



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

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

Date & Time of e-Auction for Lot No. 1 to 23	30.01.2026 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- 30.01.2026
Date & Time of e-Auction for Lot No. 24 to 25	17.02.2026 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- 17.02.2026

Sr. No.	Name & Address of Borrower/Guarantor	Outstanding Dues for Recovery of which Property are being sold	Description of properties	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	Reserve Price EMD Amount Bid Increase Amount
Branch-Asset Recovery Branch (ARB), Lucknow, E-Auction Date-30.01.2026									
1.	M/s PMV Beverages, (Proprietor- Mrs. Vandana Khare W/o Mr. Praveen Khare) (Borrower), 1) Plot No. G-36, Phase 1, UPSIDC, Shandela, Hardoi 241204, 2) 620, Eldeco Udyan II Sector 2 Raebareilly Road, Raksha Khand, Lucknow 226014, 3) 73A, Sahid Nagar City, Opp. B.R. Ambedkar University, Lucknow-226025	Rs. 2,46,41,523/- plus interest @contractual rate, costs, charges and expenses thereon from 05.06.2018	Lot No.1) All pieces and parcels of land & building situated at plot at Arazi No-550, Mauza Jungle Salikram, Tappa-Khutahan, Pargana- Haveli, The- Sadar, Dist- Gorakhpur. Admeasuring Area 849.99 Sq. Meter.(Owner: Mr. Dilip Chand S/o Mr. Awadh Narayan Chand), Boundaries:-East: Land of Shriram Singh, West: Land of Ashish, North: Land of Shamsher Singh, South: Road	Rs. 1,00,00,000/- Rs. 10,00,000/- Rs. 20,00,000/-	11.	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.14) 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.15) Plot 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 Premises No 16/15, North- Flat No P-2/F-8/3, South-Flat No P-2/F-8/1	Rs. 3,90,00,000/- Rs. 39,00,000/- Rs. 20,00,000/- Rs. 80,00,000/- Rs. 8,00,000/- Rs. 20,00,000/-
2.	M/s Pearl Computer (Prop. Mr. Abhishek Singh), Shop No 237, 238 LGF, Bladev Plaza Golghar, Gorakhpur 273001	Rs.1,02,29,520/- plus interest @contractual rate, costs, charges and expenses thereon from 26.03.2021	Lot No.2) All those pieces and parcels of Shop Number GF 238, Ground Floor, Baldev Plaza, Golghar, Gorakhpur.	Rs. 65,00,000/- Rs. 6,50,000/- Rs. 20,00,000/-	12.	1. M/s Muntaha Foods Pvt Ltd (Borrower), A) Khasra No 98Sa, Farrukhabad, Raitha Road, Bakshi Ka Talab, Sitapur Road, Lucknow - 226201, B) Regd. Off. 1-C La Place, Shahnajaf Road, Hazratganj, Lucknow-226001 2. Mr. Fareed Siddiqui S/o Mr Mohd Shareef (Director/ Guarantor) R/o 266, Nijampur, Malhaur, Chinnhat, Lucknow-226028 3. Ms. Uroosa Asif W/o Mr. Mohd Asif, (Director/ Guarantor) R/o 1-C La Place, Shahnajaf Road, Hazratganj, Lucknow-226001 4. Mr. Mohd. Asif S/o Late Sh. Abdul Asif Quraishi (Guarantor) R/o 1-C La Place, Shahnajaf Road, Hazratganj, Lucknow-226001 5. Ms. Ishrat Jahan W/o Mr. Mohd Shareef (Guarantor/ Mortgage) R/o Village Nizampur, Malhaur, Lucknow-226028 6. Mohd Shareef S/o Mr. Abdul Aziz (Guarantor/ Mortgage) R/o House No M 2/84, Vinay Khand, Gomti Nagar, Lucknow 226010	Rs. 4,44,41,311/- plus interest @contractual rate, costs, charges and expenses thereon from 28.02.2024	Lot No.16) Property At Land part of Gata no 98Sa Village Farrukhabad, Bakshi Ka Talab, Lucknow, in name of Muntaha foods, Pvt. Ltd., Area- 2530 sq.mtrs., Boundaries:-North: Vacant land of Mr Agarwal, South: Road, East: Road, West: Link road raitha to farukhabad Lot No.17) Property Land part of Gata no 96Sa & 98 Sa Village Farrukhabad, Bakshi Ka Talab, Lucknow, in name of Mr. Fareed Siddiqui, Area- 2530 sq. mtrs., Boundaries:-North: Land of owner, South: Link road raitha to farukhabad and khet of Mohle there after factory premises, East: Nala then land of other, West: House of other and land of owner Lot No.18) Plot No. 7 part of khasra No. 51, Village Chak Malhauri, Chinnhat, Lucknow, in name of Ms Ishrat Jahan w/o Mr Shareef, Area- 278.81 Sq.Mtr., Boundaries:-North: Plot no 6, South: House of Mishra ji, East: 24 ft wide road, West: Property of owner husband Mohd Shareef than after road Lot No.19) Plot No. 141A Part of Khasra No.184, Rasoolpur Sadat, Mahona, Bakshi ka Talab, Lucknow, in name of Mr Mohd Shareef S/o Mr Abdul Aziz, admeasuring 5000 sq. fts., Boundaries:-North: 25 ft wide road, South: House of Mr Taufeeq Plumber, East: Rasta, West: Plot of others Lot No.20) Plot No. 19 khasra No. 103/2 ka M on Bani to Mohanlalganj Road, Village Khaswara, Bijnaur, Lucknow, in name of Mr Mohd Shareef s/o Mr Abdul Aziz, admeasuring 10000 sq. fts., Boundaries:-North: 25 ft wide road, South:Mohanlalganj to Bani Kanpur road, East: Plot no 20 & 21 deep dhaba, West: 25 ft wide road Lot No.21) Plot No. 104A Part of Khasra No. 184 ka Min. Rasoolpur Sadat, Mahona, Bakshi ka Talab, Lucknow, in name of Mr Fareed Siddiqui S/o Mohd Shareef, Area-464 Sq. Mtr. Boundaries:-North: Vacant land, South: 25 ft wide road, East: Vacant land then rasta, West: Semi finished house of Mr Mohd Anees	Rs. 1,70,00,000/- Rs. 17,00,000/- Rs. 20,00,000/- Rs. 75,00,000/- Rs. 7,50,000/- Rs. 20,00,000/- Rs. 36,00,000/- Rs. 3,60,000/- Rs. 20,00,000/- Rs. 1,25,00,000/- Rs. 12,50,000/- Rs. 20,00,000/- Rs. 32,00,000/- Rs. 3,20,000/- Rs. 20,00,000/-
Branch-Lucknow Main Branch, E-Auction Date-30.01.2026									
3.	1. M/s Madhesia Traders (Through its Proprietor Mr Raghuvver Kumar), 97, Dharmshala Road, Nr Ashuram Chowk, Gorakhpur-273001 2. Mr Raghuvver Kumar, 3. Mr Shankar Kumar Both At- 101B, Ashok Nagar, Basaratpur, Gorakhpur-273001	Rs. 21,07,750/- plus interest @contractual rate, costs, charges and expenses thereon from 04.08.2022	Lot No.3) Mortgage of building & land situated at Arazi No 818, H.No. 101 B, Ashok Nagar, Basaratpur, Gorakhpur-273001 Area Adm 740 Sq Ft	Rs. 42,00,000/- Rs. 4,20,000/- Rs. 20,00,000/-	13.	1) M/s Shri Om Rice Mil (Prop Pramod Kumar S/o Malti Prasad) Baryarpur, Post-Baghaura, Pergana Pratapgani, Tehsil-Nawabganj, Distt-Barabanki - 225412 (Borrower) 2) Shri Arvind Kumar S/o Malti Prasad, Baryarpur, Post-Baghaura, Pergana Pratapgani, Tehsil-Nawabganj, Distt-Barabanki-225412 (Guarantor) 3) Smt. Savitri alias Shivrani Devi W/o Late Rajendra Prasad, Baryarpur, Post-Baghaura, Pergana Pratapgani, Tehsil-Nawabganj, Distt-Barabanki-225412 (Guarantor) 4) Shri Manoj Kumar S/o Late Rajendra Prasad, Baryarpur, Post-Baghaura, Pergana Pratapgani, Tehsil Nawabganj, Distt-Barabanki-225412 (Guarantor)	Rs. 9,21,399.79 plus interest @contractual rate, costs, charges and expenses thereon from 02.12.2023	Lot No.22) All those pieces & parcel of property with construction & fixture there being & lying at Vill Baryar Pur Mazrae-Baghaura, Pergana Pratapgani, Tehsil-Nawabganj, Distt. Barabanki at Khasra No 639, Area Admeasuring: 1.20 Bigha, Boundaries:-East-House of Vishal Verma, West-Land of owners, North-House of Chandrika Prasad, South-Rasta	Rs. 50,00,000/- Rs. 5,00,000/- Rs. 20,00,000/-
4.	1) Mrs Jiji Vijayan, 1/60 Ruchi Khand II, Sharda Nagar, Lucknow 226002 2) Mr Bijesh Vijayan, 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.4) Property at Nijumlia 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 Ft. Wide, West: Remaining Part of Seller's Land, North : Proposed Post Office, South: 22 Feet Wide Road	Rs. 45,00,000/- Rs. 4,50,000/- Rs. 20,00,000/-	14.	1) Mr Asit Kumar S/o Shiv Shankar, Vill. Usrai, Post Saifai, Distt. Etawa, Uttar Pradesh (Borrower) 2. Smt. Muneesha Yadav W/o Sh Mr Asit Kumar, Vill. Usrai, Post Saifai, Distt. Etawa, Uttar Pradesh (Co-Borrower)	Rs. 15,62,693/- plus interest @contractual rate, costs, charges and expenses thereon from 21.02.2023	Lot No.23) Plot No. 14, Part of Khata No. 131 Min at Vill Sarasawan Near Omaxe City Adjoining of Lucknow Cantt. Sultanpur Road Lucknow, Admeasuring Area: 950.00 Sq. Ft. Boundaries:-East-Plot No. 15, West- Plot No. 13, North- 20 Ft Wide Road, South- 12 Ft Wide Road	Rs. 42,00,000/- Rs. 4,20,000/- Rs. 20,00,000/-
5.	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 Distt 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.5) 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 Gola, Tappa Ganeshpur Pargana 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: Agricutural Plot of Abdul Kalam S/o Abdul and Others	Rs. 2,25,00,000/- Rs. 22,50,000/- Rs. 20,00,000/-	Branch-Sarabanki, E-Auction Date-30.01.2026				
6.	Borrower:1) M/s Paradise Technosoft Pvt Ltd, Add: Block No.51 Anupam Plaza lind (Basement) Sanjay Palace Agra 282002 2) Rakhi Jain w/o Neelish Jain, Add: B-88 Trans Yamuna Colony Agra Phase -1 Kuberpur Agra U.P. 282006 3) Manju Jain W/o Kamlesh Kumar Jain, Add: B-88 Trans Yamuna Colony Agra Phase -1 Kuberpur Agra U.P.-282006 4) Kamlesh Kumar Jain S/o Shri Lakhmi Chandra Jain, Add-1) 48/1, Gher Khokhal, Firozabad-283203, Add-2) House No. 106 Makhnial Plaza, Putariya Mahal, Gali Bhai, Chhatta Ward, Agra-282004 5) Dimple Jain D/o Late. Kamlesh Kumar Jain, Add-1) 48/1, Gher Khokhal, Firozabad-283203, Add-2) House No. 106 Makhnial Plaza, Putariya Mahai, Gali Bhai, Chhatta Ward, Agra-282004 Guarantor:-1) Rakhi Jain w/o Neelish Jain, B-88 Trans Yamuna Colony Agra Phase -1 Kuberpur Agra U.P.-282006 2) Manju Jain W/o Kamlesh Kumar Jain, Add: B-88 Trans Yamuna Colony Agra Phase -1 Kuberpur Agra U.P.-282006 3) Kamlesh Kumar Jain S/o Shri Lakhmi Chandra Jain, Add-1) 48/1, Gher Khokhal, Firozabad-283203, Add-2) House No. 106 Makhnial Plaza, Putariya Mahai, Gali Bhai, Chhatta Ward, Agra-282004 4) Dimple Jain d/o Late. Kamlesh Kumar Jain, Add-1) 48/1, Gher Khokhal, Firozabad-283203, Add-2) House No. 106 Makhnial Plaza, Putariya Mahai, Gali Bhai, Chhatta Ward, Agra-282004	Rs. 78,81,518/- plus interest @contractual rate, costs, charges and expenses thereon	Lot No.6) 1) Equitable mortgage of commercial complex situated at Unit No. B-12, Basement Block No. 51/1-5 Anupam Plaza II, Hari Parwat Ward, Sanjay Place, commercial complex, Agra in the name of Smt. Manju Jain w/o Late Shri Kamlesh Kumar Jain, admeasuring 28.39 sq. mtrs Lot No.7) 2) Equitable mortgage of commercial complex situated at Unit No. B-10, Basement Block No. 51/1-5 Anupam Plaza II, Mauza Laskar Pur, Sanjay Place, commercial complex, Agra in the name of Smt. Manju Jain w/o Late Shri Kamlesh Kumar Jain, admeasuring 28.39 sq. mtrs Lot No.8) 3) Equitable mortgage of residential building situated at Flat no. 106, 1st Floor, Part Property No.6/20, Makkhan Lal Plaza, Putariya Mahai, Gali Bade Bhai, Chhatta Ward, Agra in the name of Smt. Dimple Jain w/o Kamlesh Kumar Jain and Sh. Kamlesh Kumar Jain s/o Sh. Lakhmi Chand Jain Lot No.9) Residential Property At 19/16 Mohalla Hanumanpuri, Mauza-Gambhirpura, Mahendra Nagar Road, Near Babu Lal Enter Collage, Koil, Aligarh, Area-83-61 Sq. Mtr. Boundaries:-East: House of Moti ram & House of Nagola Sunar, West-16 Ft. Wide Road, North-House of Om Prakash, South-House of Mukesh	Rs. 25,00,000/- Rs. 2,50,000/- Rs. 20,00,000/- Rs. 23,00,000/- Rs. 2,30,000/- Rs. 20,00,000/- Rs. 30,00,000/- Rs. 3,00,000/- Rs. 20,00,000/- Rs. 29,00,000/- Rs. 2,90,000/- Rs. 20,00,000/-	Branch-Kursi Road, Lucknow, Date of E-Auction-30.01.2026				
7.	1. Mr. Suraj Singh S/o Mr. Nathu Ram, 19/13, Gali No. 1, Gambhirpura Hanumanpuri Aligarh-202001 2. Mr. Nathu Ram S/o Mr. Babu Lal, 19/13, Gali No. 1, Gambhirpura Hanumanpuri Aligarh-202001	Rs. 25,44,100/- plus interest @contractual rate, costs, charges and expenses thereon from 16.11.2023	Lot No.10) All those pieces & parcel of property with construction & fixture there being & lying at house no. 269/12 old house no. 232/12 khasra no. 983, Mohalla Katra City, Nera Bhargava Nursing Hme Hospital Ardi Bazar Road Banda U.P., Admeasuring Area- 169.906 sq mt., Boundaries:-North: House of Mahesh Ji, South: Road, East:Road, West:House of Upendranath ji Lot No.11) All those pieces & parcel of property with construction & fixture there being & lying at House on CTS Survey no. 1294/1 Village Ladkapurwa, Banda, Uttar Pradesh, admeasuring 972 sq.ft. Boundaries:-North-Plot of seller, South-12 ft wide road, East-Plot of seller, West-Plot of Kausalya Devi Lot No.12) All those pieces & parcel of property with construction & fixture there being & lying at House on CTS Survey no. 1294/1 Village Ladkapurwa, Banda, Uttar Pradesh, admeasuring 1242 sq.ft., Boundaries:-North-Plot of seller, South-12 ft wide road, East-Plot of seller, West-Plot of Kausalya Devi	Rs. 30,00,000/- Rs. 3,00,000/- Rs. 20,00,000/- Rs. 25,00,000/- Rs. 2,50,000/- Rs. 20,00,000/-	Branch-Asset Recovery Branch (ARB), Lucknow, E-Auction Date-17.02.2026				
8.	1) Mr. Prashant Kumar Gupta, Add- Katra Near Dr. Bhargava Banda Pin-210001 2) Mr. Mukesh Kumar Gupta, Add- Katra Near Dr. Bhargava Banda Pin-210001	Rs. 19,96,763/- plus interest @contractual rate, costs, charges and expenses thereon from 21.02.2025	Lot No.10) All those pieces & parcel of property with construction & fixture there being & lying at house no. 269/12 old house no. 232/12 khasra no. 983, Mohalla Katra City, Nera Bhargava Nursing Hme Hospital Ardi Bazar Road Banda U.P., Admeasuring Area- 169.906 sq mt., Boundaries:-North: House of Mahesh Ji, South: Road, East:Road, West:House of Upendranath ji Lot No.11) All those pieces & parcel of property with construction & fixture there being & lying at House on CTS Survey no. 1294/1 Village Ladkapurwa, Banda, Uttar Pradesh, admeasuring 972 sq.ft. Boundaries:-North-Plot of seller, South-12 ft wide road, East-Plot of seller, West-Plot of Kausalya Devi Lot No.12) All those pieces & parcel of property with construction & fixture there being & lying at House on CTS Survey no. 1294/1 Village Ladkapurwa, Banda, Uttar Pradesh, admeasuring 1242 sq.ft., Boundaries:-North-Plot of seller, South-12 ft wide road, East-Plot of seller, West-Plot of Kausalya Devi	Rs. 30,00,000/- Rs. 3,00,000/- Rs. 20,00,000/- Rs. 25,00,000/- Rs. 2,50,000/- Rs. 20,00,000/-	15.	Borrower: Shri Rajiv S/o Shri Suresh Chand Jain, Guarantor: Smt. Aarti Jain W/o Shri Rajiv Jain, Both R/o House No. F-187, Trans Yamuna Colony, Phase-2, Mauja Naraich, Tehsil Etmadpur, District Agra, Uttar Pradesh 282006	Rs. 26,92,379/- plus interest @contractual rate, costs, charges and expenses thereon from 08.09.2024	Lot No.24) Equitable Mortgage House Situated at EWS two-story House no. F-197 at Trans Yamuna Colony, Phase-2, Mauja Naraich, Tehsil Etmadpur, District Agra, Uttar Pradesh, Area- 40.74 sq. mt. Property registered in the name of Mrs. Aarti Jain W/o Mr. Rajiv Jain, Boundaries: East- House No. F-198, West-House No. F-196, North- 6-meter wide road, South- House No. F-218	Rs. 25,00,000/- Rs. 2,50,000/- Rs. 20,00,000/-
9.	1) M/s Red Sky, Prop-Sohima Singh W/o Brajphan Singh, Add: H No. 41 Dewra Jauharpur Banda Uttar Pradesh-210128 2) Mrs. Sohima Singh W/o Brajphan Singh, Add: H No. 41 Dewra Jauharpur, Banda, Uttar Pradesh- 210128 3) Mr. Ram Babu Singh S/o Shiv Dulare, Add. Dewra Road, Jauharpur, Banda, Uttar Pradesh- 210128	Rs. 26,97,530/- plus interest @contractual rate, costs, charges and expenses thereon from 23.10.2024	Lot No.11) All those pieces & parcel of property with construction & fixture there being & lying at House on CTS Survey no. 1294/1 Village Ladkapurwa, Banda, Uttar Pradesh, admeasuring 972 sq.ft. Boundaries:-North-Plot of seller, South-12 ft wide road, East-Plot of seller, West-Plot of Kausalya Devi Lot No.12) All those pieces & parcel of property with construction & fixture there being & lying at House on CTS Survey no. 1294/1 Village Ladkapurwa, Banda, Uttar Pradesh, admeasuring 1242 sq.ft., Boundaries:-North-Plot of seller, South-12 ft wide road, East-Plot of seller, West-Plot of Kausalya Devi	Rs. 20,00,000/- Rs. 2,00,000/- Rs. 20,00,000/- Rs. 25,00,000/- Rs. 2,50,000/- Rs. 20,00,000/-	16.	1) Mr. Arif S/o Mr. Mahaboov Abbasi (Borrower), Address 1: Part of Khet No-39, Mullapara Bhujpura, Tehsil-Koil, Distt-Aligarh UP 202001, Address 2: Barhethi Koil Aligarh UP-202001 2) Mrs. Nagina W/o Mr. Mahaboov Abbasi (Co-Borrower), Add. 1- Part of Khet No-39, Mullapara Bhujpura, Tehsil-Koil, Distt-Aligarh UP 202001, Add. 2- Barhethi Koil Aligarh UP-202001	Rs. 25,00,378/- plus interest @contractual rate, costs, charges and expenses thereon from 23.09.2024	Lot No.25) Equitable Mortgage Residential Property situated at Part of Gata No-39, Mauja-Mullapara Bhujpura, Pargana & Tehsil Koil, Distt-Aligarh, UP, area admeasuring 125.41 sq mtr, Mrs. Nagina W/o Mr. Mahaboov Abbasi Bounded:-East-Rasta 16 feet wide, West-Plot Chand khan, North- Plot Aslam, South-Plot Musabbir Ali	Rs. 20,00,000/- Rs. 2,00,000/- Rs. 20,00,000/-
Branch-Raibareilly, E-Auction Date-E-Auction Date-30.01.2026									
10.	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. 13) i) Gata No 637 Mi & 638, Ahmadpur Nazool (Kutchehry Road), Dist Raebareilly, Admeasuring Area: 42.00 Sq Mtr, Boundaries:-East: Naya Purwa to Ghosiyaana Road, West: House of Dheeraj Singh and Others, North: Land Purchaser, South: Kutchehry Road ii) Gata No 637, Ahmadpur Nazool (Naya Purwa), Dist Raebareilly, Admeasuring Area: 113.817 Sq Mtr, Boundaries:-East: Road Naya Purwa, West: Land of Seller, North: Land of Seller, South: Shop of Seller Note: Both properties are being sold jointly.	Rs. 27,00,000/- Rs. 2,70,000/- Rs. 20,00,000/-	Branch-Gomti Nagar, Date of E-Auction-E-Auction Date-17.02.2026				
Branch-Gomti Nagar, Date of E-Auction-E-Auction Date-17.02.2026									
17.	1) Mrs Jyotsana Singh w/o Mr Abhinav Singh, Plot No. 133, Nagar Nigam No. 633/133, Himcity Part 2, Matiyari, Chinnhat, Near baba Hospital, Lucknow 2) Mr Abhinav Singh s/o Mr Vijay Kumar Singh, Plot No. 133, Nagar Nigam No. 633/133, Himcity Part 2, Matiyari, Chinnhat, Near baba Hospital, Lucknow	Rs. 45,54,823/- plus interest @contractual rate, costs, charges and expenses from date of NPA	Lot No.26) Mortgage of (Owner- Mrs Jyotsana Singh) All those pieces & parcel of property with construction & fixture there being & lying at Plot No. 133, Nagar Nigam No. 633/133, Himcity Part-II, Matiyari Chinnhat Lucknow, Area:-139.40 Sqmtr., Boundaries:-North-Plot No. 134, South- Plot No. 132, East- 25ft Wide Road, West-Plot No. 221	Rs. 70,00,000/- Rs. 7,00,000/- Rs. 20,00,000/-					

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

SALE IS SUBJECT TO THE TERMS AND CONDITIONS SPECIFIED IN THE PRESCRIBED TENDER FORM and in on "As is where is", "As is what is", and "Whatever there is" & "WITHOUT RECOURSE BASIS"

1. The sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.

2. The auction sale will be On-Line E-Auction/Bidding through website <https://baanknet.com> on above mentioned date for mentioned above between 01:00 PM to 04:00 PM, with unlimited extension of 5 minutes time in case of receipt of bid in last 5 minutes. Bidders shall improve their offers in multiple of mentioned above during online bidding of the property.

3. Last date for on-Line Bid submission of KYC documents with EMD amount by the Bidder for the above mentioned date.

4. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction from <https://baanknet.com>

5. The intending Bidders/Purchasers are requested to register on portal <https://baanknet.com> using their mobile number and email id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider the intending Bidders/Purchasers have 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 allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

7. Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. Bidder's Global Wallet should have sufficient balance (>= EMD amount) at the time of bidding.

8. It is the responsibility of intending bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.

9. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider (<https://baanknet.com>). Details of which are available on the e-auction portal.

10. After finalization of e-auction by the Authorised Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider).

11. The secured asset will not be sold below reserve price.

12. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited on the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of auction in the account of the Authorised Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: Account No. 60441918056, Name of the A/c SARFAESI AUCTION ACCOUNT, IFSC CODE: MAHB0001281, Bank of Maharashtra, Vikas Nagar Branch, Lucknow Main Branch. In case of failure to deposit the amounts as per above within the stipulated time, the amount deposited by successful bidder will be forfeited to Bank and Authorised Officer shall have the liberty to conduct fresh auction/sale of the property & the defaulting bidder shall not have claim over the forfeited amount and property as per provision SARFAESI Act, 2002

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

b. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/ service charges, transfer fees, electricity dues, dues to the Municipal Corporation/ local authority/ Co-operative Housing Society any other dues, taxes, levies, fees, transfer fees if any in respect of land/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

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

d. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.

e. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).

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

14. The bidders are advised to go through the detailed terms and conditions of the sale, please refer to the link "<https://bankofmaharashtra.in/proposal.aspx>" provided in the Bank's website and also on <https://baanknet.com>, Mob. -E-Vikray-8291220220 OR Contact us at Chief Manager, Recovery, Bank of Maharashtra, Zonal Office, 1st Floor, Uttar Pradesh Sugar Corporation Limited, Vipin Khand, Gomti Nagar, Lucknow-226010, Dharendra Kumar (Mob.-7738340176), Mr. Manish Singh (Mob.-9873894606).

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

Date: 15.01.2026

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New Delhi

Authorised Officer, Bank of Maharashtra, Lucknow Zone