dhaba, **West:** 25 ft wide road	Symbolic	Rs.1,31,00,000/- / Rs. 13,10,000/- / Rs. 20,000/-
			Lot No. 24) Plot No. 104A Part of Khasra No. 184 ka Min. Rasoolpur Sadat, Mahona, Bakshi ka Talab, Lucknow, **in name of Mr Fareed Siddiqui S/o Mohd Shareef, Area-464 Sq. Mtr. Boundaries:-North:** Vacant land, **South:** 25 ft wide road, **East:** Vacant land then rasta, **West:** Semi finished house of Mr Mohd Anees	Symbolic	Rs. 32,00,000/- / Rs. 3,20,000/- / Rs. 20,000/-
Branch-Asset Recovery Branch (ARB), Lucknow, E-Auction Date-10.09.2025					
13.	**Borrower:1) M/s Paradise Technosoft Pvt Ltd,** Add: Block No.51 Anupam Plaza IInd (Basement) Sanjay Palace Agra 282002 **2) Rakhi Jailn w/o Neelesh Jain,** Add: B-88 Trans Yamuna Colony Agra Phase -1 Kuberpur Agra U.P-282006 **3) Manju Jain W/o Kamlesh Kumar Jain,** Add: B-88 Trans Yamuna Colony Agra Phase -1 Kuberpur Agra U.P-282006 **4) Kamlesh Kumar Jain S/o Shri Lakhmi Chandra Jain,** Add-1) 48/1, Gher Khokhal, Firozabad-283203, Add-2) House No. 106 Makhanlal Plaza, Putariya Mahal, Gali Bhai, Chatta Ward, Agra-282004 **5) Dimple Jain D/o Late. Kamlesh Kumar Jain,** Add-1) 48/1, Gher Khokhal, Firozabad-283203, Add-2) House No. 106 Makhanlal Plaza, Putariya Mahal, Gali Bhai, Chatta Ward, Agra-282004 **Guarantor:-1) Rakhi Jain w/o Neelesh Jain,** B-88 Trans Yamuna Colony Agra Phase -1 Kuberpur Agra U.P-282006 **2) Manju Jain W/o Kamlesh Kumar Jain,** Add: B-88 Trans Yamuna Colony Agra Phase -1 Kuberpur Agra U.P-282006 **3) Kamlesh Kumar Jain S/o Shri Lakhmi Chandra Jain,** Add-1) 48/1, Gher Khokhal, Firozabad-283203, Add-2) House No. 106 Makhanlal Plaza, Putariya Mahal, Gali Bhai, Chatta Ward, Agra-282004 **4) Dimple Jain d/o Late. Kamlesh Kumar Jain,** Add-1) 48/1, Gher Khokhal, Firozabad-283203, Add-2) House No. 106 Makhanlal Plaza, Putariya Mahal, Gali Bhai, Chatta Ward, Agra-282004	**Rs. 78,81,518/-** plus interest @ contractual rate, costs, charges and expenses thereon	**Lot No.25)** 1) Equitable mortgage of commercial complex situated at Unit No. B-12, Basement Block No. 51/1-5 Anupam Plaza II, Hari Parwat Ward, Sanjay Place, commercial complex, Agra **in the name of Smt. Manju Jain w/o Late Shri Kamlesh Kumar Jain, admeasuring 28.39 sq. mtrs**	Symbolic	Rs. 25,00,000/- / Rs. 2,50,000/- / Rs. 20,000/-
			Lot No. 26) 2) Equitable mortgage of commercial complex situated at Unit No. B-10, Basement Block No. 51/1-5 Anupam Plaza II, Mauza Laskar Pur, Sanjay Place, commercial complex, Agra **in the name of Smt. Manju Jain w/o Late Shri Kamlesh Kumar Jain, admeasuring 28.39 sq.mtrs**	Symbolic	Rs. 23,00,000/- / Rs. 2,30,000/- / Rs. 20,000/-
			Lot No. 27) 3) Equitable mortgage of residential building situated at Flat no. 106, 1st Floor, Part Property No.6/20, Makkhan Lal Plaza, Putariya Mahal, Gali Bade Bhai, Chatta Ward, Agra **in the name of Smt. Dimple Jain w/o Kamlesh Kumar Jain and Sh. Kamlesh Kumar Jain s/o Sh. Lakhmi Chand Jain**	Symbolic	Rs. 30,00,000/- / Rs. 3,00,000/- / Rs. 20,000/-

NOTE: DETAILS OF INCUMBRANCE /CHARGES ON PROPERTY-NO INCUMBRANCE/CHARGES IN KNOWLEDGE OF AUTHORISED OFFICER FOR ALL ABOVE PROPERTIES.
SALE IS SUBJECT TO THE TERMS AND CONDITIONS SPECIFIED IN THE PRESCRIBED TENDER FORM and in on "As is where is", "As is what is", and "Whatever there is" & "WITHOUT RECOURSE BASIS"

1. The sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.
2. The auction sale will be On-line E-Auction/Bidding through website **https://baanknet.com** on **above mentioned date** for mentioned above between 01:00 PM to 04:00 PM, with unlimited extension of 5 minutes time in case of receipt of bid in last 5 minutes. Bidders shall improve their offers in multiple of mentioned above during online bidding of the property.
3. Last date for on-Line Bid submission of KYC documents with EMD amount by the Bidder for the above mentioned date.
4. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-Auction from **https://baanknet.com**
5. The intending Bidders/Purchasers are requested to register on portal **https://baanknet.com** using their mobile number and email id, Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global Wallet. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.
6. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through only one mode i.e. NEFT (After generation of Challan from **https://baanknet.com** in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders not depositing the required EMD online, will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
7. Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. Bidder's Global Wallet should have sufficient balance (>= EMD amount) at the time of bidding.
8. It is the responsibility of intending bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
9. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider **(https://baanknet.com).** Details of which are available on the e-auction portal.
10. After finalization of e-auction by the Authorised Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider).
11. The secured asset will not be sold below reserve price.
12. The 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 next working day and the remaining amount shall be paid within 15 days from the date of auction in the account of the Authorised Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: **Account No. 60441918056, Name of the A/c SARFAESI AUCTION ACCOUNT, IFSC Code: MAHB0001281, Bank of Maharashtra, Vikas Nagar Branch, Lucknow Main Branch**. In case of failure to deposit the amounts as per above within the stipulated time, the amount deposited by successful bidder will be forfeited to Bank and Authorised Officer shall have the liberty to conduct fresh auction/sale of the property & the defaulting bidder shall not have claim over the forfeited amount and property as per provision SARFAESI Act, 2002
13. Caution to bidders:
a. To the best of knowledge and information of the Authorised Officers, there are no Known encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities. arrears of tax, claims etc. by themselves before making the bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any claims/ rights / dues.
b. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/ service charges, transfer fees, electricity dues, dues to the Municipal Corporation/ local authority/Co-operative Housing Society any other dues, taxes, levies, fees, transfer fees if any in respect of land/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
c. Bidders are advised/cautioned to verify the concerned Revenue Records/other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.
d. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
e. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).
f. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises. The Authorised Officer reserve the right to Cancel/Withdraw the E-Auction at any stage without assigning any reason.
14. The bidders are advised to go through the detailed terms and conditions of the sale, please refer to the link **"https://bankofmaharashtra.in/propsale.asp". provided in the Bank's website and also on https://baanknet.com, Mob. -E-Vikray-8291220220 OR Contact us at Chief Manager, Recovery, Bank of Maharashtra, Zonal Office, 1st Floor, Uttar Pradesh Sugar Corporation Limited, Vipin Khand, Gomti Nagar, Lucknow-226010, Dhirendra Kumar (Mob.-7738340176), Mr. Manish Singh (Mob.- 9873894606).**

*** By this Public Notice the Borrower and Guarantor are also being served with 15/30 days respectively statutory notice under SARFAESI Act, 2002 read with SARFAESI Rules 8(6).**

Date: 19.08.2025 **Place : Lucknow** **Authorised Officer, Bank of Maharastra, Lucknow Zone**