



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
महाराष्ट्र शासन, मुंबई
एक परिवार एक बैंक

Zonal Office: Maharashtra Sahitya Sabha,
688 - M.G. Road, Indore - Ph. No. 0731-2433887, 2435924
E-mail : cmmarc_ind@mahabank.co.in
Head Office: Lokmangal, 1501, Shivajinagar, Pune-5

E- Auction Sale Notice
Date - 30.05.2025

Sale Notice No. - Indore/ Baanknet/2025-26/1

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 provision to Rule 8 (6) 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** (Secured Creditor), the constructive/symbolic possession of which has been taken by the Authorized Officer of **Bank of Maharashtra**, will be sold on as **"AS IS WHERE IS, AS IS WHAT IS and WHAT EVER THERE IS BASIS"** on **30.05.2025**, for recovery of dues as mentioned below due to the **Bank of Maharashtra** (Secured Creditor) from below mentioned borrowers and guarantors. The known encumbrances (If any) along with description of immovable properties, reserve price and the EMD are as mentioned in the table.

Sr. No.	Name of Borrower/s & Guarantor/s Name & Branch:	Amount due plus penal interest and other charges / expenses	Possession Type	Description of the property	Reserve Price EMD (Value in Lakh)
1.	Borrower : M/s SANWARIYA ENTERPRISES (Guarantors : Mr. Hemant Brahmavanshi S/o Sh. S.D. Brahmavanshi & Miss Nupur Jajoo D/o Sh. Umesh Jajoo, Branch: Bhicholi Mardana, Indore (Mr. Vishal Yardee, 9512330900, Branch Manager)	Total Dues Rs. 1,99,35,181.00 + future interest + other charges w.e.f. 06.11.2024	Symbolic	All Pieces and Parcels of Land together with the buildings and structures/ blocks constructed on House No. 101/BH, Sect-B Scheme-74 C, Vijay Nagar, Indore 452016, Bounded as follows- On or towards the North : Plot No/102 BH, On or towards the East : Road, On or towards the West : Plot No/87 BH, On or towards the South : Plot No 100/BH, (Owner: Mr. Hemant Brahmavanshi S/o Sh. S.D. Brahmavanshi)	170.00 17.00
2.	Borrower: Mr. Radheshyam Kumawat S/o Kunwar Ji Kumawat. Guarantor - Mr. Vinod Kumawat S/o Mr. Kailash Kumawat. Branch : Vijayanagar (Mr. Raghvendra Mishra, 9691980364, Branch Manager)	Total Dues Rs. 41,44,204.00 + future interest + other charges w.e.f. 10.12.2024	Symbolic	Warehouse situated at Diverted Survey No. 144/1 (144/1/2), Gram Jastikheri, PH-Karohan, Ninora, Tehsil and Distt. Ujjain(MP) admeasuring area of 2560 Sq. Mtrs. Bounded as:- East- Open Land S N 232, West- Open L. S. No 143, North- Open L. S. No 144/1, South- Limbapipaliya Road. (Owner: Mr. Radheshyam Kumawat S/o Kunwar Ji Kumawat) Residential house situated at Plot No. 02 (New No. 05 PAIKI), Radhaganj Dewas MP., Bounded as:- East- Gali, West- Remaining Part of this plot, North- Road, South- House of Narendra, Awasthi. (Owner: Mr. Vinod Kumawat S/o Mr. Kailash Kumawat)	44.22 4.42 29.39 2.93
3.	Borrower: M/s Shivam Marketing (Prop -Mr. Gagan Sharma S/o Mr. Ramesh Sharma & Guarantor - Mrs. Twinkle Sharma W/o Mr. Gagan Sharma, Branch: Annapurna Road, Indore (Ms. Neeli Tripathi, 7007595505, Branch Manager)	Total Dues Rs. 13,69,335.00 + future interest + other charges w.e.f. 11.11.2024	Symbolic	All Pieces and Parcels of Land together with the buildings and structures/residential House construction situated at Plot no.1241 - D, Sudama Nagar Teh & Distt - Indore admeasuring 1225 Sq Ft., Bounded as:- East - Remaining part of same Plot No 1241, West - Road, North - Road, South - Plot No. 1242 Remaining Part, (Owned : Mr. Gagan Sharma S/o Mr. Ramesh Sharma,)	64.30 6.43
4.	Borrower: Mr. Uday Singh Khutal S/o Mr. Pratap Rao Kuthal & Mrs. Shubhangi Khutal W/o Mr. Uday Singh Khutal, Branch: South Tukoganj (Mr. Ajeet Meena, 7049896089, Branch Manager)	Total Dues Rs. 26,32,070.00 + future interest + other charges w.e.f. 06.11.2021	Symbolic	Flat No. C-18/104, First Floor, Sahara City Homes, Bicholi Mardana, Bye Pass Road, Indore, Area - 117.91 Square meters, Bounded As : North - C-18/105 East - Stairs and Unit No. C- 18/103, West - Open, South - Open, (Owner- Mr. Uday Singh Khutal S/o Mr. Pratap Rao Kuthal)	43.50 4.35

1. The auction sale for all properties will be Online through website <https://BAANKNET.COM/eauction-psb> [Contact Numbers-8291220220, Email : support.BAANKNET@psballiance.com] on **30.05.2025 from 01:00 PM to 05:00 PM (IST)** with unlimited extensions of 5 minutes duration each. **Last date of submission of bid/tender with EMD is 29.05.2025 up to 7.00 P.M.** The intending purchasers can inspect the property/ies with prior appointment at his / her expenses from **26.05.2025 to 29.05.2025 between 12.00 P.M. to 4.00 PM.** For prior appointment, please contact to the Concerned Branch. Bidders shall improve their offers in multiple of Rs. 10,000/- (Rs. Ten Thousand Only) during online bidding for property/ies.

2. For detailed terms and conditions of the sale, please refer to the link "http://www.bankofmaharashtra.in/properties_for_sale" provided in the Bank's website & on **BAANKNET** portal (<https://BAANKNET.COM/eauction-psb>).

Note- It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable w/s 194 (1-A) of income tax Act, 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.

Place: Indore, Date: 26.04.2025

Authorized Officer Bank of Maharashtra, Indore Zone