

VII. TENTATIVE SCHEDULE OF ACTIVITY

Sr. No	Tentative Activity Schedule	Day and Date
1.	Date of the Public Announcement.	Thursday, September 04, 2025
2.	Publication date of the DPS in the Newspapers	Friday, September 12, 2025
3.	Last date of filing the Draft Letter of Offer with SEBI	Friday, September 19, 2025
4.	Last date for Compelling Offer(s)	Monday, October 06, 2025
5.	Last date for receipt of comments from SEBI on the Draft Letter of Offer (in the event SEBI has not sought clarification or additional information from the Manager to the Offer)	Monday, October 13, 2025
6.	Identified Date*	Wednesday, October 15, 2025
7.	Last date for dispatch of the Letter of Offer to the Public Shareholders of the Target Company	Friday, October 24, 2025
8.	Last date for publication of the recommendations of the committee of the independent directors of the Target Company to the Public Shareholders for this Offer in the Newspapers	Wednesday, October 29, 2025
9.	Last date for upward revision of the Offer Price and/or the Offer Size	Thursday, October 30, 2025
10.	Last date of publication of opening of Offer Public Announcement in the Newspapers	Thursday, October 30, 2025
11.	Date of Commencement of Tendering Period (Offer Opening Date)	Friday, October 31, 2025
12.	Date of Closing of Tendering Period (Offer Closing Date)	Friday, November 14, 2025
13.	Last date of communicating the rejection/ acceptance and completion of payment of consideration or refund of Equity Shares to the Public Shareholders	Friday, November 28, 2025

(*) Date falling on the 10th working day prior to the commencement of the tendering period, for the purposes of determining the public shareholders of the Target Company to whom the Letter of Offer shall be sent, it is clarified that all the Public Shareholders (registered or unregistered) of the Target Company, are eligible to participate in this Offer any time during the tendering period of the Offer.

VIII. PROCEDURE FOR TENDERING THE EQUITY SHARES IN CASE OF NON-RECEIPT OF LETTER OF OFFER

3. All the Shareholders of the Target Company, except the parties to the Share Purchase Agreement including persons deemed to be acting in concert with such Parties, whether holding the Equity Shares in physical form or dematerialized form are eligible to participate in this Offer at any time during the tendering period for this Open Offer.
- Persons who have acquired newly issued shares but have not yet received the physical certificates of the Target Company on the specified date, the date of the 10th (tenth) Working Day prior to the commencement of tendering period, or unregistered owners or those who have acquired Equity Shares after the Identified Date, or those who have not received the Letter of Offer, may also participate in this Open Offer. Accidental omission to send the Letter of Offer to any person to whom the Offer is made shall not constitute a bar to such person's participation in the Offer.
- The Letter of Offer shall be sent through electronic means to those Public Shareholder(s) who have registered their email ids with the depositories and also will be dispatched through physical mode by registered post/ speed post/ courier to those Public Shareholder(s) who have not registered their email ids and to those Public Shareholder(s) who hold Equity Shares in physical form. On receipt of request from any Public Shareholder to receive a copy of Letter of Offer in physical form, the same shall be provided.

- As per the provisions of Regulation 40(1) of the SEBI (LODR) Regulations and SEBI's press release dated December 3, 2018, bearing reference no. PR 49/2018, requests for transfer of securities shall not be processed unless the securities are held in dematerialized form with a depository with effect from April 01, 2019. However, in accordance with the SEBI Master Circular No. SEBI/HO/CFD/PoD-1/P/CIR/2023/31 dated February 16, 2023, shareholders holding securities in physical form are allowed to tender shares in an Open Offer. Such tendering shall be as per the provisions of the SEBI (SAST) Regulations. Accordingly, Public Shareholders holding Equity Shares in physical form as well are eligible to tender their Equity Shares in this Open Offer as per the provisions of the SEBI (SAST) Regulations.
5. In the event that the number of Equity Shares validly tendered by the Public Shareholders under this Offer is more than the number of Equity Shares agreed to be acquired in this Offer, the Acquirers shall accept those Equity Shares validly tendered by such Public Shareholders on a proportionate basis in consultation with the Manager to the Offer.
6. The Open Offer will be implemented by the Acquirers through stock exchange mechanism made available by BSE in the form of separate window (**"Acquisition Window"**) as provided under the SEBI (SAST) Regulations and SEBI circular CR/CFD/POLICYCELL/2015 dated April 13, 2015, SEBI circular CFD/CR2/CIR/PoD/2016/131 dated December 09, 2016 and SEBI circular SEBI/HO/CFD/DCRII/CR/PoD/2021/615 dated August 13, 2021.
7. The shares of the Target Company are listed at BSE and CSE. The Acquirers intend to use the Acquisition Window Platform of BSE for the purpose of this offer and for the same BSE shall be the designated stock exchange for the purpose of tendering Equity Shares in the Open Offer. Further, Separate Acquisition Window will be provided by the BSE to facilitate placing of sell orders. The Selling Broker can enter orders for demat shares as well as physical shares.
8. The Acquirers have appointed Nikunj Stock Brokers Limited (**"Buying Broker"**) as the registered broker for this Offer, through whom the purchases and the settlement of the Offer shall be made. The contact details of the Buying Broker are as mentioned below:
- | | |
|------------------------------|--|
| Name | Nikunj Stock Brokers Limited |
| CIN | U74899DL1994PLC060413 |
| Address | A-92, Ground Floor, Left Portion, Kamla Nagar, New Delhi-110007 |
| Contact Number | 011- 47030017 / 8700240043 |
| E-mail Address | complianceofficer@nikunjonline.com |
| Contact Person | Mr. Pramod Kumar Sultania |
| Website | www.nikunjonline.com |
| SEBI Registration No. | IN20001169335 |
9. Public Shareholders who desire to tender their Equity Shares under the Open Offer would have to intimate their respective stock brokers (**"Selling Broker"**) within the normal trading hours of the secondary market, during the Tendering Period.
10. Upon finalization of the entitlement, only accepted quantity of equity shares will be debited from the demat account of the concerned Public Shareholder.
11. The process of tendering Equity Shares by the Public Shareholders holding demat and physical equity shares will be separately enumerated in the Letter of Offer and would be available on the website of SEBI at www.sebi.gov.in and on website of Manager to the Offer at www.bonzanzonline.com.

Name	Nikunj Stock Brokers Limited
CIN	U74899DL1994PLC060413
Address	A-92, Ground Floor, Left Portion, Kamla Nagar, New Delhi-110007
Contact Number	011- 47030017 / 8700240043
E-mail Address	complianceofficer@nikunjonline.com
Contact Person	Mr. Pramod Kumar Sultania
Website	www.nikunjonline.com
SEBI Registration No.	IN2000169335

IX. THE DETAILED PROCEDURE FOR TENDERING THE EQUITY SHARES IN THE OFFER WILL BE AVAILABLE IN THE LETTER OF OFFER THAT WOULD BE MAILED OR COURIERED TO THE PUBLIC SHAREHOLDERS OF THE TARGET COMPANY AS ON THE IDENTIFIED DATE. KINDLY READ IT CAREFULLY BEFORE TENDERING THE EQUITY SHARES IN THIS OFFER. EQUITY SHARES ONCE TENDERED IN THE OFFER CANNOT BE WITHDRAWN BY THE PUBLIC SHAREHOLDERS.

X. OTHER INFORMATION

1. All the information pertaining to the Target Company and/or the Sellers in the Public Announcement and the Detailed Public Statement has been obtained from publicly available sources or provided by the Target Company and/or the Sellers, as the case may be, and the accuracy thereof has not been independently verified by the Acquirers or the Manager to the Offer. The Acquirers and the Manager to the Offer do not accept any responsibility with respect to such information relating to the Target Company and/or the Sellers.
2. The Acquirers, jointly and severally, accept full responsibility for the information contained in the Detailed Public Statement (other than such information as has been obtained from public sources or provided by the Target Company and/or the Sellers) and also accept responsibility of their obligations laid down in the SEBI (SAST) Regulations.
3. The Acquirers have appointed Pura Sharecity (India) Private Limited (CIN No:U67120MH1993PTC074079), as the Registrar to the Offer, having their office located at Unit No.9, Ground Floor, Shiv Sakshi Industrial Estate, J. R. Boricha Marg, Near Lodha Excelus, Lower Panel (East), Mumbai, Maharashtra 400011. **Contact Person:** Ms. Deepali Dhuri, Tel: 91 022 4961 4131, Email: support@purasshare.com and Website: www.purasshare.com
4. The Acquirers and the Target Company have not been prohibited by SEBI from dealing in the securities under directions issued pursuant to Section 11B or under any other regulations made under the SEBI Act.
5. Pursuant to Regulation 12 of the SEBI (SAST) Regulations, the Acquirers have appointed Bonanza Portfolio Limited as the Manager to the Offer.
6. A copy of the PA is available and this DPS is expected to be available and accessible on the websites of SEBI at www.sebi.gov.in, BSE at www.bseindia.com and Bonanza Portfolio Limited (Manager to the Offer) at www.bonanzaonline.com.
7. In this DPS, all references to Rs., ₹ are references to the Indian Rupees
8. In this DPS, any discrepancy in any amounts as a result of multiplication and/or totaling is due to rounding off

ISSUED BY THE MANAGER TO THE OPEN OFFER

BONANZA PORTFOLIO LIMITED
CIN: U65991DL1993PLC052280
Bonanza House, Plot No. M-2, Cama Industrial Estate, Walihbat Road, behind The Hub,
Goregaon (East), Mumbai - 400 063.
Contact Person: Ms. Swati Agrawal/ Mr. Abhay Bansal
Tel No.: +91 22 68363773/+91 11 40748709
Email: swati.agrawal@bonanzaonline.com/ abhay.bansal@bonanzaonline.com
Investor Grievance Email: mbargrievance@bonanzaonline.com
SEBI Registration No.: INM000012306

For and on behalf of the Acquirer,
Sd/-
Mr. Amit Jain Mr. Hanish Jain

Place : Mumbai
Date: September 11, 2025



Bank of Maharashtra

भारत सरकार का उद्यम एक परिवार एक बैंक

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

E-Auction Notice

PUBLIC NOTICE FOR SALE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the borrower/s and Guarantor/s that the below described immovable properties mortgaged/charged to the Bank of Maharashtra, the possession of which have been taken by the Authorised Officer of Bank of Maharashtra, will be sold on **"As is where is", "As is what is", & "Whatever there is" & "WITHOUT RECOURSE BASIS"** for recovery of the balance due to the Bank of Maharashtra from the Borrower (s) and Guarantor(s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit Date of E-Auction are also given as under-

Date & Time of e-Auction	29.09.2025 From 01:00 PM to 04:00 PM	with auto extension for 5 minutes
Last Date & Time for submission of Bid Application/KYC Documents/Proof of EMD etc- 29.09.2025		

Sr. No.	Name & Address of Borrower/Guarantor	Outstanding Dues for Recovery of which Property are being sold	Description of properties	Possession Type	Reserve Price EMD Amount Bid Increase Amount	Sr. No.	Name & Address of Borrower/Guarantor	Outstanding Dues for Recovery of which Property are being sold	Description of properties	Possession Type	Reserve Price EMD Amount Bid Increase Amount
Branch-Asset Recovery Branch (ARB), Lucknow, E-Auction Date-29.09.2025						Branch-Asset Recovery Branch (ARB), Lucknow, E-Auction Date-29.09.2025					
1.	1. M/s Shiva Agency. Prop Shiv Shankar Gupta S/o Mr Radhy Shyam, R/o Village Mubarakpur Post Jagdishpur Dist Amethi 227809 2. Sh. Shiv Shankar Gupta S/o Mr Radhy Shyam, R/o Village Mubarakpur Post Jagdishpur Dist Amethi 227809	Rs.20,48,116/- plus interest @ contractual rate, costs, charges and expenses thereon from 28.02.2022	Lot No. 1) Equitable Mortgage of Plot No-Khasra no 826 Village Maraucha Tetarpur Pergana Jagdishpur Tehsil Musafirkhana Dist. Amethi (Owner: Mr Shiv Shankar Gupta). Boundaries-North:60 ft wide road, South: Property of Ram Saran, East:Opened plot of Jitendra Dubey West:Open plot of Awdhesh Dubey	Symbolic	Rs. 30,00,000/- Rs. 3,00,000/- Rs. 20,000/-	7.	1) Mrs Jiji Vijyan, 1/60 Ruchi Khand II, Sharda Nagar, Lucknow 226002. 2) Mr Bijesh Vijyan, 1/60 Ruchi Khand II, Sharda Nagar, Lucknow 226002	Rs. 70,12,228/- plus interest @ contractual rate, costs, charges and expenses thereon from 01.08.2023	Lot No. 8) Property at Minjumla Khasra no 333 Situated at Village Kasimpur Pakri Ward Hind Nagar Tehsil Sarojini Nagar Dist Lucknow., Area Admeasuring: 1600 Sq Ft, Boundaries:-East: Nala Badhu Road 28 Feet Wide, West: Remaining Part of Seller's Land, North : Proposed Post Office, South: 22 Feet Wide Road	Symbolic	Rs. 45,00,000/- Rs. 4,50,000/- Rs. 20,000/-
2.	1. M/S Maa Bhavani Enterprises (Borrower), Prop. Satosh Kumar Chand s/o Mr Akshaibhar Chand, a) House No. 509/114C, Shyam Lal Ki Baghiya, Old Hyderabad, Lucknow 226007, b) Narrey Bujurg, Rajgarh Basgaon, Gorakhpur 273403 2. Mrs. Asha Singh w/o Ajay Kumar Singh (Guarantor), House No. 509/114C, Shyam Lal Ki Baghiya, Old Hyderabad, Lucknow 226007	Rs. 41,88,410/- plus interest @contractual rate, costs, charges and expenses thereon from 21.01.2022	Lot No. 2) Equitable Mortgage of House No. 509/114-C, Shyam Lal Ki Baghiya, Old Hyderabad, Lucknow, Area admeasuring 167.34 Sq. Mtr (Owner Mrs Asha Singh), Boundaries-North: House of Tej Bahadue Singh, South: House of SK Singh, East: 15 Feet Road, West: House of Mr Dubey	Symbolic	Rs. 80,00,000/- Rs. 8,00,000/- Rs. 20,000/-	8.	M/S Modanwal Enterprises, Prop. Mr. Harsh Kumar Modanwal S/o Shri Santosh Kumar Modanwal, a) 6/32,Rajani Khand, Sharda Nagar, Lucknow-226002, b) UGF 19 & 20, Ashirwad Plaza, Ram Ram Bank Chauraha, Lucknow-226021, c) C-66, 60 Feet Road, Jankipuram Extension, Saraswati Puram,Lucknow-226021	Rs. 1,20,79,546.26 plus interest @ contractual rate, costs, charges and expenses thereon from 22.07.2024.	Lot No.9) Equitable mortgage of UGF 19 & 20 Ashirwad Plaza Ram Ram Bank Chauraha,Lucknow, admeasuring 27.881 sq mtr, owned by Mr. Harsh Kumar Modanwal. Boundaries:-North: Shop No 21, South: Gallery, East: Shop No 17/18, West: Gallery 6	Symbolic	Rs. 90,00,000/- Rs. 9,00,000/- Rs. 20,000/-
Branch-Raibareilly, E-Auction Date-29.09.2025						Branch-Raibareilly, E-Auction Date-29.09.2025					
3.	1) M/s RGS Traders (Prop. Mr. Radheshyam Chaudhary S/o Ram Laut) Village Gotwa, Post Katya, Basti, Distt. Basti, UP 272302 2) Mr. Ram Laut S/o Bekaru Chaudhary, Village Gotwa Post Katya Dist Basti UP 272302 3) Mr Ghanshyam Verma S/o Ram Laut, Village Gotwa, Post Katya, Dist Basti UP 272302 4) Mr Shiv Shyam Chaudhary S/o Ram Laut, Village Gotwa, Post Katya, Dist Basti UP 272302	Rs. 1,60,39,349.62 plus interest @ contractual rate, costs, charges and expenses thereon from 01.05.2023	Lot No. 3) All those pieces & parcel there being and lying at Plot No 231, area 0.200 Hect and plot no 231 area 0.122 Hect, land situated at Revenue Village Gotwa, Tappa Ganeshpur Pergana Nagar, Poorab Tehsil Basti Distt. Basti, Area Admeasuring: 0.322 Hect. Boundaries-East: Remaining Portion of Plot No. 231 in the name of Nain Ram Laut, West: Tower of Idea Cell Phone and Land of Ram and others, North: Chak Road Plot No 229 Haneef, South: Agricultural Plot of Abdul Kalam S/o Abdul and Others	Symbolic	Rs.2,20,00,000/- Rs. 22,00,000/- Rs. 20,000/-	9.	KING GYM, Prop- Mr Shiva Chaudhary S/o Shri Dashrath Chaudhary, 711/19, Chaudhary Complex, Cutcheri Road, near Degree Chauraha, Raibareilly 229001	Rs. 36,20,762/- plus interest @ contractual rate, costs, charges and expenses thereon from 01.06.2018	Lot No. 10) i) Gata No 637 Mi & 638, Ahmadpur Nazool (Kutchery Road), Dist Raebareilly, Admeasuring Area: 42.00 Sqr Mtr, Boundaries:-East: Naya Purwa to Ghosiyana Road, West: House of Dheeraj Singh and Others, North: Land Purchaser, South: Kutchery Road ii) Gata No 637, Ahmadpur Nazool (Naya Purwa), Dist Raebareilly, Admeasuring Area: 113.817 Sqr Mtr, Boundaries:-East: Road Naya Purwa, West: Land of Seller, North: Land of Seller, South: Shop of Seller	Symbolic	Rs. 27,00,000/- Rs. 2,70,000/- Rs. 20,000/-
4.	1. Mr. Vipul Agrawal S/o Late Mr. Naresh Chandra Agrawal, Address 1: 513, Bada Bazar, Tehsil- Shikohabad, Dist. Firozabad, Address 2: House No. 19/6, Babboo Ji Ki Jeen (Raniwala Compound) Near LIC Building Agra Gate, Firozabad 2. Mrs. Deepali Agrawal w/o Mr. Vipul agrawal, Address 1: 513, Bada Bazar, Tehsil- Shikohabad, Dist. Firozabad, Address 2: House No. 19/6, Babboo Ji Ki Jeen (Raniwala Compound) Near LIC Building Agra Gate, Firozabad 3. All legal heirs of Mr. Naresh Chandra Agrawal (Deceased) S/o Late Mr. Laxmi Narain Agrawal 4. Mrs. Santosh Agrawal w/o Mr. Naresh Chandra Agrawal, Address 1: 513, Bada Bazar, Tehsil- Shikohabad, Dist. Firozabad Address 2: House No. 19/6, Babboo Ji Ki Jeen (Raniwala Compound) Near LIC Building Agra Gate, Firozabad	Rs. 44,97,770/- plus interest @ contractual rate, costs, charges and expenses thereon from 01.07.2022	Lot No. 4) All those pieces & parcel there being and lying at House No. 19/6, Babbu Ji Ki Jeen, Raniwala Compound, Near LIC Building area Gate, Firozabad, UP, area admeasuring 322.81 Sq. Mtr. Boundaries:-East:Property of Sudhir Raniwala, West: 15 Ft Wide Road, North: Property of Manu Agrawal, South: Property of Sunita Jain	Symbolic	Rs.1,35,00,000/- Rs. 13,50,000/- Rs. 20,000/-	10.	1) M/s Bhavya Suppliers & Infrawing Pvt. Ltd., L-1/35, Vinit Khand, Gomti Nagar, Lucknow 226010 2) Mr Harsh Vardhan Singh, L-1/35, Vinit Khand, Gomti Nagar, Lucknow 226010 3) Mrs Nishi Singh, L-1/35, Vinit Khand, Gomti Nagar, Lucknow 226010	Rs. 48,20,361/- plus interest @ contractual rate, costs, charges and expenses thereon from 31.01.2024	Lot No. 11) House Property build and situated on Khasra No. 1189, 1190, 1192, 1204, 1205, 1206, 1208, 1209, 1210, 1211, 1212, 1213 & 1411 Ka Minjumla situated at Vill. Auragabad Jageer, Ward Raja Bijli Pasi, Teh. Sarojaninagar, Distt. Lucknow, area admeasuring 109.20 Sq. Mtr, Owner- M/s Bhavya Suppliers & Infraeing Pvt. Ltd., Boundaries-East: House of Others, West: Road, South: Plot Of Others, North: Plot Of Others	Symbolic	Rs. 50,00,000/- Rs. 5,00,000/- Rs. 20,000/-
Branch-Vikas Nagar, Lucknow, E-Auction Date-29.09.2025						Branch-Vikas Nagar, Lucknow, E-Auction Date-29.09.2025					
5.	1) M/S Royal Industries (Prop- Parvez Ahmad Khan), a) J-17/162 A/K-1, Sakkar Talab, PS Jaitpura, Alaiapur, Teh & Dist Varanasi 221002, b) S-17/78C, Nadeshar, Varanasi 221002 2) Mr Shakeel Ahmad, S-8/37, Khajuri, Jail Quarter, PS Kainta, Varanasi 221002 3) Mr Deepak Kumar Verma s/o Ashok Kumar Verma, D56/39, A-E, Meer Bagh, Aurangabad, Varanasi 221002	Rs. 55,80,236/- plus interest @ contractual rate, costs, charges and expenses thereon from 04.01.2016	Lot No. 5) House No. J 17/162, A- Ka- 1, Mohalla Sakar talab, Ward jaitpura, Alaiapur, Pergana Dehat Amanat, Varanasi, Area 796.00 Sq. Ft. (Owner- Parvez Khan), Boundaries:-North: Rasta 12 Feet, South: Kabristan, East : Idgah, West: Part of House Lot No. 6) 2) Housing Property situated at Arazi No. 763/2, Jaitpura, Alaiapur, Varanasi, area admeasuring 1311.00 Sq. Ft., (Owner- Parvez Khan), Boundaries:-North: Rasta 12 Feet, South: Gali, East: Lane, West: House of Pyare Maulana	Symbolic	Rs. 20,00,000/- Rs. 2,00,000/- Rs. 20,000/-	11.	1) M/s Best Bazar (Prop. Sh. Aqueel Ahmed Khan S/o Maqbool Ahmed Khan), Shop No UGP 132, Priyam Crossing Plaza, Ratan Khand Sharda Naagr, Lucknow UP 226012. 2) Sh Aqueel Ahmed Khan S/o Sh Maqbool Ahmed Khan,Shop No UGP 132, Priyam Crossing Plaza, Ratan Khand Sharda Naagr, Lucknow UP 226012	Rs. 12,39,778/- plus interest @contractual rate, costs, charges and expenses thereon from 13.12.2022	Lot No.12) Shop No B, Lower Ground Floor, Priyam Plaza, Vill Sharda Naagr, Lucknow Surevey No CP 2/1, Admeasuring Area: 88.65 Sq Ft, Boundaries:-East-Stairs, West:Gallery, North-Stairs, South-Rasta/Gallery	Symbolic	Rs. 9,00,000/- Rs. 90,000/- Rs. 20,000/-
Branch-Kanpur Main Branch, E-Auction Date-29.09.2025						Branch-Kanpur Main Branch, E-Auction Date-29.09.2025					
12.	1) M/s Raze International, Mr. Kushal Krishna Sahu, C-55 Industrial Area Rooma Textile Zone Kanpur Nagar 208008 (Partner) Mrs. Geeta Sahu C-55 Industrial Area Rooma Textile Zone Kanpur Nagar 208008 (Partner) 2.Mr. Kushal Krishna Sahu Flat No. 302 Sudarland House 15/8A Civil Lines Kanpur 208001 (Guarantor) 3.Mrs. Geeta Sahu, Flat No. 302 Sudarland House 15/8A Civil Lines Kanpur 208001 (Guarantor)	Rs. . 4,22,20,724/- plus interest @ contractual rate, costs, charges and expenses thereon from 26.02.2024	Lot No.13) Plot No. C-55, Industrial Area Rooma Kanpur Nagar UP 208005, Area Admeasuring: 2126.79 Sq Mtr, Boundaries:-North-Plot No. C-54, South- 24 Meter Wide Road No 21, East-18 Meter Wide Road No 6, West-Open Land & Plot No B-10 Lot No.14) Flat No P-2/F-8/2, Block-P-2 On 8th Floor Premises No 16/16, Civil Lines Padam Apartment Kanpur Nagar UP 208001, Area Admeasuring: 54.52 Sq Mtr, Boundaries :-East- Entrance Road 6 Meter Wide Road, West- Open Space There After Premses No 16/15, North- Flat No P-2/F-8/3, South-Flat No P-2/F-8/1	Symbolic	Rs. 3,88,00,000/- Rs. 38,80,000/- Rs. 20,000/-	13.	1) Shri Vishal S/o Hariom, Ward No. 21 Lokman Kaimgan, Farrukhabad (Borrower) 2) Shri Vikas Gupta S/o Hariom, Ward No. 21 Lokman Kaimgan, Farrukhabad (Co-Borrower) 3) Mrs. Manorama W/o Hariom, Ward No. 21 Lokman Kaimgan, Farrukhabad (Guarantor)	Rs. 2,36,884/- plus interest @contractual rate, costs, charges and expenses thereon from 21.08.2023	Lot No.15) Residential House situated at Mohalla Lokman Kaimganj Tehsil Kaimganj Farrukhabad, Area- 29.02 Sq Mtr, Boundaries:-East-Gali, West-Nagar Palika Gali North-House of Ram Bharoze, South-Nagar Palika Gali	Symbolic	Rs. 15,00,000/- Rs. 1,50,000/- Rs. 20,000/-

NOTE: DETAILS OF INCUMBRANCE /CHARGES ON PROPERTY-NO INCUMBRANCE/CHARGES IN KNOWLEDGE OF AUTHORISED OFFICER FOR ALL ABOVE PROPERTIES.

- THIS IS SUBJECT TO THE TERMS AND CONDITIONS SPECIFIED IN THE PRESCRIBED TENDER FORM and in on "As is where is", "As is what is", and "Whatever there is" & "WITHOUT RECOURSE BASIS"
1. The sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.
 2. The auction sale will be On-line E-Auction/Bidding through website <https://baanknet.com> on above mentioned date for mentioned above between 01:00 PM to 04:00 PM, with unlimited extension of 5 minutes time in case of receipt of bid in last 5 minutes. Bidders shall improve their offers in multiple of mentioned above during online bidding of the property.
 3. Last date for On-Line Bid submission of KYC documents with EMD amount by the Bidder for the above mentioned date.
 4. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction from <https://baanknet.com>
 5. The intending Bidders/Purchasers are requested to register on portal <https://baanknet.com> using their mobile number and email id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global Wallet. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.
 6. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through only one mode i.e. NEFT (After generation of Challan from <https://baanknet.com> in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders not depositing the required EMD online, will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
 7. Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. Bidder's Global Wallet should have sufficient balance (>= EMD amount) at the time of bidding.
 8. It is the responsibility of intending bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
 9. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider (<https://baanknet.com>). Details of which are available on the e-auction portal.
 10. In case of finalization of e-auction by the Authorised Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider).
 11. The secured asset will not be sold below reserve price.
 12. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited on the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of auction in the account of the Authorised Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: **Account No. 60441918056, Name of the A/c SARFAESI AUCTION ACCOUNT, IFSC CODE: MAHB0001281, Bank of Maharashtra, Vikas Nagar Branch, Lucknow Main Branch.** In case of failure to deposit the amounts as per above within the stipulated time, the amount deposited by successful bidder will be forfeited to Bank and Authorised Officer shall have the liberty to conduct fresh auction/sale of the property & the defaulting bidder shall not have claim over the forfeited amount and property as per provision SARFAESI Act, 2002

13. Caution to bidders:
a. To the best of knowledge and information of the Authorised Officers, there are no Known encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any claims/ rights/ dues.

c. Bidders are advised/cautioned to verify the concerned Revenue Records/other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.

f. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises. The Authorised Officer reserve the right to Cancel/Withdraw the E-Auction at any stage without assigning any reason.

T4. The outsiders are advised to go through the final detailed terms and conditions of the sale, please refer to the link: <https://bankbimmandarashtra.in/proposal.asp> - provided on the Bank's website and also at <https://bankbimmandarashtra.in/proposal.asp>. E-vikray-6291202202 OR Contact us at Chief Manager, Recovery, Bank of Maharashtra, Zonal Office, 1st Floor, Uttar Pradesh Sugar Corporation Limited, Vipin Khanda, Gomti Nagar, Lucknow-226010, Dharendra Kumar (Mob.-7738340176), Mr. Manoj Singh (Mob.-9873894606).

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

Date: 12.09.2025

Date: 12.09.2025 Place : Lucknow Authorised Officer, Bank of Maharashtra, Lucknow Zone

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