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

आंचलिक कार्यालय, भोपाल
Zonal Office ,Bhopal
1/14, प्रशासनिक ज़ोन, जेल रोड, अरेरा हिल्स, भोपाल- 462011
1/14, Administrative Zone, Jail Road, Arera Hills, Bhopal- 462011
ई-मेल/ E-mail: cmmarc_bho@bankofmaharashtra.bank.in

प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे- 411005
Head Office: Lokmangal,1501, Shivajinagar, Pune- 411005

AX-14/AUCTION/Redemption-Notice/ Jai Shri Mahakal Enterprises / Sehore Br./2025-26 **Date: 19.01.2026**

By Regd. Post A.D./ Speed post/ Hand Delivery
NOTICE OF SALE (30 DAYS NOTICE OF REDEMPTION) UNDER RULE 6 (2)/8 (6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002
(Without prejudice)

To,

1. M/S Jai Shri Mahakal Enterprises **(Borrower)**
Prop.- Mrs. Sweta Rathore W/o Mr. Akhilesh Rathore
Address I :- 8/5, Koli Mohalla, Shiv Mandir Chouraha,
Ganj Tehsil & Dist. Sehore-466001

Address II :- Plot no.01& 02, Mahakal Dham Colony,
Near H.P. Petrol Pump, Inside Shyampur Road Village,
Bijori, Dist.- Sehore

Address III :- Plot no. 18, 19, 39, Mahakal Dham Colony,
Near H.P. Petrol Pump, Inside Shyampur Road Village,
Bijori, Dist.- Sehore

2. Mrs. Sweta Rathore W/o Mr. Akhilesh Rathore **(Guarantor)**
Address I:- 8/5, Koli Mohalla, Shiv Mandir Chouraha,
Ganj Tehsil & Dist. Sehore-466001

Address II :- Plot no.01& 02, Mahakal Dham Colony,
Near H.P. Petrol Pump, Inside Shyampur Road Village, Bijori, Dist.- Sehore

Address III :- Plot no. 18, 19, 39, Mahakal Dham Colony,
Near H.P. Petrol Pump, Inside Shyampur Road Village, Bijori, Dist.- Sehore

3. Mr. Prem Narayanji Rathore S/o Ram Lalji Rathore **(Guarantor)**
Address I:- 8/5, Koli Mohalla, Shiv Mandir Chouraha,
Ganj Tehsil & Dist. Sehore-466001

Address II :- Plot no.01& 02, Mahakal Dham Colony,
Near H.P. Petrol Pump, Inside Shyampur Road Village, Bijori, Dist.- Sehore

Address III:- Plot no. 18, 19, 39, Mahakal Dham Colony,
Near H.P. Petrol Pump, Inside Shyampur Road Village, Bijori, Dist.- Sehore

Dear Sir/Madam,

Sub:- Sale of property for realization of amount due to Bank under the SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Bank of Maharashtra, **SEHORE Branch**, the secured creditor issued a demand notice dated **02.09.2025** under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply the said notice within the period stipulated, **the Authorised Officer**, has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on **18.12.2025**. Even after taking possession of the secured asset, you have not paid the amount due to bank. As such, it has become necessary to sell the below mentioned property by holding public e-auction.

The date and time of e-auction along with the Reserve Price of the property and the details of the service provider, in which the e-auction to be conducted, shall be published subsequently. Therefore, the 30 days' notice of redemption is hereby given to you as per Rule 6 (2)/8 (6) of Security Interest (Enforcement) Rules 2002.

However, if you pay the amount due to the bank along with subsequent interest, costs, charges and expenses incurred by bank before the date of publication of sale notice, no further action shall be taken for sale of the mortgaged security and you can redeem your property as stipulated in sec. 13 (8) of the Act.

SCHEDULE OF SECURITY (Immovable)-

Property No.1:-
All the pieces and parcel of land along with construction thereon diverted Land bearing khasra no. 177/70/1/2 (S) 356/177/70/1 having adm. area 0.0930 hectare (0.23 Acre i.e. approx.10006.80 sq. ft.) which is situated at Gram Jamoniya Taalab, Tehsil-Sehore, Dist. Sehore, M.P. and bounded as follows: -
On or toward the East– Land of Donor
On or towards the West– Path of Bullock Cart
On or toward the North– Land of Donor
On or towards the South- Path provided through Donor's Land

This property is owned by Mrs. Sweta Rathore W/o Mr. Akhilesh Rathore.

Cersai ID: 200071591261

Property No.2:-
Two kita residential diverted plot & construction thereon, bearing plot no.01 & 02, part of khasra no. 492/1 having adm. area 4540 sq.ft. (421.93 sq mt) situated at Mahakal Dham Colony, Village-Bijori, Tehsil & Dist.- Sehore, M.P. and bounded as follows:-

On or toward the North: Road Nistari
On or toward the East: Land of Seller
On or towards the West: Road Nistari
On or towards the South: Land of Seller

This Property is owned by Mrs. Sweta Rathore W/o Mr. Akhilesh Rathore.

Cersai ID: 200071582009

Property No.3:-
Three kita residential diverted plot & construction thereon, bearing plot no. 18, 19 & 39, part of khasra no. 492/1 having adm. area 5022 sq.ft. (466.73 sq mt) situated at Mahakal Dham Colony, Village-Bijori, Tehsil & Dist.- Sehore, M.P. and bounded as follows:-

On or toward the North: Road Nistari
On or toward the East: Road Nistari
On or towards the West: Land of Seller
On or towards the South: Land of Seller

This property is owned by Mrs. Sweta Rathore W/o Mr. Akhilesh Rathore.

Cersai ID: 200071584251

(Sanjeev Sajjan)
Chief Manager & Authorized Officer
Zonal Office Bhopal
Bank of Maharashtra

Place: Bhopal
Date: 19.01.2026