

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्योग <i>एक परिवार एक बैंक</i>	नोएडा अंचल कार्यालय B 192/A, सेक्टर - 52, नोएडा - 201301 NOIDA Zonal Office, B 192/A, Sector - 52 Noida - 201301 Email- legal_noi@mahabank.co.in, dzmnoida@mahabank.co.in	
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AX68/Legal/SARFAESI/Auction/2026-27/

Date: 24.08.2026

Sl. No	Name of Borrower	Amount Due	Short description of the immovable property with known encumbrances	Reserve Price
				EMD Amt.
				Bid Increase Amt
ALIGARH BRANCH				
1	Mr Mohd Sajid S/o Mr Abdul Majid Prop- M/s Sajid Enterprises Address: Ashik Ali Road Heena School Wali Gali ,Bhujpura ,Koil, Aligarh UP ,202001	Rs. 26,65,885.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	Residential house bearing nagar nigam no 11/344 A 1306 which is part of Khet no 3191 situated at kasba koil 2 near mullahpada bhujpura Aligarh area 50 sq yards or 41.80 sq mtr having RV Rs 22.86 lakhs as per valuation report by Er Himanshu Mittal dt 08/07/2022, bounded as below. North- Khet Ram Das measurement 13 ft 6 inch East – Plot guddu measurement 33 ft West- Plot shakila begum measurement 33 ft South- Rasta 10 ft wide measurement 13 ft 6 inch (SYMBOLIC POSSESSION)	Rs. 12,80,000/- Rs. 1,28,000/- Rs. 10,000/-
2	1.M/s VIJAY CATERING SERVICE Prop : Mrs. Anuradha Vijay W/o Mr. Deepak Vijay Address: House No. 9/236 Kanvariganj Koil Aligarh UP 202001 2. Mr. Rajendra Kumar Vijay S/o Mr. Ramesh Chandra Vijay Address: House No. 9/236 Kanvariganj Koil Aligarh UP 202001	Rs. 17,86,594.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	Equitable mortgage of commercial property having land area 55 Sq. Mtrs. bearing a Nagar Nigam shop old no 9/229, 9/236 New No 9/1222 situated at Kanwariganj City Koil Aligarh in name of Mr. Rajendra Kumar Vijay Boundaries: East – wall of shop after tuti shop Moti Lal Kamta Prasad West – Half Wall of Shop after shop Dinesh Kumar & Anil Kumar North – Government Road South – wall of shop after house Arif Khan Munni Devi (SYMBOLIC POSSESSION)	Rs. 76,00,000/- Rs. 7,60,000/- Rs. 20,000/-
3	1.Mohd Nisar Prop. of M/s N.D Products ADD: Bhoop singh Gali Koil, Aligarh-202001 Also at: H. No. 444/1, Mullahpara Bhujpura Koil, Aligarh-202001 2.Mrs. Saliman w/o Mr. Mohd Nisar	Rs 22,14,423.00 plus interest thereon at contractual rate in the account w.e.f. 16.12.2024	Residential property on part of khet no 333 minj kasba koil Mullapura Bhujpura P&T Koil, Aligarh area 83.61 Sq. mtr. in name of Mrs. Saliman, bounded as below:- North – Measurement 20 ft after house Nasir, East - Measurement 45 ft after house	Rs: 18,00,000.00 Rs. 1,80,000.00 Rs. 10000.00

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	ADD: H. No 444/1, Mullahpara Bhujpura Koil, Aligarh-202001		Rajuddin, South- Measurement 20 ft after Rasta 9 ft wide, West- Measurement 45 ft after house Nasir. (PHYSICAL POSSESSION)	
FIROZABAD BRANCH				
4	1.Shri Amar Singh s/o Shri Ram Prasad Humaunpur, Firozabad 283203 Uttar Pradesh 2. Smt. Suman Deveen w/o Shri Amar Singh Humaunpur, Firozabad 283203 Uttar Pradesh	Rs. 23,36,662.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	Equitable Mortgage of residential house bearing Nagar Nigam no. 45/1, Mohalla Himayupur, Dist Firozabad UP 283203 having area admeasuring 116.25 Sq. Mtr. which is under ownership of Smt. Suman Deveen Boundaries: North: Property of Harprasad Chik South: Rasta East: Property of Vidhyaram West: Property of Dholeswar walo ki (SYMBOLIC POSSESSION)	Rs. 50,85,000/- Rs. 5,08,500/- Rs. 10,000/-
5	1.Shri Gaurav Agarwal S/o Shri Ravi Kumar Agarwal Add1: 26, Gher Asgran, Firozabad 283203 UP 283203 2. Shri Ravi Kumar Agarwal s/o Shri Gokul Chandra Agarwal 29, Doodh wali Gali, Gher Asgran, Firozabad 283203 UP 283203 3. Smt. Anjana Agarwal w/o Shri Ravi Kumar Agarwal 29, Gher Asgran, Firozabad 283203 UP 283203	Rs. 10,25,649.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	Equitable Mortgage of Residential building at Khasra 184 & 191/1, Mauza daulatpur, Dist Firozabad UP 283203 area adm 79.89 sq mtrs Boundaries: North: Property of Vendor South: Plot of Chandan Singh East: Plot of Smt. Rama Devi Gupta West: Rasta 15' wide (SYMBOLIC POSSESSION)	Rs. 14,50,000/- Rs. 1,45,000/- Rs. 10,000/-
6	1.Mr. Rehan Ali Khan S/o Mr. Usman Ali Khan, 105/2, Gali No. 7, Kotla Mohalla Firozabad, Uttar Pradesh-283203. 2.Nazma Begum W/o Mr. Rehan Ali Khan, 105/2, Gali No. 7, Kotla Mohalla Firozabad, Uttar Pradesh-283203	Rs. 11,57,165.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	Residential Flat No 49/201 situated at 2nd floor in Prafulla Niwas Anand Lok Colony, Dbarai Dist- Firozabad 283203 Area adm. 40.32 Sq Mtr which is under ownership of Mr. Rehan Ali Khan (SYMBOLIC POSSESSION)	Rs. 12,60,000/- Rs. 1,26,000/- Rs. 10,000/-
7	1. M/s Bhagwati Traders Proprietor Mr Anup Kumar Sharma, (Borrower) Sirsa Road, Gadhyantola Siraganj, Dist: Firozabad Uttar Pradesh-283203 2. Mr Sita Ram Sharma S/o Mr Manbhavan Lal sharma (Guarantor) H.No-15,Gandhi Mandi,	Rs. 42,93,684.00 plus interest thereon at contractual rate w.e.f. 16.12.2024	Land together with the buildings and structures/ residential block at 33/1, Mohalla Neem Wala Chauraha,Doodh Wali Gali,Firozabad Owned by – Mr.Sita Ram Sharma S/o Mrt.Manbhavan Lal Sharma bounded as:- East-Property of Bablu Telang	Rs. 15,75,000.00 Rs 1,57,500.00 Rs. 10000.00

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	Sirsaganj, Firozabad, Uttar Pradesh-283203 3. Mr Anup Kumar Sharma S/o Mr Lal Kumar Sharma, Arya Nagar, Peagu Road, Firozabad, Uttar Pradesh-283203 4. Mr Anup Kumar Sharma S/o Mr Lal Kumar Sharma c/o Dr. Prem Shankar Chaudhary, Arya Nagar, Peau road, Dist Firozabad		West- Gali 6 mtr wide North- Owners Property South-Property of Mr Ambika Prasad (PHYSICAL POSSESSION)	
8	1. M/s Maa Durga Enterprises Prop. Mr. Sunil Pandey S/o Late Mr. Balram Pandey Address- Near Jain Mandir, Jain Nagar Kheda, Firozabad 2. Mrs. Lilawati w/o Late Mr. Balram Pandey, Address- Near Jain Mandir, Jain Nagar Kheda, Firozabad 3. Mr. Bobby pandey S/o Late Mr. Balram Pandey Address- Near Jain Mandir, Jain Nagar Kheda, Firozabad 4. Mr. Rajesh Pandey S/o Late Mr. Balram Pandey, Address- Near Jain Mandir, Jain Nagar Kheda, Firozabad 5. Mr. Dinesh Pandey S/o Late Mr. Balram Pandey, Address- Near Jain Mandir, Jain Nagar Kheda, Firozabad	Rs. 13,10,679.38 plus interest thereon at contractual rate w.e.f. 16.12.2024	Equitable Mortgage of Housing property at 240/3, Jain Nagar Kheda, Tehsil & Distt. Firozabad admeasuring 74.32 sq. mtr. owned by 1. Mr. Sunil Pandey S/o Late Mr. Balram Pandey 2. Mrs. Lilawati w/o Late Mr. Balram Pandey 3. Mr. Bobby pandey S/o Late Mr. Balram Pandey 4. Mr. Rajesh Pandey S/o Late Mr. Balram Pandey 5. Mr. Dinesh Pandey S/o Late Mr. Balram Pandey and bounded as follows- On or towards the North – Property of others , On or towards the East – Rasta 12' wide, On or towards the West – Prop of Smt Pancho Devi , On or towards the South – Prop of Panna Lal SYMBOLIC POSSESSION	Rs. 27,80,000.00 Rs. 2,78,000.00 Rs. 10000.00

MEERUT BRANCH

9	1.Mr. Rajesh Kumar S/o Shri. Ghan Shyam ADD: H. No 483/1, New Govind Puri, Kanker Khera, Ambedkar Road, Meerut-250001, Uttar Pradesh. Also at: House No. 668, New Govind Puri, Kanker Khera, Meerut-250001, Uttar Pradesh. 2. Mrs. Kusum Rana W/o Mr. Rajesh Kumar ADD: H. No 483/1, New Govind Puri, Kanker Khera, Ambedkar Road, Meerut-250001, Uttar Pradesh. Also at: House No. 668, New Govind Puri, Kanker Khera, Meerut-250001, Uttar Pradesh. 3. Mrs. Pushpa Malik W/o Mr. Om Veer Singh Malik ADD: H. No. 230, Natash Puram, Kanker Khera, Meerut-250001, Uttar Pradesh. 4.Mr. Om Bir Singh Malik ADD: H. No. 230, Natash Puram, Kanker Khera, Meerut-250001, Uttar Pradesh.	Rs. 23,44,165.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	Residential Property bearing Municipal No. 483/1, area admeasuring 91.97 Sq. Mtrs i.e. 110 Sq. Mtrs, situated at Nagla Tashi, Kasampur, presently known as New Govind Puri, Kanker Khera, Ambedkar Road, Meerut Uttar Pradesh 250001 owned by Mrs. Kusum Rana W/o Mr. Rajesh Kumar and Mrs. Pushpa Malik W/o Mr. Om Veer Singh Malik. Property Bounded as: East: 12 Feet 9 Inch thereafter House of Bhawar Singh. West: 22 Feet thereafter 40 mtrs wide road North: 43 Feet 3 inch thereafter House of Sh. Ved Prakash. South: 46 Feet 4.5 Inch thereafter Plot of Dharamveer. (SYMBOLIC POSSESSION)	Rs. 80,00,000/- Rs. 8,00,000/- Rs. 20,000/-
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INDIRAPURAM, GHAZIABAD BRANCH				
10	1 Mr. Amit Mohan Jaiswal (Borrower) S/O Sriram Jaiswal House No -323, 2nd Floor, H block, Govindpuram, Ghaziabad . 2. Mrs. Minakshi Jaiswal (Borrower) W/O Mr. Amit Mohan Jaiswal House No -323, 2nd Floor, H block ,Govindpuram, Ghaziabad	Rs 14,13,479.00 + interest and other charges / expenses w.e.f. 24.08.2026	Equitable Mortgage of residential Flat no T-1, Third floor with roof rights ,plot no 12 and 12(A), Kesav Kunj ,Khasra No 1614 village sadarpur ,Ghaziabad SYMBOLIC POSSESSION	Rs. 17,00,000.00 Rs. 1,70,000.00 Rs. 10000.00
11	1.Mr. Dhananjay Singh, Proprietor of M/S Prime Packaging industries Add: Plot No. F-6 Surajpur Site-B Industrial Area, UPSIDA , Greater Noida Village Gulistanpur, Tehsil-Sadar Greater Noida G.B. Nagar U.P 2. Mr. Dhananjay Singh Add: C/o Lal Sahab Singh, Flat No- 3172, Tower 3, Ace Golfshire Sector 150, Noida, Kondli Bangar, G. B. Nagar, U.P.	Rs 2,89,48,313.00 + interest and other charges / expenses w.e.f. 24.08.2026	Plot No.F-6, land area measuring 746.00 Sq. Mtrs., Covered area 596.25 Sq. Mtrs., situated at Industrial area Surajpur Site-B, in Village Gulistanpur, Tehsil-Sadar, Distt. Gautam Budh Nagar, U.P in the name of Mr. Dhananjay Singh (Proprietor M/S Prime Packaging industries) Bounded :- North: Plot No. F-5, South: Plot No. F-7, East: Plot No. F-13, West: 18.00 Mtr Wide Road No.11 SYMBOLIC POSSESSION	Rs 4,75,00,000.00 Rs 47,50,000.00 Rs. 50,000.00
MORADABAD BRANCH				
12	1.Mr. Vipin Verma Jayantipur Road, Opp Lakshmi Shadi Hall, Brahmpuri Colony, Moradabad -244001 2. Mrs Geeta Verma Jayantipur Road, Opp Lakshmi Shadi Hall, Brahmpuri Colony ,Moradabad -244001 3. Mr. Sanjay Kumar Verma S/o Manohar Lal Verma Jayantipur Road, Shivr Nagar, Moradabad, UP-244001	Rs. 28,31,118.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	Residential House Property situated at Khasra No. 94, Village Jayantipur West, Teh & Dist. Moradabad, UP-244001 area admeasuring 84.00 square meters Owned by Mr. Vipin Verma and bounded as follows- East:- Plot Sanjeev and Rasta 6' feet wide West:- Plot Ram Autar North:- Plot of Anand South:- Property Bhograj Singh (SYMBOLIC POSSESSION)	Rs. 27,10,000/- Rs. 2,71,000/- Rs. 10,000/-
13	1.Mohd Arif S/o Mohd Noor Address:- Harthala, Sharafat Nagar, Sonakpur, Moradabad, District Moradabad, UP. Pin	Rs. 18,03,232.00/- plus interest thereon at contractual rate in the account number w.e.f.	Equitable Mortgage of Property situated at Gatta No 579 , Mauza Sonakpur , Milak Bhola Singh, District Moradabad , Uttar Pradesh. Pin Code- 244001 Land admeasuring 73.07 sq mtr	Rs. 30,82,000/- Rs. 3,08,200/-

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	code 244001 2.Smt. Meshar Jahan W/o Mohd Arif Address:- Kanth Road, Haddi Mill ke Piche, Sarafat Nagar, Moradabad, District Moradabad, UP. Pin code 244001	03.07.2026	owned by Smt. Meshar Jahan W/o Mohd Arif and bounded as follows: East- Rasta 12' wide West- P/o Kishan Lal North- P/o Bhoori South- P/o Shakeel (SYMBOLIC POSSESSION)	Rs. 10,000/-
14	M/s Fitman Tailors Proprietor: - Mohd Arif S/O Mohd Noor Address:- Harthala Sharafat Nagar Sonakpur Moradabad Post and Tehsil Moradabad Pin code 244001 Mrs. Mehsar Jahan W/O Mohd Arif Address- Kanth Road, Haddi Mill ke Piche, Sarafat Nagar, Moradabad, District Moradabad, UP. Pin code 244001 Mohd Arif S/O Mohd Noor Address- Harthala, Sharafat Nagar, Sonakpur, Moradabad, District Moradabad,UP. Pin code 244001	Rs. 14,23,472.59 plus interest thereon at contractual rate in the account w.e.f. 16.12.2024	Equitable Mortgage of Property situated at Gatta No 589 , Village Sonakpur , Milak Bhola Singh, District Moradabad , Uttar Pradesh. Pin Code- 244001 Land admeasuring 35.00 sq mtr owned by Smt. Meshar Jahan W/o Mohd Arif and bounded as follows: East- Property Smt Naima Khatoun; West- Rasta 12' wide common; North- Rasta Kham 15' wide; South- Rasta Kham 12' wide SYMBOLIC POSSESSION	Rs: 13,80,000.00 Rs. 1,38,000.00 Rs. 10,000.00

MUZAFFARNAGAR BRANCH

15	1.M/S HEM GANGA MEDICOS through its proprietor Mr. Zigyasu Add: Opp Karan Market New Mandi, Jansath Road Almapur Kamal Nagar Muzaffarnagar, Dist Muzaffarnagar- 251001 2.Mr. Zigyasu S/O Dinesh Kumar Add: House No-, 879, RAMPURI, MUZAFFARNAGR Dist Muzaffarnagar-251002 3.Mr. Dinesh Kumar S/O Asharam Add: House No-, 879, RAMPURI, MUZAFFARNAGR Dist Muzaffarnagar-251002 4.Mrs. Priyanka Rani D/O Dinesh Kumar Add: House No-, 879, RAMPURI, MUZAFFARNAGR Dist Muzaffarnagar-251002	Rs. 72,86,824.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	All those pieces and parcel of Residential house situated at KHASRA NO .955M., GRAM RAMPUR, PARGANA & TEHSIL & DISTT:-MUZAFFARNAGAR admeasuring 125.40 & Bounded as under: East: - PLOT OF PRAMILA West: - ROAD 16' WIDE North: - PLOT OF OTHERS South: - ROAD 16' WIDE (PHYSICAL POSSESSION)	Rs. 64,00,000/- Rs. 6,40,000/- Rs. 20,000/-
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16	1.M/s NEW FRONTIER ENGINEERS proprietor. Mrs. Deepti Kaur Add: 5th KM, Near Overbridge Roorkee Road , Muzaffarnagar, 251001 2. Mrs. Deepti Kaur Add : 285,Indira colony Roorkee Road , Muzaffarnagar, 251001 3.Mr. Harvinder Singh (Deceased) a) Mrs. Deepti Kaur (Legal Heirs of deceased Mr. Harvinder Singh) b) Ms. Gurleen Kaur (Legal Heirs of deceased Mr. Harvinder Singh through her natural guardian (Mother), Mrs. Deepti Kaur) c)Master. Gurtez singh (Legal Heirs of deceased Mr. Harvinder Singh through his natural guardian (Mother), Mrs. Deepti kaur) All 3-a) 3-b) & 3-c) are R/o Add: 285,Indira colony Roorkee Road , Muzaffarnagar, 251001	Rs. 4,19,41,735.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	All those pieces and parcel Plot of Land with Boundry Wall situated on part of Khasra No. 629, Revenue Village, Bamanheri, Muzaffarnagar admeasuring 700.30 Sq. yards and Bounded as under:- East: Road West: properties of Others and covered passage North: Rasta 4' Wide Road & H/O Saroj South: Factory of Tara Singh (PHYSICAL POSSESSION)	Rs. 1,24,00,000/- Rs. 12,40,000/- Rs. 50,000/-
17	M/s Bathla Medical Store Proprietor: - Chirag Bathla Address:- 136 B, MAIN ROAD, DWARKAPURI, Muzaffarnagar, Uttar Pradesh, 251001 Mr. Chirag Bathla Address- 656, Lane No.6, Village sarwat New Gandhi colony, Muzaffarnagar-251002 Mr. Pramod Kumar Bathla Address- 656, Lane No.6, Village sarwat New Gandhi colony, Muzaffarnagar-251002 Mrs. Pramod Kumar Bathla Address- 656, Lane No.6, Village sarwat New Gandhi colony, Muzaffarnagar-251002	Rs. 2,24,97,886.00/- plus interest thereon at contractual rate in the account w.e.f. 09.02.2026	Property No. 1: All those pieces and parcel of Residential house situated at Mohalla Shiv Nagar, Part of Khasra No. 973, Rakba Village Sarwat (Bahar Hadood) Pargana & Tehsil Sadar, Distt. Muzaffarnagar admeasuring 124.30 Square Meters and bearing CTS/Survey Nos. 973 registered in the name of Mr. Chirag Bathla and Bounded as follows: North: PLOT OF GUARAV; East: PLOT OF DINESH & HOUSE OF ROHTASH SHARMA; West: RASTA 20' WIDE South: PLOT OF OTHER PERSON (PHYSICAL POSSESSION) Property No. 2: All those pieces and parcel of Residential house west faced situated at Mohalla Madan Puri, Part of Khasra No. 988, Rakba Village Sarwat (Bahar Hadood) Pargana & Tehsil Sadar, Distt. Muzaffarnagar admeasuring 44.59Square Meters and bearing CTS/Survey Nos. 988 registered in the name of Mr. Pramod Kumar Badhla & Mrs. Alka rani and Bounded as under: North: PROPERTY OF RAJ SHARMA; East: PROPERTY OF OTHER PERSONS; West: RASTA 20' WIDE South: PROPERTY OF RAJENDRA KUMAR AND SURENDRA KUMAR (PHYSICAL POSSESSION)	Rs: 1,17,00,000.00/- Rs. 11,70,000.00/- Rs. 20,000.00/- Rs: 44,00,000.00/- Rs. 4,40,000.00/- Rs. 10,000.00/-

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SAHARANPUR BRANCH				
18	1.M/s Aadil Steel Furniture Prop. - Mohd Adil Khan Address-1: 01, Sarai Mardan Ali chowki Sadat Saharanpur, Saharanpur UP Pin 247001 Address-2: House No. 11/6669 Sarai Mardan Ali Chowki Sadat Saharanpur, Saharanpur UP Pin 247001 2. Mohd. Adil Khan Address-1: 01, Sarai Mardan Ali chowki Sadat Saharanpur, Saharanpur UP Pin 247001 Address-2:- House No. 11/6669 Sarai Mardan Ali Chowki Sadat Saharanpur, Saharanpur UP Pin 247001. 3. Mohd Yasar Khan S/O Mohd Aadil Khan Address: House No. 11/1795/1 Saray Mardan Ali Shahdat Ki Chowki Saharanpur Post and tehsil Saharanpur, UP Pin - 247001 4. Mr. Amzad Khan S/O Mr. Akbar Khan Address: 11/1795/1, Sarai Mardan Ali Chowki Sadat Saharanpur Post and Tehsil Saharanpur UP Pin code 247001	Rs. 23,08,428.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	Property No. 1: Plot No. 83 & 84, Khasra No. 263/2M Manak Mau Dar Abadi Chand Colony, Saharanpur UP area admeasuring 97.77 Square Yard belonging to Mohd Adil Khan. Bounded as follows: - East- Plot No. 82, West- Plot No 85, North- Land of Digar Shaksh, South- Rasta 15 feet (SYMBOLIC POSSESSION) Property No. 2: Plot No. 82, Khasra No. 263/2M Manak Mau Dar Abadi Chand Colony, Saharanpur area admeasuring 47.77 Square Yard in the Name of Mohd Amzad Khan. Bounded as follows: East: Plot No. 81, West: Plot No 83 Property of Sh. Salaudin at present Property of Mohd. Adil Khand, North: Land of Digar Shaksh, South- Rasta 15'0 wide at present C/Contile Road (SYMBOLIC POSSESSION) Property No. 3: Plot No. 79 & Part of Plot No. 80, Khasra No. 263/2M Manak Mau Dar Abadi Chand Colony, Saharanpur area admeasuring 48.88 Square Yard in the name of Mohd Adil Khan and bounded as follows: East: Plot No 78, West: Plot No 80 Property of Sh. Sajid Khan, North: Land of Sh. Khadak Singh, South: Rasta 15'-0 (SYMBOLIC POSSESSION)	Rs. 26,00,000/- Rs. 2,60,000/- Rs. 10,000/- Rs. 7,20,000/- Rs. 72,000/- Rs. 10,000/- Rs. 11,10,000/- Rs. 1,11,000/- Rs. 10,000/-
19	M/s Ayushi Bag Address:- 1st Floor, Krishna Market, Kishanpura Saharanpur, Post and Tehsil Saharanpur District Saharanpur UP Pin code 247001 Mr. Mukesh Kapoor S/O Mr. Sudarshan Lal Kapoor Prop. of M/s Ayushi Bag Address:- 1st Floor, Krishna Market, Kishanpura Saharanpur, Post and Tehsil Saharanpur District Saharanpur UP Pin code 247001	Rs. 12,34,665/- plus interest thereon at contractual rate in the account w.e.f. 21.01.2025	Equitable Mortgage of Property situated at Second Floor, Building Bearing part of M.P.L No. 14/1237 situated at Mohalla Kishanpura, Saharanpur Post and Tehsil Saharanpur District Saharanpur UP pin code 247001 area admeasuring 111.11 Square Yard i.e. 92.90 Square feet without roof rights owned by Mr. Mukesh Kapoor and Bounded as follows- East- Road West- Property of Jawala Electricals North- Rasta Gali South- Property of Mahender Pal Singh & others	Rs. 37,25,000.00 Rs. 3,72,500.00 Rs. 10,000.00

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	Mr. Sanjay Babbar S/O Late Mr. H L Babbar Address:- House No. 5, Kishanpura Saharanpur, Post and Tehsil Saharanpur District Saharanpur UP Pin code 247001		(SYMBOLIC POSSESSION)	
20	1.M/s A T CONSTRUCTION Prop. Mohd Tanzeem Address:- Peer Wali Gali, Ibrahimabad Saharanpur UP Pin Code 247001 2. Mr. Mohd Tanzeem S/o Mr. Jaheer Ahmed Address:- S/o Zaheer Ahmad, H No 11/6231, PEER WALI GALI NO 12, IBRAHIMABAD SAHARANPUR UP Pin Code 247001 3. Mr. Anees Ur Rahaman S/O Inam Ur Rahaman Address:- H No 10/880, Shah Bahlol Khand 2 Saharanpur Uttar Pradesh 247001 4. Mrs. Uzma Praveen W/O Mohd Tanzeem Address:- H No 282 Ibrahimabad Mandi Saharanpur Uttar Pradesh 247001	Rs. 10,30,365.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	Equitable Mortgage of All the pieces and parcel of the land and building situated at M.P.L. No 11/6231 Part of Khasra No 2441 & 1464 Dara Ali Swad Kamela Colony Tehsil and Dist. Saharanpur UP 247001 area admeasuring 53.65 Square Meters belongs to Mr. Mohd Tanzeem S/o Jahir Ahmad and Bounded as follows:- East- Way 12 Ft Wide West- House of Rao Mehtab, North- Property of Seller, South- Property Plot of Seller (SYMBOLIC POSSESSION)	Rs. 14,90,000/- Rs. 1,49,000/- Rs. 10,000/-
21	Borrower: Mr Abdul Khalik S/o Mr Mohd Haneef Address:- Azad Colony Gali No 10 Saharanpur Post and Tehsil Saharanpur District Saharanpur Pin code 247001 Guarantor: Mr. Imran Ali S/O Mr Abdul Ali Saifi Address:- House No 11/7492/1/3 Shah Bilol Thana Mandi Saharanpur District Saharanpur Pin code 247001	Rs. 44,37,454.00 plus interest thereon at contractual rate w.e.f. 24.08.2026	All the Pieces and Parcels of Land Together with the Building and Structures/Residential Block Constructed on House Bearing MPL No 11/7492/1/3 Situated At Mohalla Shahbilol, Opp. Old Police Station , Mandi Saharanpur Post and Tehsil Saharnapur District Saharanpur Pin Code 247001 area Admeasuring :- 57.73 Sq. Yards owned by Mr Imran Ali and Property Bounded as under: - East:- Way 8 Feet Wide, West:- House of Abdul Gani, North:- House of Mohd. Ahmad , South:-House of Other Person. SYMBOLIC POSSESSION	Rs. 19,90,000.00 Rs. 1,99,000.00 Rs. 10,000.00
SAMBHAL BRANCH				
22	1.Mr. ARMAN S/O- RIYASAT, MOHALLA HATIM SARAI KALAN SAMBHAL, UP-244302	Rs. 20,33,566.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	A residential double story building built up on plot no. 74, Gata No. 20/1 Part, Mohalla Hatim Sarai Near Railway Station Road, Tehsil and Dist. Sambhal-244302 Measuring 98.52 Sq. Mtr. Having ownership of Mr. Arman S/o Riyasat and bounded as follows:- Boundaries:	Rs. 21,00,000/- Rs. 2,10,000/- Rs. 10,000/-

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			East – Fields of shri Dharampal Saini West – Passage 16' WIDE North – House of Najma South – Property of Dharampal etc. (SYMBOLIC POSSESSION)	
23	1.Mr. Vikar Husain S/O Mr. Afsar Husain ADD: Alam Sarai Dehat Sambhal UP 244302 2. Mrs. Asiya Zehra W/O Mr. Vikar Husain ADD: Alam Sarai Dehat Sambhal UP 244302	Rs. 15,48,605.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	Equitable Mortgage of residential house area admeasuring 94.02 Square meter, having Sale Deed No. 4315, dated 04/04/2014 situated at Mohalla - Alam Sarai behind Mannat Resort, Sambhal, UP 244302 owned by Mrs. Asiya Zehra W/O Mr. Vikar Husain and bounded as follows: East: Plot of Kallu; West: Rasta 18 Feet Wide; North: Plot of Mohd Imran; South: Plot of seller Mr. Shariyat Ullah (SYMBOLIC POSSESSION)	Rs. 33,00,000/- Rs. 3,30,000/- Rs. 10,000/-
24	1.Mohd Azeem S/o Mr. Fazlur Rehman Address- Near Badi Masjid, Mauja Ajeezpur, Asadpur Maroof, Hayat Nagar, Sambhal-244303 2. Mrs. Sultana w/o Mohd. Azeem Address- Near Badi Masjid, Mauja Ajeezpur, Asadpur Maroof, Hayat Nagar, Sambhal-244303	Rs. 8,50,984.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	Residnetial House situated at Mauja Ajeezpur, Asadpur Maroof, Mohalla Hayat Nagar, Sambhal-244303, measuring 54.65 Sq. Mtr owned by Mrs. Sultana w/o Mohd. Azeem and bounded as follows:- East: Passage 24 ft wide; West: Arazi of Mujammil; North: House of Shadab; South: House of Ateeq Ur Rehman (SYMBOLIC POSSESSION)	Rs. 17,00,000/- Rs. 1,70,000/- Rs. 10,000/-
25	1.M/s Metaglobe Traders Address- Hindupura Kheda, Sambhal, UP – 244302 2.Mohd Atif S/o Mohd Munawwar Husain, Prop of M/s Metaglobe Traders Address- Hindupura Kheda, Sambhal, UP – 244302 3.Mr. Mohd Faizan s/o Zaheer Ahmad Address: Near Sitara Masjid, Turtipur Ilah, Sambhal, UP-244302	Rs. 20,06,430.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	Equitable Mortgage of Residential Plot situated at Gata No. 456, Mohalla-Turtipur Ilah, near God's Grace Internation School, Sambhal UP-244302, area admeasuring 175.64 square meters owned by Mohd Atif S/o Md. Munawwar Husain and bounded as follows:- East: Araji Mohd Atif; West: God's Grace School; North: Araji Mohd Farhat; South: Rasta 16 feet wide (SYMBOLIC POSSESSION)	Rs. 20,35,000/- Rs. 2,03,500/- Rs. 10,000/-
SASNI GATE ALIGARH BRANCH				

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26	1. Mrs. Munni Begam W/O Yaseen Add: - Kalwari, Sharafat Dairy ke Barabar Patli Gali me, In front of Sabir Kirana Store, Saray Kutub, Koil, Aligarh-202001 Also At- House at part of Khasra No. 32, Mullapara, Bhujpura, Koil, Aligarh-202001 2. Mr. Harun S/O Yaseen Add: Kalwari, Sharafat Dairy Ke Barabar Patli Gali me, In front of Sabir Kirana Store, Saray Kutub, Koil, Aligarh-202001	Rs. 19,03,519/- plus interest thereon at contractual rate in the account w.e.f. 02.05.2026	Property: Residential Property at part of Khasra No. 32, Mauza Mullapara, Bhujpura, Pargana and Tehsil- Koil, District- Aligarh, Pin code-202001 admeasuring Land- 50.00 Sq. Yard or 41.80 sq.mt owned by Mrs. Munni Begam W/o Yaseen and bounded as follows:- East- Plot of Banne Khan West – Raasta 10 ft wide North –Plot of Shahbuddin South –Plot of others (PHYSICAL POSSESSION)	Rs. 12,00,000/- Rs. 1,20,000/- Rs. 10,000/-
27	Mr. Nasim Khan S/O Mohd. Sagir Address:- 173, Turkman Gate, Super Colony, Tin Wali Masjid, Koil, Aligarh-202001 Also At- House at part of khasra No 19 and 20, Ashik Ali Road, Mullapara, Bhujpura, Koil, Aligarh-202001 Mrs. Salma W/O Nasim Khan Add: 173, Turkman Gate, Super Colony, Tin Wali Masjid, Koil, Aligarh-202001	Rs. 19,53,284.00 plus interest thereon at contractual rate in the account number w.e.f. 23.09.2025	Residential Property at part and parcel of Kharsra No 3131, 3132, 3137, 3134, 3135, measuring 70 Sq. Yrds i.e. 58.53 Sq. Mtr. Situated at Ashik Ali Road, Kasba Koil-IInd, Mullahpara Bhujpura (Inside Awadi), Pargana & Tehsil Koil, District Aligarh Pin code-202001 owned by Mr. Nasim Khan S/o Mr. Mohd Sagir and bounded as follows:- East: Passage 15 Ft. Wide; West: House of Other; North: Plot of Shabnam; South: Plot of Arif and Husan Bano (PHYSICAL POSSESSION)	Rs: 8,50,000.00 Rs: 85,000.00 Rs. 10,000.00
SHAHJAHANPUR BRANCH				
28	M/S Shan Zari Arts (Partnership Company) Partners- Mohd. Tanveer S/o Mohd. Nasir Ullah Mrs. Shahana Begum W/o Mohd. Nusrat Kureshi Address: Mohalla Mahmand Haddaf, near Baccha Jail, Shahjahanpur UP 242001 Mrs. Shahana Begum W/o Mohd Nusrat Kureshi Partner of M/S Shan Zari Arts Address: Mohalla Mahmand Haddaf, near Baccha Jail, Shahjahanpur UP 242001 Mohd Tanveer S/o Mohd Nasir Ullah Partner of M/S Shan Zari Arts Address: Mohalla Mahmand Haddaf, near Baccha Jail, Shahjahanpur UP 242001	Rs. 21,29,605.00 plus interest thereon at contractual rate w.e.f. 16.12.2024	All the piece and parcel of land and Building situated at Serial No./ T.P No. 843, Mohalla Mamudi Tehsil Sadar Shahjahanpur, UP Pin code 242001 area admeasuring 134.56 square meters belonging to Mohd. Raseed Kureshi S/o Mr. Babu Kureshi and Bounded as follows:- East:- Arajai Azim Uddin Khan and Rais Uddin Khan West:- Rasta 12 feet Kaccha North:- Arajai Rais Uddin Khan South:- Arajai Azim Uddin Khan & Arajai Smt Shabana SYMBOLIC POSSESSION	Rs: 12,90,000.00 Rs: 1,29,000.00 Rs. 10,000.00

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29	M/S Warsi Bakery Prop Mr. Imran Hasan Khan Address: 156 A Chowk Ala Khan Shahjahanpur UP 242001 Mr. Imran Hasan Khan S/O Mr. Matloob Hasan Khan Address: 156 A Chowk Ala Khan Shahjahanpur UP 242001 Mr. Ishtiyak Ali S/o Mr. Sardar Mohammad Address: Mohalla Baduzai Peshwari near Dada Miya Ki Dargah, Shahjahanpur, UP 242001	Rs. 14,82,698.00 plus interest thereon at contractual rate w.e.f. 16.12.2024	Land and Building constructed at T.P. No. 115 at Chowk Ala Khan Shahjahanpur UP Pin code 242001 area admeasuring 71.47 Square meters Owned by Mr. Imran Hasan Khan S/O Mr. Matloob Hasan Khan and Mr. Zubair Hussain Khan S/O Mr. Matloob Hasan Khan and Bounded as under:- East:- House of Mrs Sayara Begum West:- House of Mrs Sayara Begum North:- C C Lane South:- House of Mr Neetu SYMBOLIC POSSESSION	Rs: 22,50,000.00 Rs: 2,25,000.00 Rs. 10,000.00
SHAMLI BRANCH				
30	1.Mr. Kiran Pal Singh Prop. of firm M/s Kiran General store Address: H.No.483, Near Gram Panchayat Shamli, Village Karaunda Hathi, Shamli, UP 247776. 2. Mr. Kiran Pal Singh S/o Shri Yattan Singh Address: H.No.483, Near Gram Panchayat Shamli, Village Karaunda Hathi, Shamli, UP 247776	Rs. 7,45,934.00/- plus interest thereon at contractual rate in the account number w.e.f. 03.07.2026	Mortgage of Residential cum commercial property Khasra No 381K, Village Karonda Hathi, Near PNB Bank Shamli UP 247776 measuring 73.25 Sq. Mtr. Owned by Mr. Kiran Pal Singh S/o Yatan Singh. North: Road 14 feet wide South: Wall 14 inches house of Mahendra East: House of Suresh West: Passage street 11 feet wide (SYMBOLIC POSSESSION)	Rs. 15,00,000/- Rs. 1,50,000/- Rs. 10,000/-
SIKANDRA AGRA BRANCH				
31	1.M/S Falak Shoe Factory Prop:- Mohd Farukh Qureshi, Plot No 19/27, Teela Ajmeri Khan Mantola,Agra-282003. Also at :R/O Plot No 22/221, Dholi Khar Agra Fort Agra -282003. 2. Mr Mohd Haroon Add: R/O Plot No 22/221, Dholi Khar Agra Fort Agra - 282003. 3. Mrs Ameena R/O Plot No 22/221, Dholi Khar Agra Fort Agra - 282003. 4. Mr Sayeed Qureshi R/O Plot No 22/221, Dholi Khar Agra Fort Agra - 282003 5. Mr Farid R/O Plot No 22/221, Dholi Khar Agra Fort Agra - 282003. 6.Mr Naseem	Rs. 28,13,213.59/- plus interest thereon at contractual rate in the account number w.e.f. 02.09.2025	Equitable Mortgage of all Parcels of Land & Building constructed at Nagar Nigam No 8/213, Bhogipura Lohamandi Ward, Agra, admeasuring 128.75 sq mtr (Owners- Mohd Farukh Qureshi, Mohd Haroon, Amina ,Sayyed Qureshi, Farid, Nasim) and bounded as follows: North: House of Noor Mohamad; East: Gali; West: House of Mohd Iqbal; South: - House of Mahesh Chand (SYMBOLIC POSSESSION)	Rs. 29,75,000/- Rs. 2,97,500/- Rs. 10,000/-

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	R/O Plot No 22/221, Dholi Khar Agra Fort Agra - 282003.			
32	1.Mrs. Shalu D/O karan Singh, Proprietor of M/S G K Traders ADD: House No. 31, Jatin Green, Dayal Bagh, Agra UP 282005 Also at: 589 Nagla Arjun Bag Semra Agra UP 283126 2.Mr. Karan Singh ADD: 589 Nagla Arjun Bag Semra Agra UP 283126	Rs. 22,62,151.00/- plus interest thereon plus interest thereon at contractual rate in the account w.e.f. 02.05.2026	Property: Equitable Mortgage of the Property situated at Unit / Shop No. 01, Ground Floor, Hanuman Nagar, Lohamandi Ward Agra UP area admeasuring 18.58 square meters owned by Mrs. Shalu D/O Mr. Karan Singh and bounded as following:- East – Unit No. 2 West – Open Sky North – Corridor & Stairs / Exit of Property South – Others property (PHYSICAL POSSESSION)	Rs. 22,60,000/- Rs. 2,26,000/- Rs. 10,000/-
Date of E- Auction: 15.09.2026 between 1.00 p.m. to 5.00 p.m with auto extension for 10 minutes in case bid is placed within last 10 minutes				

1. Nature and Object of Online Sale:

- The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
- 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 for mentioned property between 1:00 P. M. to 5: 00 p.m. with unlimited extension of 10 minutes time in case of receipt of bid in last 10 minutes.

3. Platform <https://baanknet.com> for e-auction will be provided by e auction service provider **M/s PSB alliance** having its Registered office at **Unit 1, 3rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal , Wadala east, Mumbai-400037 (contact no.-8291220220 & E-mail- support.BAANKNET@psballiance.com and psba@psballiance.com)**. The intending Bidders/Purchasers are required to participate in the e-auction process at e-auction service provider's website <https://baanknet.com> This Service Provide will also provide online demonstration/training on e-Auction on the portal.

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 e-Bikray portal <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 (may take 2-3 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global

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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 ($\geq$ 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 Name: Earnest Money ,Account No. 60371082155, Branch name: Noida Sector 62, IFSC Code – MAHB0001340**. 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.

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- 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 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/Immovable Assets:

- a. Property/Assets can be inspected on the date(s) given in the public sale notice, and on any other at the discretion of Authorised Officer. For prior appointment please contact **Mr . Umesh R Ghodke (Mob. No.- 8888825822, 8528221703, 9552758600).**
- b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the property/Assets.
- c. Bidders are bound by the principle of caveat emptor (Buyer Beware).

15. Inspection of Title Deeds:

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

16. Submission of bid forms:

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- 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 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.

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- 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.
- d. 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. 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.

22. Default of Payment:

- a. 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.
- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Bank.

23. 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. 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.

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- 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 statutory 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.

24. 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 Bank.

25. Stay/Cancellation of Sale:

In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, 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. The authorised officer can take any decision in the interest of bank.

26. 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.

27. Delivery of possession:

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

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

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- f. 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.
- 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 **concerned** 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: Noida

Date: 24.08.2026


(Umesh R Ghodke)
Chief Manager & Authorised office
Bank of Maharashtra



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