Bank of Maharashtra
अंचल कार्यालय - Zonal Office
Wright Town, Jabalpur 482001
टेलीफोन/TELE : 0761-2480065
ई-मेल/e-mail : cmrecovery_jab@mahabank.co.in
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5
Head Office: LOKMANGAL,1501,SHIVAJINAGAR,PUNE-5

AX31/ZO/Sale Notice/E auc/2026-27 Date: 31.08.2026

Terms and Conditions for sale of Assets of through online e-auction . Annexure-B

Date of E- Auction 15.09.2026 with auto extension for 10 minutes in case bid is placed within last 5 minutes

Date & Time of inspection of Property on: 10.09.2026 & 11.09.2026 11.00 AM to 4.00 PM

Sr No.	Name of the Borrower(s) and Guarantor(s) / Branch	Amount dues	Brief details of the Property / Vehicle	Possession Type	Reserve Price Earnest Money Deposit Bid Increase Amount & dt. of auction
01	**Borrower**: M/s Chhabra Sales, Prop. Shri Jasvinder Singh Chhabra. (Partner: Mr. Jasvinderpal Singh Chhabra and Mr. Ashmeet Singh Chhabra) (Borrower) R/o: Maharana Pratap chouk Jarhabhata Billaspur Dist:Bilaspur, Chhatisgarh Branch: ARB	Rs. 1,43,53,044/- (Rupees one crore Fourty three lakh Fifty three thousand and Fourty four) plus unapplied interest + penal interest and other charges/expenses till realization w.e.f. 16/03/2022	Land and Double Stories Shop Building at Plot no. 104 & 105, Transport Nagar Scheme, Muza-Parsada, Bilas pur, Tehsil & Dist Bilaspur area admeasuring 900 sq.ft	Symbolic	Rs.4800000/-. EMD:480000/-, Bid increment: 10000**Date of Auction: 15.09.2026**
02	M/s Jubilee Enterprises, Prop.Mr. S K Mujibur Rahman Ali. Partners: 1) Mr. Sekh Mujibur Rahaman S/O Mr Sekh Raushan Ali At Makan No 66 Krishna Bihar Raigarh Chattisgarh 496001 Residential Address Besides Sarvodaya Vidya Mandir Krishna Nagar Raipur C G 492001 2) Mr SK Nasiruddin Ahmed S/o Mr. Sekh Mujibur Rahaman At Makan No 66 Krishna Bihar Raigarh Chattisgarh 496001 Residential Address Besides Sarvodaya Vidya Mandir Krishna Nagar Raipur C G 492001	Rs. 1,57,34,153/- (Rupees one crore Fifty Seven lakh Thirty Four Thousand one hundred and fifty three) plus unapplied interest + penal interest and other charges/expenses till realization w.e.f. 30/07/2022	Flat no.A-609, Block-A.6th Floor. Khairpur, Raigarh, Tehsil & Dist: Raigarh area admeasuring built up area 760 sq. ft.	Symbolic	Rs.2660000/- EMD:Rs.266000/- Bid increment: Rs.10000 **Date of auction: 15.09.2026**

Restricted

I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date:

	Partners in M/s Jubilee Enterprises Having its office at 1st floor Al Subhan Arcade sirat Maidan Bajinathpara Raipur Chatiisgarh 492001 Branch Address one - 56/1 Ripon Street Kolkata 700016 Branch Address two: Barberia PO Chanserpore P S Tamluk District Purba Mednapur Guarantors: 1)Mr. Sekh Mujibur Rahaman S/O Mr Sekh Raushan Ali At Makan No 66 Krishna Bihar Raigarh Chattisgarh 496001 Residential Address Besides Sarvodaya Vidya Mandir Krishna Nagar Raipur C G 492001 2) Mr S K Nasiruddin Ahmed S/o Mr. Sekh Mujibur Rahaman At Makan No 66 Krishna Bihar Raigarh Chattisgarh 496001 Residential Address Besides Sarvodaya Vidya Mandir Krishna Nagar Raipur C G 492001 Branch: ARB				
03	M/s Mishra Enterprises, Prop. Shri Anchal Agrawal, 1)M/S Mishra Enterprises, Partnership firm. (Borrower) Address- D-1, Sai Nath Colony, Kolar Road, Bhopal, M.P. 2)Sh. Anchal Agrawal (Borrower) Partner of M/S Mishra Enterprises, Address:- H.No. 105, Girdhar Parishar, Kolar Road, Bhopal, M.P. 3) Sh. Hemant Shukla (Borrower)	Rs. 2,10,26,684/- (Rupees Two Crore Ten lakh twenty six thousand six hundred and eighty four) plus unapplied interest + penal interest and other charges/expenses till realization w.e.f. 12/09/2016	Under construction house situated at Plot D-12, City Vistaar, Phase – II (A) Near Kemfort Public School, Village Sankhedi, Ward no.83, Bhopal area admeasuring1200 sq.ft.	Symbolic	Rs.4627000/-, EMD: Rs.462700/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**

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Name of Bidder	Signature of Bidder	Date

	Partner of M/S Mishra Enterprises, Address:- H.No. H.No. Vandana Nagar, Gehu Kheda, Kolar Road, Bhopal, M.P. 4)Sh. Anchal Agrawal (Guarantor) Address:- H.No. 105, Girdhar Parishar, Kolar Road, Bhopal, M.P. 5)Sh. Hemant Shukla (Guarantor) Address:- H.No. H.No. Vandana Nagar, Gehu Kheda, Kolar Road, Bhopal, M.P. 6) Sh. Vinod Mishra (Guarantor) Address:- H.No. 78, Mahabali Nagar, Kolar Road, Bhopal 7)Sh. Umesh Mishra (Guarantor) Guarantor of M/S Mishra Enterprises Address:- DHV-2/219, Danish Hills View, Kolar Road, Bhopal Branch: ARB				
04	Shrimati Jewellery House Pvt.Ltd, Office Address- E-5/17 Bittan Market, Arera Colony, Tehsil- Huzur, District Bhopal Guarantors 1.Smt. Sundari Lilwani 2.Shri Ramesh Lilwani 3.Shri Dinesh Lilwani 4.Vijay Lilwani 5.Shri Manish Lilwani All resident of : 70, Amarnath Colony, Kolar Road, Tehsil- Huzur, District Bhopal. Branch: ARB	Rs. 17,87,22,777 (Rupees Seventeen Crore Eighty seven lakh twenty two thousand seven hundred and seventy seven) plus unapplied interest + penal interest and other charges/expenses till realization w.e.f. 12/08/2015	Commercial building " Shrimati Jwellery House Pvt.Ltd" on lease hold Plot no. E-5/17,Opposite Habibganj, Petrol Pump, Bittan Market, Arera Colony, Dr. Ravi Shankar Shukla Ward No. 46, Tehsil: Huzur, Dist: Bhopal area admeasuring: Plot area 2880 sq.ft built up area 13752 sq.ft.	Physical	Rs.190293000/- EMD:Rs.19029300/- Bid Increment: Rs.10000/- **Date of auction: 15.09.2026**
05	Shri Dilip Tiwari, Smt. Rupa Tiwari, H No. 76, Khusbu Vihar, Amleswar, Durg, Chhattisgarh Pin- 491111 Branch: ARB	Rs. 26,30,706 (Rupees Twenty Six Lakhs Thirty thousand Seven Hundred and Six) w.e.f. 08/07/2021	Open Land at Kh.no. 311/193 (part) P.H no. 46, Ward no.10, Shankar Nagar Kumhari, Tehsil- Dhamdha & Dist: Durg area admeasuring1312.00sq.ft	Physical	Rs.1100000/- EMD:Rs.110000/- Bid Increment: Rs.10000/- **Date of auction: 15.09.2026**

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Name of Bidder	Signature of Bidder	Date

06	1. Mr. Ashok Tripathi S/o Lt. DP Tripathi H No. G-5, Suncity, Mohbaazar, Heerapur, Near CPS School, Raipur-492001, Chhattisgarh. 2. Mrs. Sarla Tripathi W/o Mr. Ashok Tripathi H No. G-5, Suncity, Mohbaazar, Heerapur, Near CPS School, Raipur-492001, Chhattisgarh Branch: ARB	Rs. 8,12,173(Rupees Eight Lakh twelve thousand one hundred and seventy three) plus unapplied interest + penal interest and other charges/expenses till realization w.e.f. 29/05/2024	House no. G-5, Sun City, Heerapur- Mohaba Bazar Road, Tatibandh, Shaheed Bhagat Singh Ward No.13, Tah/Dist: Raipur, area admeasuring 850 sq.ft	Symbolic	Rs.4000000/- EMD: Rs.400000/- Bid increment: Rs.10000/- **Date of Auction: 15.09.2026**
07	Mr. Ramakant Satnami, M/s Woodland Industries, Prop. Mr. Ramakant Satnami M18, Station Road, Bum Compound, Near Hanuman Mandir, Civil Line, Bangoli Mohalla, Jabalpur-482001 Branch: Tilhari	Rs.3519786/-(Rupees Thirty Five Lakh Nineteen Thousand Seven Hundred Eighty Six Only) plus applicable unapplied interest for TL(Housing):60435600064 @ 8.25% p.a, and for TL:60508925648 @10.05 % p.a at monthly rest + penal interest and other charges / expenses till realization w.e.f 02.12.2025	Flat no.C-501 at 4th floor, Naval Utkarsh Apartment, PH no. 28/23, Khata no. 117/1,117/7 & 117/12,Veerangana Awantibai Ward, Mouza: Tilhari, Jabalpur Built up area 1008 sq.ft. and Super built up area 1260 sq.ft	Symbolic	Rs.3969000/-, EMD:396900/- Bid increment: 10000 **Date of Auction: 15.09.2026**
08	Mr. Ramakant Satnani,M18, Station Road, Bum Compound, Near Hanuman Mandir, Civil Line, Bangoli Mohalla, Jabalpur-482001 Branch: Tilhari	Rs.3519786/-(Rupees Thirty Five Lakh Nineteen Thousand Seven Hundred Eighty Six Only) plus applicable unapplied interest for TL(Housing):60435600064 @ 8.25% p.a, and for TL:60508925648 @10.05 % p.a at monthly rest + penal interest and other charges / expenses till realization w.e.f 02.12.2025	Commercial Shop no.S-10, 2nd floor Narayan Tower, Nazul Khasra no.10/3,11/1,12/2, Ward no. 33, North Civil Line, Tehsil & Dist: Jabalpur area admeasuring Built up area 308.60 sq.ft.	Symbolic	Rs.5555000/- EMD: Rs.555500/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**
09	Mr. Mohammad Shahid Khan, S/o Mr. Suleman Khan Mrs. Saishta Khan, W/o Mr. Mohammad Shahid Khan S/o: Mr. Suleman Khan Ward no. 29, Gali no.1, Pateri road, Jawahar Nagar, Satna-485001 Branch: Satna	Rs.7189614(LB Rs.6958726/-+unapplied interest Rs.230888 and other charges and expenses w.e.f 02.05.2024	Residential Property, area admeasuring 1200 sq.ft. with construction thereon situated at Mouza Umrahi Mathuriyan, Circle AMarpatan, Land bearing Khasara no. 129/9, Ward no.1, Krishna Nagar Colony , Tehsil-Amarpatan, Dist:Satna	Symbolic	Rs3215000/-. EMD:321500/-, Bid increment Rs.10000/- **Date of auction: 15.09.2026**

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10	Sundarlal Mehra, Mrs. Indra Mehra, H.No.-28/3, Bhulan Basti, Kachhpura, Malgodam Ke aage, Kamla Nehru ward, Garha Purwa, Jabalpura-482003 Branch: ARB	Rs.24,68,079.00+plus interest theron @13.05 thereon @ contractual rate + w.e.f. 14.01.2025,2) Rs.300232/- plus interest theron @13.30 thereon @ contractual rate + w.e.f. 14.01.2025,3) Rs.19,04,856/- plus interest theron @10.95 thereon @ contractual rate + w.e.f. 14.01.2025	All those piece and parcel of property and construction on at Muza Kachhpura, NB no.501, PH no. 25/31, Khasra no. 127/2, Situated at Bhulan Basti Area,Near "JDA Scheme no.41, Kamla Nehru Nagar, Ward no. 19, Teh & Dist Jabalpur.	Physical	Rs.3800000/- EMD:Rs.380000/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**
11	M/s.Rudraksh Restaurent Prop. Shri Sunderlal Mehra, Mouza Sagda, Near Garha Railway Station, NH-30, Tripuri Ward, Gorakhpur, 482001 Branch: ARB	1) Rs.24,68,079.00+plus interest theron @13.05 thereon @ contractual rate + w.e.f. 14.01.2025,2) Rs.300232/- plus interest theron @13.30 thereon @ contractual rate + w.e.f. 14.01.2025,3) Rs.19,04,856/- plus interest theron @10.95 thereon @ contractual rate + w.e.f. 14.01.2025	Commercial property at Mouza Sagda, NB253, PH No- 33/07, RNM Purva Jabalpur-1, Diverted khasra No-43/4, Tripuri Ward, Near Garha railway Station, Tehsil-Gorakhpur, Dist-Jabalpur, Area Admeasuring 1680 Sq.Ft-	Physical	Rs.7150000/- EMD: 715000 Bid increment Rs.10000/- **Date of auction: 15.09.2026**
12	M/s Rajesh Trading Company, Prop:- Mr. Rajesh Mishra S/o Vishnu Prashad Mishra,H No. 300, Indira Gandhi Ward, Shiv Nagar Katni-483501 Branch: Katni	Rs.2079086/-(Rupees Twenty Lakh Seventy Nine Thousand Eighty Six Only)(Ledger Bal: Rs.1998909/-+Unapplied interest Rs.75410/- @11.05% p.a at monthly rest + penal interest thereon and other charges and expenses w.e.f 10.02.2025)	All those pieces and parcels of land situated being and lying at village Chaka in the Registration dist. Katni Sub-dist. Katni , admeasuring 3000 sq.ft and bearing CTS/Survey Nos. 180/106,182/106,190/106, 194/106, Ph No 40,NB 234 plot no.8 & 9	Symbolic	Rs.2430000/-, EMD:Rs.243000/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**
13	Mr. Vinod Sahu S/O Ramgopal Sahu ,Mrs.Sapna sahu W/O Vinod Sahu,House No 2741, Tripuri Chowk ,Garha ward,Purwa Jabalpur-482003	Rs. 2865850/-(Rupees Twenty Eight Lakh Sixty Five Thousand Eight Hundred Fifty only) plus applicable unapplied interest + penal interest thereon and other charges and expenses w.e.f 01.10.24	Single Story Residential house situated at Mouza Soortalai, N.B 419,P.H no. 75,Kh.No.41, Sanskar City, Plot no. 276, RNM Baroda, Tah: Panagar Dist. Jabalpur	Physical	Rs.2612000/- EMD:Rs.261200/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**
14	Mr. Sheikh Alim,Ward no.28, Panchgaon Road, Purani Basti, Sohagpur, Shahdol, Madhya Pradesh Branch: ARB	Rs.1698488(Rupees Sixteen Lakh Ninety Eight Thousand Four Hundred Eighty eight only)(Ledger balance Rs.1629533/- plus unapplied interest Rs.68729/-@ 11.30% p.a at monthly rest and penal interest thereon + Others Charge w.e.f. 13..11.2024	all the piece and parcel of land and construction thereon at Kh no. 78/3/2 admeasuring area 2520 sq.ft.(0.023 hectare) Situated at village: Bhuibandh, Municipal area ward no. 25(1) shahdol, The- Sohagpur, Dist: Shahdol	symbolic	Rs.4455000/- EMD:Rs.445500/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**

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15	Mr Ankur Gupta s/o Rajendra Kumar Gupta Residence : 293 1st floor 7th A Main , 1st Stage Hebbal Mysore, Musuru , Karnataka 570016,2.2. Mr.Rajendra kumar Gupta s/o Shri Krishna Gupta, 3. Mr Anshul Gupta s/o Rajendra Kumar Gupta, 634/1 RAM NAGAR , Chaitranjan Ward Adhartal near Nawambey School Jabalpur 482004 Branch: ARB	Rs.4865907/- (Rupees Fourty Eight Lakh Sixty Five thousand Nine Hundred Seven Only) plus applicable unapplied interest + penal interest thereon and other charges and expenses w.e.f 21.10.2024	All the piece and parcel of land and Constructed house at 634/1 RAM NAGAR Chitranjan Ward, Adhartal on Plot No 88/A Kh No 42, 43, 44, 48, 85/2 Mouza: Betla NB No 52/4 P H No 22 at Mahakaushal Grah Nirman Sahkari Samiti Chiranjan Ward (old) New ward 38 Motilal Nehru Ward, Adhartal Jabalpur	Physical	Rs.6656000/- EMD:Rs.665600/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**
16	**Borrower**: M/s Jahnavi Buildcon ,Prop- Mr. Shiva Pandey , MIG 607, New Housing Board Colony, By Pass Road, Shahdol, MP 484001, **Guarantor:** Shri Prakash Narayan Pandey.MIG 608, New Housing Board Colony, By Pass Road, Shahdol, MP 484001 Branch: Shahdol	Rs.3599505/-(Ledger balance Rs.3492769/-+ plus unapplied interest Rs.106306/-@11.00 % p.a at monthly rest and penal interest thereon + Others Charge w.e.f. 03.10.2024	All those pieces and parcel of land & property with construction & Fixtures there being and lying at- MIG 607, New Housing Board Colony, By Pass Road, Taluka Sohagur, Dist Shahdol, Area admeasuring 38.50 Sq. Mtr.,	Symbolic	Rs.2460000 EMD:246000 Bid increment Rs.10000/- **Date of auction: 15.09.2026**
17	**Borrower:** M/s Jahnavi Buildcon,Prop- Mr. Shiva Pandey , MIG 607, New Housing Board Colony, By Pass Road, Shahdol, MP 484001, **Guarantor:** Shri Prakash Narayan Pandey.MIG 608, New Housing Board Colony, By Pass Road, Shahdol, MP 484001 Branch: Shahdol	Rs.3599505/-(Ledger balance Rs.3492769/-+ plus unapplied interest Rs.106306/-@11.00 % p.a at monthly rest and penal interest thereon + Others Charge w.e.f. 03.10.2024	All those pieces and parcel of land & property with construction & Fixtures there being and lying at- MIG 608, New Housing Board Colony, By Pass Road, Taluka Sohagur, Dist Shahdol, Area admeasuring 38.50 Sq. Mtr.,	Symbolic	Rs.2460000 EMD:246000 Bid increment Rs.10000/- **Date of auction: 15.09.2026**
18	Borrower: M/S Mahi Earth Movers,Prop. Mr. Arshad Khan,Address: Jawahar Ward, Saray Mohalla, Sihora, Jabalpur 483225 Madhya Pradesh, **Guarantor:** Mr.Arshad Khan Address: Ward No 5,	Rs.**2064064**/-(Rupees Twenty Lakh Sixty Four Thousand Sixty Four only)(Ledger balance Rs.1984805/- plus unapplied interest Rs.66524/- and penal interest + Others Charge w.e.f.13.06.2024	All those pieces and parcel of land situate being and lying at village Mouza Mansakra, (1)Ph no- 06 admeasuring 2360 sq.ft and bearing CTS/Survey no. Khasra No. 408/2/1/2, (2) Ph no-73/06, admeasuring1800 sq.ft bearing CTS/survey no, Khasra no.408/2/2, (3) Ph. no.06, admeasuring	Physical	Rs.2667000 /- EMD:266700/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**

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Name of Bidder	Signature of Bidder	Date

	Saray Mohalla, sihora, jabalpur, M.P. 483225 Branch: ARB		2812.5 sq.ft bearing CTS/survey no,Khasra no.408/2/2,Combined all khasra 6972 sq.ft in the Registration Dist: Jabalpur, Sub dist: Sihora,		
19	Borrowers Mr. **Ashutosh Upadhyay**, Add: H.No.2014, Kiran Kuti, Vijaynagar, Jabalpur-482001 Branch: ARB	Rs.18618136/-(Rupees One Crore Eighty Six Lakh Eighteen Thousand One hundred Thirty Six only plus applicable interest and penal interest thereon+ Others Charge w.e.f. 30.05.2024	Residential building at JDA Property Plot 2014,JDA Scheme 5 Mouza Lamti , Maharaja Agrasen ward 35 Vijay Nagar, Jabalpur admeasuring 2400 sq.ft.	Symbolic	Rs. 20831000 /- EMD: Rs.2083100/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**
20	Gopendra Pyasi S/o Shri Rameshwar Prasad Pyasi MES Colony, Hemu Kalani Ward, Murwara, Katni-483442 Branch: Katni	Rs. 18,47,043.00 /- + unapplied interest Rs. 62259 /-+penalty of Rs.96.00/-+Charges Rs 354/-Total dues:Rs. 19,09,752.00 /-(Rupees. Nineteen Lakhs Nine Thousand Seven Hundred fifty two only) + Unapplied Interest @ 8.35% p.a. with monthly rate w.e.f. 17/06/2025 + penal interest and other charges / expenses till realization	All those piece and parcel of property situated at Khasra No-71/1, PH No-34, Plot No-B-43, at RNM-Pahadi,Village- Imaliya, Tehsil- Katni, , District – Katni. Plot Area admeasuring 1000 Sq.Ft(92.93 Sq.Mtrs),Built up area Ground Floor 900 Sq.Ft	Physical	Rs.1122000/- EMD:Rs.112200/- Bid increment: Rs.10000 **Date of auction: 15.09.2026**
21	Roshan Kumar Pyasi S/o Shri Rameshwar Prasad Pyasi MES Colony, Hemu Kalani Ward, Murwara, Katni-483442 Branch: Katni	Rs.1862695.00 /- + unapplied interest Rs. 53230 /-+penalty of Rs.74.00/-+Charges Rs 354/-Total dues: Rs.19,16,353.00 /-(Rupees. Nineteen Lakhs Sixteen Thousand Three Hundred fifty three only) + Unapplied Interest @ 8.70% p.a. with monthly rate w.e.f. 17/06/2025 + penal interest and other charges / expenses till realization	All those piece and parcel of property situated at Khasra No-71/1, PH No-34, Plot No-B-44, at RNM-Pahadi,Village- Imaliya, Tehsil- Katni, , District – Katni. Plot Area admeasuring 1000 Sq.Ft(92.93 Sq.Mtrs),Built up area Ground Floor 900 Sq.Ft	Physical	Rs.1122000/- EMD:Rs.112200/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**
22	M/s Deepak Oil Mill Proprietor –Shri Deepak Agrawal Katra Bazar, Galla Mandi, Maihar Branch: Panna road Satna	Rs.4592351/-(Fourty five Lakh Ninety Two Thousand Three Hundred Fifty One only) (Ledger Balance Rs.4445609/-+unapplied interest Rs.131196/-@ 11.55% p.a at monthly rest + penal interest thereon and other charges and expenses w.e.f 27.02.2025)	All those pieces & parcel of property with construction & fixture there being & lying at Maouza Hardua Kala PHN No. 42, Dist. Maihar. Arazi No. 75/1/2/1 Area 0.0940 Hect, Arzi No. 77/1/2/2/2/1 Area0.0170 Hec, Arzi No. 76/1/3/2 Area0.0650 Hec, Arzi No.76/1/2/1 Area0.0300 Hec, Arzi No. 76/1/1/1 0.056 Hect. situated at Gram Harduakala, Patwari Halka Hardua Kala, Sardar V B Patel,	Symbolic	Rs.65100000/-, EMD: Rs.6510000/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**

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Name of Bidder	Signature of Bidder	Date

			Ward No. 04, Maihar, District, M.P. Total Area= 28192 Sq.ft		
23	Shri Amit Khampariya,234/4 Durga colony, Sanjeevni Nagar, Garha, Jabalpur Branch: ARB	Rs.30651458/-(Rupees Three Crore Six Lakh Fifty One Thousand Four Hundred Fifty Eight only)(Ledger Bal: Rs.29652141.62/- + unapplied interest Rs.943821/-+penalty of Rs.55495/-)+ Unapplied Interest @ 11.95% p.a. with monthly rate w.e.f. 31.07.2024 + penal interest and other charges / expenses till realization	Diverted open plot situated at Khamariya N.B 581 (New), P.H no.74 (New 50), at present P.H.No. 00137, R.N.M, Khamariya, Div. Kh. No.527,528,529,530,531,532/1, Tehsil & Dist. Jabalpur area admeasuring 3.269 Hect.	Physical	Rs.23160000/-, EMD:Rs.2316000/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**
24	(1) Shubhankar Marketing Pvt. Ltd. Address: C/o Ashirvad traders, 76/3, Nehru Nagar(East), Opposite to Shivaji Square, Bhilai, Distt Durg(C.G.) Directors: 1) Abhilash Joshi s/o Manohar Joshi 2) Manohar Joshi (Deceased) Guarantor: 1) Abhilash Joshi s/o Manohar Joshi Address: B/52, Phase 2 Surya Vihar Colony, Near TI Mall, Junawani, Bhilai Distt Durg (C.G.) 2)Smt. Sudha Joshi; Address:HIG 153, Padmanbhpur, Durg(C.G.) 491001 3) Subodh Joshi; Address: HIG 153, Padmanbhpur, Durg(C.G.) 491001 4) Sudhir Joshi; Address: HIG 153, Padmanbhpur, Durg(C.G.) 491001 5) Vardha Joshi Address: HIG 153, Padmanbhpur, Durg(C.G.) 491001	Rs.63,05,781/-(Rupees Sixty three lakhs five thousand seven hundered and eighty one only) + unapplied interest and penal interest + other charges / expenses w.e.f. 01.01.2021.	Flat no-37-E, Kh.No.1347/2,P.H.No.16, Second Floor, Ayodhya Apartment, Ward no.24, Deepak Nagar, Durg, R.N.M Durg-1, Tehsil & Dist: Durg	Physical	Rs.2070000/-, EMD:Rs.207000/- Bid Increment: Rs.10000/- **Date of auction: 15.09.2026**
25	Shri. Sanjay Jat s/o Shri. Subhash Chandra Jat H.No. 1313, Maharshi Arvind ward, Kanjar Mohalla, Near Bai ka Bagicha, Jabalpur (M.P.) Pin 482002, Guarantor:Smt. Poonam Jat w/o Shri. Sanjay Jat	Rs.69,65,478/-(Rupees Three Crore Fifty three Lakh seventy Eight Thousand Seven Hundred twelve rupees and Seventy eight paise only) + unapplied interest + penal interest @ 2.00% p.a. + other charges / expenses w.e.f. 30.07.2021	All piece and parcel of property at Mouza Bhartipur, N.B 130, P.C No.29, Div Sheet No.96, House no.58/4, Plot no.120/1, Maharshi Arvind Ward no.53, The & Dist.Jabalpur.	Physical	Rs.5771000/- EMD:Rs.577100/- Bid Increment: Rs.10000/- **Date of auction: 15.09.2026**

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Name of Bidder	Signature of Bidder	Date

	H.No. 1313, Maharshi Arvind ward, Kanjar Mohalla, Near Bai ka Bagicha, Jabalpur (M.P.) Pin 482002 Branch: ARB				
26	M/s Sharmila Singhai B-16, Manisha Market, Shahpura, Bhopal- 462016 Guarantor: Sharmila, W/o: Shri Prashant Singhai 2.Shri Prashant Singhai,S/o: Shri M.M Singhai All - R/o.- B-16, Manisha Market, Shahpura, Bhopal- 462016 Branch: ARB	Rs.2,01,27,048/-(Rupees Two crores One lakhs sTwenty seven thousands & fourty eight only) + Unapplied interest on contractual rate w.e.f. 01.01.2019+ penal interest thereon and other charges and expenses	1. Khasra No. 307 admeasuring 0.10 hect. At Nayapura, P.H no. 38/28 R.N.M-04 Vikas Khand Fanda, B-16, Manisha Market, Shahpura, Bhopal-462016 , Owner: Ms.Sharmila Singhai 2. Khara no. 309 admeasuring 0.10 hect. At Nayapura, P.H no. 28 R.N.M -03 Vikas Khand Fanda B-16, Manisha Market, Shahpura, Bhopal- 462016.Owner: Ms.Sharmila Singhai, Shri Prashant Singhai	Symbolic	Rs.32400000/-, EMD:3240000/- Bid increment: Rs.10000/- **Date of Auction: 15.09.2026**
27	M/s Gurukripa Dehydrated Vegetables Through its Proprietor Mr. Narendra Hammad (Deceased) s/o Shri. Laxman Hammad Through its LRs (1) Mrs. Pooja Hammad w/o Late. Shri. Narendra Hammad & (2) Master. Poorvansh Hammad (minor) s/o Late. Shri. Narendra Hammad (Through its Natural Guardian Mrs. Pooja Hammad w/o Late. Shri. Narendra Hammad) Guarantor: Shri. Laxman Hammad s/o Shri. Dhanaji Hammad Branch: ARB	Rs.2,43,79,247/-(Rupees Two Crore Fourty Three Lakh Seventy Nine thousand Two Hundred Fourty Seven only) (Ledger Bal: Rs.2,43,79,247/- + Unapplied Interest @ 13.45% p.a. with monthly rate w.e.f. 07.10.2016 + penal interest and other charges / expenses	Diverted land and construction thereon bearing Survey No. 105/3 P.H no 09 (New no 23), situated at gram Balkunwan, Tehsil and district Barwani M.P. ; owned by : Shri. Laxman Hammad s/o Shri. Dhanaji Hammad	Symbolic	Rs.1755000/- EMD:Rs.175500/- Bid increment: 10000 **Date of Auction: 15.09.2026**
28	M/s. Ruchi Traders Proprietor: Mr. Suraj Singh s/o Mr. Fateh Singh Address1:Imaliya Swaroop, Berasia, Laxminarayan Krishi Upaj Mandi, 80 feet road, Bhopal (M.P.) Pin 463106, Address2: Village Ramgada, Tehsil	Rs.1,26,05,017.70/- (Rupees One Crore Twenty Six Lakh Five thousand Seventeen rupees and Seventy Paise only) + Unapplied Interest Rs. 3,09,621.88/- upto 24/01/2024 + penal interest @ 2% and other expenses w.e.f. 25.01.2024	(A) All those pieces and parcel of property with construction & fixatures there being & lying at diverted commercial land & Building on Khasra No. 3/1/1/3/kha/2/ka (Re no Kh No. 3/1/1/3/2/2/1 area 0.40 Hect or 1.00 Acre situated at village Imaliya Swaroop, patwari Hlka No. 53/25, adjacent	physical	Rs.12441000/- EMD: Rs.1244100/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**

I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

बैंक ऑफ महाराष्ट्र Bank of Maharashtra Zonal Office, Jabalpur (M.P.) अंचल कार्यालय, जबलपुर (म.प्र.)

	Berasia, Bhopal (M.P.) Pin 463106 Branch: ARB		to main Berasia to Narsingh Garh Road, R.N.M. 02, Tehsil Berasia, Distt – Bhopal (M.P.) (Owned by Mr. Suraj Singh),(B)All those pieces and parcel of property with construction & fixatures there being & lying at diverted commercial land & Building on Khasra No. 3/1/1/3/kha/2/kha (Re no Kh No. 3/1/1/3/2/2/2 area 0.405 Hect or 1.00 Acre situated at village Imaliya Swaroop, patwari Hlka No. 53/25, adjacent to main Berasia to Narsingh Garh Road, R.N.M. 02, Tehsil Berasia, Distt – Bhopal (M.P.) Owned by Mr. Suraj Singh)		
29	M/s. LKT Hi Tech Hospital Proprietor: Dr. Kunj Lata Richhariya D/o Shri. Ramesh Chandra Richhariya, Address1: LKT Hi Tech Hospital, Mugaliya Hat, Bhopal (M.P.) Pin 462024,Address2: LKT Hi Tech Hospital, ward No 8, Vidisha By-Pass road, Near Police station, Ashok Nagar (M.P.) Pin – 473331	Rs.71,95,005/-(Rupees Seventy One Lakh Five thousand Seventeen rupees and Seventy Paise only) + Unapplied Interest Rs. 3,09,621.88/- upto 24/01/2024 + penal interest @ 2% and other expenses w.e.f. 25.01.2024	All those pieces & parcel of property with construction & fixature there being & lying at Flat No. MIG G 001, Ground floor, Silver Inn Homes, Old Ashoka Garden, Northern part of plot no 95,96,97, ward No. 69, Distt – Bhopal (M.P.) admeasuring area 436 Sq. ft / 40.52 Sqm.	Physical	Rs.990000/-, EMD:99000/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**
30	M/s. BAKD Steel Pvt. Ltd.Directors: (1)Mr. Ganesh Parida s/o Mr. Raghunath Parida (2)Mrs. Ratnaoraha Parida w/o Mr. Ganesh Parida,Address: Near Bhanpuri Sub-Station, Ward No. 19, Urkura, Raipur (C.G.) 493221 Guarantor: (1) Mr. Ganesh Parida s/o Mr. Raghunath Parida (2) Mrs. Ratnaprabha Parida w/o Mr. Ganesh Parida	Rs.3,53,78,712.78/- (Rupees Three Crore Fifty three Lakh seventy Eight Thousand Seven Hundred twelve rupees and Seventy eight paise only) (Ledger Bal: Rs. 3,53,78,712.78/- + unapplied interest of Rs.28,96,121/- upto 15/08/2023 + penal interest @ 2.00% p.a. other expenses w.e.f. 16.08.2023 + penal interest and other charges / expenses	(A) Diverted Plot bearing Kh. No 84/128, P.H. No. 108/40, Area admeasuring 3200 Sq. feet located at Village – Urkura, ward no. 19, (Madhav Rao Sapre ward) RIC – Raipur, Tehsil & Distt- Raipur (C.G.) in the Name of Mr. Sankarshan Parida s/o Mr. Balram Parida (B) Diverted Plot bearing Kh. No 84/127, P.H. No. 108/40, Area admeasuring 3100 Sq. feet located at Village – Urkura, ward no. 19, (Madhav Rao Sapre ward) RIC – Raipur, Tehsil & Distt- Raipur (C.G.) in the Name of Mr.	Symbolic	Rs.9360000/-, EMD:936000/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**

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Name of Bidder	Signature of Bidder	Date

	(3) Mr. Kartikchandra Parida s/o Mr. Raghunath Parida (4) Mr. Sankarshan Parida s/o Mr. Balram Parida.Village-Birgaon, Raipur (C.G.) 493221 Branch: ARB Jabalpur		Kartikchandra Parida s/o Mr. Raghunath Parida		
31	M/s Shree Nakoda Ginning and Pressing Factory Through its Directors/Guarantors/ 1. Mr. Sushil Doshi, 2. Mr. Premchand Doshi 3. Mr. Sawan Doshi4. Mr. Anand Doshi (Deceased) Through its LRs Mrs. Puja Jain & Pahal Jain 5. Mr. Mridul Doshi Guarantors 1. Mr. Sushil S/o Mr. Amolakchand Doshi 2. Mr. Premchand S/o Amolakchand Doshi 3. Mr. Sawan S/o Praveen Doshi 4. Mr. Anand S/o Prakash Jain (Deceased) rough its LRs Mrs. Puja Jain & Pahal Jain (Natural Gurdian - Puja Jain) 5. Mr. Mridul S/o Sushil Doshi 6. Mr. Amolakchand S/o Gulabchand Doshi (Deceased) through its LRs Mr. SusilKumar, Prakash Chand & Preemchand 7. Mrs. Hukumbai W/o Mr. Amolakchand Doshi (Deceased)Through its LRs Mr. SusilKumar, Prakash Chand & Preemchand 8. Mrs. Chandrakanta W/o Late Mr. Praveen Kumar 9. Mr. Prakash S/o Mr. Amolakchand Doshi 10. Mrs. Pankunwar Bai W/o Mr. Sushilkumar Doshi 11. Mrs. Mamtabai W/o Mr. Premchand Doshi	Rs.18,77,43,542/-(Rupees Eighteen crores Seventy seven lakhs fourty three thousands five hundred fourty two only) + Unapplied interest on contractual rate w.e.f. 01.11.2019 + penal interest thereon and other charges and expenses	P.H no.56, Survey No. 56/1/1, village Padlya Khurd, Tehsil Maheshwar Dist. Khargone area 0.30 hect. Owner: Mrs. Chandrakanta W/o Praveen Kumar Doshi, Mr. Sawan S/o Prveen kumar Doshi and Mrs. Sonam W/o Piyush Kumar Doshi	Symbolic	Rs.9690000/- EMD:Rs.969000/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**

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Name of Bidder	Signature of Bidder	Date

	12. Mr. Praveen S/o Amolakchand Doshi All R/o.- Gram: Padliya, Near Karahi, Tehsil: Maheshwar, Dist. Khargone (M. P.)				
32	M/s Shree Nakoda Ginning and Pressing Factory Through its Directors/Guarantors/ 1. Mr. Sushil Doshi, 2. Mr. Premchand Doshi 3. Mr. Sawan Doshi4. Mr. Anand Doshi (Deceased) Through its LRs Mrs. Puja Jain & Pahal Jain 5. Mr. Mridul Doshi Guarantors 1. Mr. Sushil S/o Mr. Amolakchand Doshi 2. Mr. Premchand S/o Amolakchand Doshi 3. Mr. Sawan S/o Praveen Doshi 4. Mr. Anand S/o Prakash Jain (Deceased) rough its LRs Mrs. Puja Jain & Pahal Jain (Natural Gurdian - Puja Jain) 5. Mr. Mridul S/o Sushil Doshi 6. Mr. Amolakchand S/o Gulabchand Doshi (Deceased) through its LRs Mr. SusilKumar, Prakash Chand & Preemchand 7. Mrs. Hukumbai W/o Mr. Amolakchand Doshi (Deceased)Through its LRs Mr. SusilKumar, Prakash Chand & Preemchand 8. Mrs. Chandrakanta W/o Late Mr. Praveen Kumar 9. Mr. Prakash S/o Mr. Amolakchand Doshi 10. Mrs. Pankunwar Bai W/o Mr. Sushilkumar Doshi 11. Mrs. Mamtabai W/o Mr. Premchand Doshi 12. Mr. Praveen S/o Amolakchand Doshi		All the pieces of land and building constructed on plot (House)no. 270, Padlya Khurd, Tehsil Maheshwar Dist. Khargone admeasuring 235.79 sq.mtr. Owner: Mr. Prakash Chandra, Mr. Sushil, Mr. Preemchand, Ms. Vijaya, Mrs. Chandrakanta, Mr. Gaurav, aman and Ms. Priyal.	Symbolic	Rs.5227000/- EMD: Rs.522700/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**

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Name of Bidder	Signature of Bidder	Date

	All R/o.- Gram: Padliya, Near Karahi, Tehsil: Maheshwar, Dist. Khargone (M. P.)				
33	M/s Shree Nakoda Ginning and Pressing Factory Through its Directors/Guarantors/ 1. Mr. Sushil Doshi, 2. Mr. Premchand Doshi 3. Mr. Sawan Doshi4. Mr. Anand Doshi (Deceased) Through its LRs Mrs. Puja Jain & Pahal Jain 5. Mr. Mridul Doshi Guarantors 1. Mr. Sushil S/o Mr. Amolakchand Doshi 2. Mr. Premchand S/o Amolakchand Doshi 3. Mr. Sawan S/o Praveen Doshi 4. Mr. Anand S/o Prakash Jain (Deceased) rough its LRs Mrs. Puja Jain & Pahal Jain (Natural Gurdian - Puja Jain) 5. Mr. Mridul S/o Sushil Doshi 6. Mr. Amolakchand S/o Gulabchand Doshi (Deceased) through its LRs Mr. SusilKumar, Prakash Chand & Preemchand 7. Mrs. Hukumbai W/o Mr. Amolakchand Doshi (Deceased)Through its LRs Mr. SusilKumar, Prakash Chand & Preemchand 8. Mrs. Chandrakanta W/o Late Mr. Praveen Kumar 9. Mr. Prakash S/o Mr. Amolakchand Doshi 10. Mrs. Pankunwar Bai W/o Mr. Sushilkumar Doshi 11. Mrs. Mamtabai W/o Mr. Premchand Doshi 12. Mr. Praveen S/o Amolakchand Doshi All R/o.- Gram: Padliya, Near Karahi,		P.H. no. 57,(Old PH N. 56)S.No. 3/11 and S.No. 3/10 village Aakhipura, Tehsil Maheshwar Dist. Khargone.area admeasuring 0.675+0.659 hect. Total area - 1.334 Hectare @ 13340.00 Sqm. Owner: Mr. Prakash Chandra, Mr. Sushil, Mr. Preemchand, Ms. Vijaya, Mrs. Chandrakanta, Mr. Gaurav, aman and Ms. Priyal	Symbolic	Rs.14174000/- EMD:Rs.1417400/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**

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Name of Bidder	Signature of Bidder	Date

	Tehsil: Maheshwar, Dist. Khargone (M. P.)				
34	M/s. Nava Bharat Press (Bhopal) Pvt. Ltd. 3,Indira Press Complex, Ramgopal Maheshwari Marg, M.P. Nagar Zone -1, Bhopal (M.P.) Pin. 462011 2. Smt. Brij Maheshwari w/o Shri. Prafulla Maheshwari 3. Shri. Sumit Maheshwari s/o Shri. Prafulla Maheshwari 4. Shri. Sanjeev Maheshwari s/o Shri. Prafulla Maheshwari 5. Shri. Sandeep Maheshwari s/o Shri. Prafulla Maheshwari All Reside at - E- 3/22, Arera Colony Bhopal (M.P.) Pin. 462016 6. Shri. Prafulla Maheshwari s/o Shri. Prafulla Maheshwari (Deceased) – Through his LR's: (A) Shri. Sumit Maheshwari s/o Late. Shri. Prafulla Maheshwari, (B) Shri. Sandeep Maheshwari s/o Late. Shri. Prafulla Maheshwari, (C) Shri. Sanjeev Maheshwari s/o Late. Shri. Prafulla Maheshwari, All Reside at - E- 3/22, Arera Colony Bhopal (M.P.) Pin. 462016 7. P.K. Maheshwari (HUF) – Through his Coparceners: Reside at - E- 3/22, Arera Colony Bhopal (M.P.) Pin. 462016 Branch: ARB	Rs.18,04,26,202.73 @ BPLR+2% (@14%) per annum with quarterly/ Monthly rests with effect from 01.02.2007 & interest Thereon	Plot 118 to 124, on Plot No 785 (Old no 42) in Moija Shubhas Nagar, N.B. 773, Area 14035 Sq feet, Diversion Sheet no 155-C (Marhatal), Near Motor Stand (OLD) Teen Patti Road, Napier Town, Ward No 28 (City), Swami Dayanand Saraswati Marg, Jabalpur (M.P.) Pin 482002	Physical	Rs.21,99,10,000/- EMD:Rs.2,19,91,000 /- Bid increment Rs.10000/- **Date of auction: 15.09.2026**
35	Borrowers Mr. Ashutosh Upadhyay, Add: H.No.2014, Kiran Kuti, Vijaynagar, Jabalpur-482001 Branch: ARB	Rs.18618136/-(Rupees One Crore Eighty Six Lakh Eighteen Thousand One hundred Thirty Six only plus applicable interest and penal interest	Residential plot bearing plot no 25-A on Diverted Khasara No. 17/3 situated at Amkhera S.No. P C No. 22/24, P.H no.80(new), Ward no.74,	Physical	Rs.2081000/- EMD:Rs.208100/- Bid increment Rs.10000/-

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Name of Bidder	Signature of Bidder	Date

		thereon+ Others Charge w.e.f. 30.05.2024	R I Circle Maharajpur Tehsil Panagar and Dist Jabalpur owned by M,r. Ashutosh Upadhyay Area 1250 Sqft.		**Date of auction: 15.09.2026**
36	Borrowers Mr. Ashutosh Upadhyay, Add: H.No.2014, Kiran Kuti, Vijaynagar, Jabalpur-482001 Branch: ARB	Rs.18618136/-(Rupees One Crore Eighty Six Lakh Eighteen Thousand One hundred Thirty Six only plus applicable interest and penal interest thereon+ Others Charge w.e.f. 30.05.2024	Residential plot bearing plot no 25-A on Diverted Khasara No. 17/3 situated at Amkhera S.No. P C No. 22/24, P.H no.80(new), Ward no.74, R I Circle Maharajpur Tehsil Panagar and Dist Jabalpur owned by M,r. Ashutosh Upadhyay Area 1250 Sqft.	Physical	Rs.1915000/- EMD: Rs.191500/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**
37	Borrowers Mr. Ashutosh Upadhyay, Add: H.No.2014, Kiran Kuti, Vijaynagar, Jabalpur-482001 Branch: ARB	Rs.18618136/-(Rupees One Crore Eighty Six Lakh Eighteen Thousand One hundred Thirty Six only plus applicable interest and penal interest thereon+ Others Charge w.e.f. 30.05.2024	Freehold residential plot bearing plot no 24 on Diverted Khasara No. 17/3 situated at Amkhera S.No.4 P C No. 22/24, P.H no.80(new), Ward no.74, R I Circle Maharajpur Tehsil Panagar and Dist Jabalpur owned by M,r. Ashutosh Upadhyay Area 1000 Sqft.	Physical	Rs.1665000/-, EMD: Rs.166500/- Bid increment Rs.10000/- **Date of auction: 15.09.2026**
38	**Borrower**: Mr. Katakam Ravinder S/O Katakam Rajeshwar, 1-81 Bodepalli Adilabad, Pin 504273 **Branch**: Panna Road Satna	Rs.1026198/- plus unapplied interest at applicable rate of interest, other cost and expenses w.e.f 21.07.2026	**Model**: TATA NEXON SMART + PMT **Colour**: DAYTONA GREY **Regi No.** 24BH4907G **Engine No.** REVTRN21EVXK65169 **Chasis No.** MAT627502RAE19460 **Reg. Date**: 18.06.2024 **Mfg Year**: 2024	Physical	R.P.: Rs.660000/-. EMD:66000/-, Bid increment: Rs.5000 **Date of Auction: 15.09.2026**

1. **Nature and Object of Online Sale:**
   a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
   b. The sale is governed by the Provisions of the Securitisation 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 **15.09.2026, between 12.00 a.m. to 04.00 p.m.** with unlimited extension of 10 minutes time in case of receipt of bid in last 5 minutes. Bidders shall improve their offers in multiple of **Rs. 10,000/-** during online bidding of the property.
3. Platform (https://baanknet.com) for e-auction will be provided by e auction service provider psballiance(contact Phone & Toll Free Numbers 8291220220). The intending Bidders/Purchasers are required to participate in the e-auction process at e-auction service provider's website https://baanknet.com.
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 auction portal (https://baanknet.com).
5. The intending Bidders / Purchasers are requested to register on portal 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 (may take 2-3 working days), the intending Bidders/Purchasers has to transfer the EMD

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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 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 the 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 as given below:

    Name: **Aanchalik Karyalay Bhugtan Khata,Jabalpur, Account No.60164541683 with Bank of Maharashtra, Jabalpur Main Branch, IFSC code: MAHB0000341.**

    For properties of Branch : ARB
    Name: **Name of account: Administrative Office Acc ARB Jabalpur,A/c no.60231324118, with Bank of Maharashtra, Jabalpur Main Branch, IFSC code: MAHB0000341**
    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 the 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.
13. **Caution to bidders:**
    a. Property is sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" basis after taking Physical/ Symbolic possession of the properties.

    b. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, 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.

    c. 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 or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said

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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.

d. 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.

e. 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.

f. 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).

g. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises.

14. Inspection of Property:

a. Property can be inspected on 10.09.2026, 11.09.2026 from 11.00 AM to 4.00 PM and on any other at the discretion of Authorised Officer. For prior appointment please contact Authorised Officer, For Inspection Please contact on : 9923257090

b. Bidders shall inspect the Property and satisfy themselves regarding the physical nature, condition, extent, etc. of the Property.

c. Bidders are bound by the principle of caveat emptor (Buyer Beware).

15. Inspection of ownership records:

Bidder/s may inspect and verify the ownership records and other documents relating to the property available with the Bank.

16. Submission of bid forms:

a. Bids shall be submitted online only, within time and on or before the last date and time given in the sale notice.

b. Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.

c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves.

d. Bids form shall be duly filled in with all the relevant details. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e- tender/bid form. The bidders other than individuals should also upload proper mandate for e bidding.

e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.

f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.

g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.

h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

17. **Bid Multiplier:**The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale.

18. Duration of Auction sale:

a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.

b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.

c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid

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Name of Bidder	Signature of Bidder	Date

higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.

d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
e. No complaint on time-factor or paucity of time for bidding will be entertained.

19. **Online Bidding:**
    a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
    b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
    c. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
    d. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD amount will be forfeited.
20. **Declaration of successful bidder:**
    a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by service provider/Bank.
    b. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
    c. All intimations to bidder/auction purchaser will be primarily through e-mail by the service provider/Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.
21. **Deposit of purchase price:**
    a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
    b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted before 5.00 p.m. of the next working day.
    c. The balance amount of purchase money shall be paid on or before the fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.
22. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more or as applicable. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.
23. **Default of Payment:**Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 21 above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice and Bank will be entitled to resale the property.The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Bank.
24. **Sale Certificate / Payment of Stamp Duty:**
    a.On confirmation of the sale by the Bank and compliance of the terms of payment, the Authorized Officer shall issue a certificate of sale of the said property in favour of the successful bidder/purchaser in the form given in Appendix V to Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.
    b. The sale certificate shall be issued only in the same name in which the tender /bid is submitted. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.
    b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
    c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.

I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

d. The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per law. All statutory/non stator dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.

e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited.

f. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account.

g. No request for return of deposit either in part or full/cancellation of sale will be entertained.

A. **Return of EMD:**

a. EMD of unsuccessful bidder/s will be returned by the Service Provider to the bank account details provided by him/her/them at the time of submission of bid.

b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorised Officer of the Ban

B. **Stay/Cancellation of Sale:**

In case of stay of further proceedings by any of the Court or Tribunal, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.

C. **Delivery of Title Deeds:**

The title deeds and other documents related to the property and deposited with the Bank for creation of Equitable Mortgage shall be delivered to the Successful bidder/Auction Purchaser, on execution of the Sale Certificate.

D. **Delivery of possession:**

All expenses and incidental charges there-to shall be borne by the auction purchaser.

E. **Other Conditions:**

a. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.

b. The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.

c. The Authorised Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.

d. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.

e. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.

f. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.

g. Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Bank and Bank would not entertain any claim or representation in that regard from the bidders.

h. This publication is also thirty days' notice/15 days' notice required under SARFAESI Act to the above borrower/guarantor.

i. Disputes, if any, shall be within the jurisdiction of Jabalpur Courts only.

j. Words and expressions used herein above shall have the same meaning as assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

Place: Jabalpur
Date: 31.08.2026

Authorized Officer
Bank of Maharashtra
Jabalpur

Restricted

I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date