



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

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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	25.06.2025 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- 25.06.2025		

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					Branch-Lucknow Main Branch				
1.	1) M/S Accord Hydroair Pvt. Ltd. 3/153, Vivek Khand, Gomti Nagar, Lucknow. 2) Mr. Badri Narayan Tiwari, Add: 356/98/1, Alam Nagar, Ashok Nagar, Lucknow. 3) Mr. Manoj Tiwari, Add: 21/03/28 Baba Ramaiyaji Puram , Behind DGP Office, Dalibagh, Lucknow.	Rs. 4,01,26,770/- plus interest @ contractual rate, costs, charges and expenses thereon from 10.07.2022	Lot No.1) Mortgage of (Owner- M/S Accord Hydroair Private Limited)-All those pieces and parcel of property with construction & fixture there being & lying at B-3/153 Vivek Khand, Gomti Nagar, Lucknow U.P., admeasuring area 288 sq mtr., Boundaries:-North-Property of Shripal, South-Property of Manoj Kumar, East-20 Feet wide Road, West-Others Property	Rs.2,45,00,000/- Rs. 24,50,000/- Rs. 20,000/-	11.	1. M/s Muntaha Foods Pvt Ltd (Borrower), A) Khasra No 98Sa, Farrukhabad, Bakshi Ka Talab, Lucknow, in name of Munthata foods Pvt Ltd., Area- 2530 sq.mtrs., Boundaries:-North: Vacant land of Mr Agarwal, South: Road, East: Road, West: Link road then to farukhabad 2. Mr. Fareed Siddiqui S/o Mr Mohd Shareef (Director/ Guarantor) R/o 266, Nijampur, Malhour, Chinhaat, 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, Malhour, 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.11) Property At Land part of Gata no 98Sa Village Farrukhabad, Bakshi Ka Talab, Lucknow, in name of Munthata foods Pvt Ltd., Area- 2530 sq.mtrs., Boundaries:-North: Vacant land of Mr Agarwal, South: Road, East: Road, West: Link road then to farukhabad Lot No.12) 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 railtha to farukhabad and khet of Mohie there after factory premises, East: Nala then land of other, West: House of other and land of owner Lot No.13) Plot No. 7 part of khasra No. 51, Village Chak Malhauri, Chinhaat, 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.14) 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.15) 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, East: South:Mohanlalganj to Bani Kanpur road, East: Plot no 20 & 21 deep dhaba, West: 25 ft wide road Lot No.16A) Plot 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 Note- All earlier auction stands cancelled and fresh notice is being issued.	Rs.1,80,00,000/- Rs. 18,00,000/- Rs. 20,000/- Rs. 81,00,000/- Rs. 8,10,000/- Rs. 20,000/- Rs. 36,00,000/- Rs. 3,60,000/- Rs. 20,000/- Rs. 36,00,000/- Rs. 3,60,000/- Rs. 20,000/- Rs. 1,31,00,000/- Rs. 13,10,000/- Rs. 20,000/- Rs. 32,00,000/- Rs. 3,20,000/- Rs. 20,000/-
2.	1) M/S Accord Hydroair (Pilkhuwa) Pvt. Ltd. , 3/153, Vivek Khand , Gomti Nagar, Lucknow. Mr. Badri Narayan Tiwari (Director), 356/98/1, Alam Nagar, Ashok Nagar, Lucknow. 2) Mr. Badri. Narayan Tiwari, Add: 356/98/1, Alam Nagar, Ashok Nagar, Lucknow. 3) Mr. Manoj Tiwari, Add: 21/03/28 Baba Ramaiyaji Puram, Behind DGP Office, Dalibagh, Lucknow. 4) Mrs. Bhawna Srivastava, Add: House no.-283, Sector-N, Ashiyana Colony, Kanpur Road, Lucknow. 5) Mr. Om Prakash Srivastava, Add: House No.283, Sector-N, Ashiyana Colony, Kanpur Road, Lucknow. 6) M/s Amatya Infra tech Pvt. Ltd. (Corporate Guarantee), Add: N-283, Sector-N, Ashiyana Colony, Kanpur Road, Lucknow	Rs. 4,81,87,832/- plus interest @ contractual rate, costs, charges and expenses thereon from 10.07.2022	Lot No.2) Mortgage of Owner of Property- Mr Badri Narayan Tiwari, House No. 256/255 at plot No. 18-A, situated at part of Khasra No. 140,141,142 and 143 village shekhpur, Mohalla Ashok Nagar, Ward Saadat Ganj, Habibpur, Lucknow (total area 1515 sq. ft.), Boundaries-North-Plot No-18, South-Kabra, East-Colony of others Society, West - 25 Feet Road	Rs. 46,50,000/- Rs. 4,65,000/- Rs. 20,000/-	12.	1. Mr. Shakeel Ahmad S/o Mohd. Jahur Alias Kallu, R/o House No. 18, Chawani Ashraf Khan Bareilly-243001, Also at:-163, Chawani Ashraf Khan, Bareilly-243001 2. Mrs. Gulshan W/o Mr. Shakeel Ahmad, R/o House No. 18, Chawani Ashraf Khan Bareilly -243001, Also at:-163, Chawani Ashraf Khan, Bareilly-243001 3. Mohd. Shafi S/o Mohd. Chand, R/o Chawani Ashraf Khan, Bareilly-243001	Rs. 1,59,409/- plus interest @contractual rate, costs, charges and expenses thereon from 13.06.2016	Lot No.17) All pieces and Parcel of land and building admeasuring 209.025 Sq. Mtr., situated at a part of Khasara No. 106, Surkha, Chawni, Dist. Bareilly (Owner of the Property- Mr. Shakeel Ahmad & Mohd. Shafi), Boundaries:-East-House of Munabbar Sultana & Mohd. Shahid at present House of Jaidee Sahab, West-Land of Abdul Kareem at present House of Vilkees Begum, North-Rasta Private 10 ft. wide, South-House of Tabassum Juber	Rs. 40,00,000/- Rs. 4,00,000/- Rs. 20,000/-
3.	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.3) Equitable Mortgage of Plot No-Khasra no 826 Village Maraucha Tetarpu 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	Rs. 33,00,000/- Rs. 3,30,000/- Rs. 20,000/-	13.	1. Mr. 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.18) 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. Sarojinagar, Distt. Lucknow, area admeasuring 109.20 Sq. Mtr, Owner- M/s Bhavya Suppliers & Infrawing Pvt. Ltd., Boundaries-East: House of Others, West: Road, South: Plot Of Others, North: Plot Of Others	Rs. 50,00,000/- Rs. 5,00,000/- Rs. 20,000/-
4.	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.4) 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: Harsh Kumar Modanwal. East: Shop No 17/18, West: Gallery 6	Rs. 63,00,000/- Rs. 6,30,000/- Rs. 20,000/-	14.	1) M/s Shri Om Rice Mil (Prop Pramod Kumar S/o Malti Prasad) Bariyarpur, Post-Baghaura, Pergana Pratapganj, Tehsil-Nawabganj, Distt-Barabanki -225412 (Borrower) 2) Shri Arvind Kumar S/o Malti Prasad, Bariyarpur, Post-Baghaura, Pergana Pratapganj, Tehsil- Nawabganj, Distt - Barabanki-225412 (Guarantor) 3) Smt. Savitri alias Shivrani Devi W/o Late Ramendra Prasad, Bariyarpur, Post-Baghaura, Pergana Pratapganj, Tehsil-Nawabganj, Distt-Barabanki -225412 (Guarantor) 4) Shri Manoj Kumar S/o Late Rajendra Prasad, Bariyarpur, Post-Baghaura, Pergana Pratapganj, 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.19) All those pieces & parcel of property with construction & fixture there being & lying at Vill Bariyarpur Mazrae-Baghaura, Pergana Pratapganj, 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. 20,000/-
5.	1. M/S Maa Bhavani Enterprises (Borrower), Prop. Satosh Kumar Chand s/o Mr Akshaihar Chand, a) House No. 509/114-C, Lucknow 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.5) 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 Bahadur Singh, South: House of SK Singh, East: 15 Feet Road, West: House of Mr Dubey Note: Earlier Auction stands non-est as per DRT Order	Rs. 80,00,000/- Rs. 8,00,000/- Rs. 20,000/-	15.	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.20) 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	Rs. 11,00,000/- Rs. 1,10,000/- Rs. 20,000/-
6.	1) M/s Unnati Teleservices, Prop. Sh. Raja Agarwal, Opp City Hospital, Purainiya Talab City Palace Road Balrampur-271201 (UP) 2) Sh. Raja Agarwal, Opp City Hospital, Purainiya Talab City Palace Road Balrampur-271201 (UP) 3) SMT Shakuntala Srivastava W/o SRI S. K. Srivastava, MIG 283, Mohalla Ram Nagar Scheme, Shastri Nagar Rakabganj Lucknow, PIN 282001 (UP)	Rs. 78,21,169.84 plus interest @contractual rate, costs, charges and expenses thereon from 28.10.2022	Lot No.6) Residential House No. MIG 283, Moh. Ram Nagar Scheme, Shasti Nagar, Rakab Ganj, Pargana/The and Distt. Lucknow. Admeasuring 115.50 Sq. Mt, Boundaries-East: Plot No 1/285, West: Road , North: Plot No 1/282, South: Plot No 1/284	Rs. 45,00,000/- Rs. 4,50,000/- Rs. 20,000/-	16.	1) M/s Raze International, Mr. Kushal Krishna Sahu, C-55 Industrial Area Rooma Textile Zone Kanpur Nagar 208008 (Partner) 2) Mrs. Geeta Sahu C-55 Industrial Area Rooma Textile Zone Kanpur Nagar 208008 (Partner) 3) Mr. Kushal Krishna Sahu Flat No. 302 Sudarland House 15/8A Civil Lines Kanpur 208001 (Guarantor) 4) 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.21) 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.22) 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 Premises No 16/15, North- Flat No P-2/F-8/3, South-Flat No P-2/F-8/1	Rs. 3,88,00,000/- Rs. 3,88,00,000/- Rs. 20,000/- Rs. 90,00,000/- Rs. 9,00,000/- Rs. 20,000/-
7.	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.7) 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 Gota, 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: Agricultural Plot of Abdul Kalam S/o Abdul and Others	Rs. 2,25,00,000/- Rs. 22,50,000/- Rs. 20,000/-	17.	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. Manorana 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.23) Residential House situated at Mohalla Lokman Kaimgan Tehsil Kaimganj Farrukhabad, Area-29.02 Sq Mtr, Boundaries:-East-Gali, West-Nagar Palika Gali North-House of Ram Bharose, South-Nagar Palika Gali	Rs. 12,00,000/- Rs. 1,20,000/- Rs. 20,000/-
8.	1. Mr.Saurabh Chand R/o Gida Sector 22 Transport Nagar Sahjanwa Gorakhpur-273209 2. Mrs. Archana Chand R/O Gida Sector 22 Transport Nagar Sahjanwa Gorakhpur-273209	Rs. 18,33,517/- plus interest @contractual rate, costs, charges and expenses thereon from 13.06.2016	Lot No.8) Name of Executant/s-Mr. Saurabh Chand & Mrs. Archana Chand-Equitable Mortgage of all Pieces and parcels of land and building Flat No.-PS-1/23/C-12 on Second floor at Panchsheel-1(G+3) Vikalp Khand-3 Gomti Nagar, Tehsil-Sadar Lucknow. Area Admeasuring 30.13 sq mtr (Saurabh Chand & Archana Chand) Boundaries at bottom -PS-1/13/C-12, On Top:-P-1/33/C-12, Adjoining: PS-1/22/C-12 & PS-1/24/C-12	Rs. 22,00,000/- Rs. 2,20,000/- Rs. 20,000/-	Branch-Rajnijkhand, Lucknow				
9.	1. M/s Shree Nath Ji Print Pack, Prop. Mr. Aseem Mehrishi Gomti Nagar, Jain Nagar, Firozabad 2. Mr. Mahesh Chandra Mahrishi, 375, Bye Pass Road, Firozabad Club, Firozabad UP 3. Mr. Vishal Mahrishi 375, Bye Pass Road, Firozabad Club, Firozabad UP	Rs. 34,12,989/- plus interest @contractual rate, costs, charges and expenses thereon from 28.06.2023	Lot No.9) Equitable Mortgage of property at Khasra No. 465 (Part), Mohalla-Yadav Nagar, Mauza Sukhmalpur, Nizamabad, Firozabad UP 283203, Area-738.81 Sq. Mtr. Boundaries:-North: House Mr. Chotey Lal, South: Owners Property, East: 25 feet wide Road, West: Land of Mr. Khet Singh,	Rs. 1,00,00,000/- Rs. 10,00,000/- Rs. 20,000/-	Branch-Kanpur Main Branch				
10.	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 Late 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.10) All those pieces & parcel there being and lying at House No. 19/6, Babboo 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	Rs. 1,57,00,000/- Rs. 15,70,000/- Rs. 20,000/-	Branch-Farrukhabad				

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 shall be on-Online 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 for multiple time 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 EMD offer 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. 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.
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.asp>", 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).