बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
एक परिवार एक बैंक

नोएडा अंचल कार्यालय
B 192/A, सैक्टर – 52, नोएडा – 201301

NOIDA Zonal Office,
B 192/A, Sector - 52 Noida - 201301

Email- legal_noi@mahabank.co.in,
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AX68/Legal/SARFAESI/Auction/2025-26/ Date: 24.03.2026

Sl. No	Name of Borrower	Amount Due	Short description of the immovable property with known encumbrances	Reserve Price EMD Amt. Bid Increase Amt
DEORI Road BRANCH				
1	**M/s. Royal Lubricants, Proprietor Mr. Dalvir Singh S/O Mr. Rajendra Singh** Address: Plot No 7(Part), Khasra No 474, New Surakasha Vihar Colony Sector C , Mauza Rohta Tehsil and District Agra-282001 **Mr. Dalveer Singh S/O Mr. Rajendra Singh** Address: Plot No 7(Part), Khasra No 474, New Surakasha Vihar Colony Sector C , Mauza Rohta Tehsil and District Agra-282001 **Mrs. Sunita Singh W/o Shri Dalveer Singh** Address: Plot No 7(Part), Khasra No 474, New Surakasha Vihar Colony Sector C , Mauza Rohta Tehsil and District Agra-282001	**Rs. 24,04,498.31 plus interest thereon at contractual rate in the account number w.e.f. 11.12.2024**	**Equitable Mortgage of All Piece and parcels of Land and building situated at Plot No 7(Part), Khasra No 474, New Surakasha Vihar Colony Sector C , Mauza Rohta Tehsil and District Agra-282001 admeasuring 128.66 Sq Mt.,Owned By Mrs. Sunita Singh W/o Shri Dalveer Singh.** **Bounded as: East: 25' Wide Road, West: Others Property** **North: Plot No 06 of Smt. Anjali, South: Plot No 07(Part) Shri Manoj Chaturvedi.** **(SYMBOLIC POSSESSION)**	**Rs. 33,94,000.00** **Rs. 3,39,400.00** **Rs. 10,000.00**
2	**M/S Shivganesh Ice Milk Chilling Plant** **Prop:- Mr. Harendra Singh** Address: - Village. Bhakhtu Pura, Saiya Tehra Kheragarh, Agra, U.P.283124. **Mr. Amit S/o Shyamveer Singh (Guarantor)** Address: - Village. Devgarh, Virpraoli, Agra, U.P. 283123.	**Rs. 1,31,02,873.16 plus interest thereon at contractual rate in the account w.e.f. 30.05.2025**	**Vacant Plot- Khasra no. 458, situated at Mauza Semari, Tehsil & District Agra with area of 760.00 sq.mt., held in the joint name of Shri Harendra Singh s/o Shri Vijay Singh & Shri Amit s/o Shri Shyamveer Singh bounded as follows:-** **North: Others Land** **East: Land Khasra No. 459 of Ballu** **West: Land Khasra No. 457 of Niranjan** **South: passage and exit 18 feet wide** **(PHYSICAL POSSESSION)**	**Rs 95,00,000.00** **Rs. 9,50,000.00** **Rs. 20,000.00**
INDIRAPURAM BRANCH				
3	**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 12,24,138.00 + interest and other charges / expenses w.e.f. 04.12.2023**	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 16,50,000.00** **Rs 1,65,000.00** **Rs. 10000.00**
M.G. Road AGRA				

Restricted

बैंक ऑफ महाराष्ट्र Bank of Maharashtra 5546 Zonal Office Noida अंचल कार्यालय नोएडा

4	**1 . Mr. Akash Maheshwari** **Prop. M/s Maheshwari Traders** **ADD: Shop No.07 Jabbu Singh Market near Mankameshwar Mandir Rawatpada AGRA UP 282002** **2.Mr. Anirudh Maheshwari S/o Shyam Sunder Maheshwari** **ADD: 02, Devnagar Khandari, Bye pass road Agra U.P- 282002**	**Rs 11,85,539.00 + interest and other charges / expenses w.e.f. 18.08.2015**	Equitable mortgage of property located Shop No.07 Jhabbu Singh market sarai chunne lal near mankameshwar mandir Rawatpara Agra- 282002 area admeasuring 6.60 Sq. mtrs. in the name of Mr. Akash Maheshwari s/o Lalit Mohan Maheshwari and property bonded as under- North – Property of Rajeev Kumar Goyal, South – Property of Mukiram, East - Property of Mandir, West – 8 Feet wide Rasta **SYMBOLIC POSSESSION**	**Rs 5,40,000.00** **Rs. 54,000.00** **Rs. 10,000.00**
MORADABAD BRANCH				
5	**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 Khatoon; **West-** Rasta 12' wide common; **North-** Rasta Kham 15' wide; **South-** Rasta Kham 12' wide **SYMBOLIC POSSESSION**	**Rs: 14,59,000.00** **Rs. 1,45,900.00** **Rs. 10,000.00**
MUZAFFARNAGAR BRANCH				
6	**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**	**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)**	**Rs: 1,50,00,000.00** **Rs. 15,00,000.00** **Rs. 20,000.00** **Rs:**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra 5546 Zonal Office, Noida अंचल कार्यालय, नोएडा

	Mrs. Pramod Kumar Bathla Address- **656, Lane No.6, Village sarwat New Gandhi colony, Muzaffarnagar-251002**		**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)**	**53,00,000.00** **Rs. 5,30,000.00** **Rs. 10,000.00**
7	**M/S Gurtez Infrabuild LLP Partners : a. Mr. Harvinder Singh (Deceased)** **Mr. Karan Narang (Legal Heir of Deceased Mr. Harvinder Singh)** **Ms. Gurleen Kaur (Legal Heir of Deceased Mr. Harvinder Singh through natural Guardian (Mother) Mr. Deepti Kaur)** **Master. Gurtez Singh (Legal Heir of Deceased Mr. Harvinder Singh through natural Guardian (Mother) Mr. Deepti Kaur)**	**Rs 1,00,26,740.93 + interest and other charges / expenses w.e.f. 03.04.2025**	**Property 1:** All those pieces and parcel Free Hold residential house constructed at Municipal No. 288 Old, New No. 282, Mohalla Indra Colony, Gali No. 1, Roorkee Road, Muzaffarnagar measuring 87.80 Sq. mtr owned by Shri Harvinder Singh S/o Jasveer Singh and Bounded as under:: **East**: House Mukesh; **West**: House of B.D.Tyagi; **North**: 12 Ft Wide Road; **South**: House of Anil Jindal advocate **(PHYSICAL POSSESSION)**	**Rs. 30,00,000.00** **Rs. 3,00,000.00** **Rs. 10,000.00**
SASNI GATE ALIGARH BRANCH				
8	**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 SYMBOLIC POSSESSION	**Rs: 9,00,000.00** **Rs: 90,000.00** **Rs. 10,000.00**
SHAHJAHANPUR BRANCH				
9	**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	**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**:- Araji Azim Uddin Khan and Rais Uddin Khan	**Rs: 14,25,000.00** **Rs: 1,42,500.00** **Rs. 10,000.00**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra 5546 Zonal Office, Noida अंचल कार्यालय, नोएडा

	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		**West**:- Rasta 12 feet Kaccha **North**:- Araji Rais Uddin Khan **South**:- Araji Azim Uddin Khan & Arazi Smt Shabana SYMBOLIC POSSESSION	
10	**M/S Shiv Shakti Jewellers** **Proprietor Mr. Vaibhav Verma S/o Late Rajendra Verma** **Address**: Hathod Buzurg, Shahjahanpur UP 242001 **Mr. Anubhav Verma S/o Mr. Vaibhav Verma** **Address: Mohalla Mohammad Zai Shahajahanpur UP 242001** **Mr. Vaibhav Verma S/o Late Rajendra Verma** **Address: Hathod Buzurg, Shahjahanpur UP 242001**	**Rs. 21,74,298.00 plus interest thereon at contractual rate w.e.f. 16.12.2024**	Land and Building constructed on CTS/Survey No. 951 area admeasuring 74.98 square meters Village Hussainpura, Shahjahanpur UP Pin code 242001 Owned by Mr. Vaibhav Verma S/o Late Rajendra Verma and Mr. Anubhav Verma S/o Mr. Vaibhav Verma and Bounded as under:- **East**:- Araji Arvind Kumar **West**:- Araji Sanjeev Kumar **North**:- Araji Sadan **South**:- Road 12 Feet SYMBOLIC POSSESSION	**Rs: 3,00,000.00** **Rs: 30,000.00** **Rs. 10,000.00**
11	**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: 25,60,000.00** **Rs: 2,56,000.00** **Rs. 10,000.00**
		SIKANDRA AGRA BRANCH		
12	**Shri Saurabh Kajal** **Proprietor of M/s Kajal Cosmetic** **Address: Nai Abadi Bich Ka Ukharra Rajpur Chung, Agra UP -282001** **Mr. Mukesh Kajal** **Address: Nai Abadi Bich Ka Ukharra** **Rajpur Chungi, Agra UP - 282001**	**Rs. 14,22,672/- plus interest thereon at contractual rate w.e.f. 06.07.2021**	Residential Property constructed over part of Khasara No. 155, Mauza- Ukkarra, Behind Shanti Farm House, Agra **belonging to Mr Mukesh Kumar and** Bounded as follows: North- Plot of Rakesh East- Rasta 18 Feet Wide West- Plot South-Plot SYMBOLIC POSSESSION	**Rs 19,64,000.00** **Rs 1,96,400.00** **Rs. 10000.00**
13	**M/s Rashid Iron Works** **Prop. Mr. Rashid Khan S/o Mr. Vahid khan** **Add-1: House No. 44A/NN/P-44, Plot No. 54 C Vishalkunj Mauza Bodla Agra UP-282007**	**Rs. 10,12,763.00 plus interest thereon at contractual rate w.e.f. 16.12.2024**	Residential House Property situated at Nagar Nigam No. 44A/NN/P- 54, Plot No. 54C, Khasra No. 466 Mauza Bodla Nitesh Nagar near Vishal Kunj Teshil and Dist. Agra UP- 282007 area	**Rs 16,80,000.00** **Rs 1,68,000.00**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra 5546 Zonal Office Noida अंचल कार्यालय, नोएडा

	Add-2: HS No. 54 C Nitesh Nagar Bodla Dehtora Road Agra UP- 282007 **Add-3: Nagar Nigam No. 44A/NNP- 54 Plot No. 54 C Khasra No. 466 Mauza Bodla Nitesh Nagar near Vishal Kunj Tehsil and Dist. Agra UP- 282007** **Add-4: Nai Abadi Kyshpura Basti Agra UP-** **Mrs. Anwari Begum W/o Mr. Abdul Wahid** **1.** **Add-1: House No. 44A/NN/P-44, Plot No. 54 C Vishalkunj Mauza Bodla Agra UP- 282007** **Add-2: HS No. 54 C Nitesh Nagar Bodla Dehtora Road Agra UP- 282007** **Add-3: Nagar Nigam No. 44A/NNP- 54 Plot No. 54 C Khasra No. 466 Mauza Bodla Nitesh Nagar near Vishal Kunj Tehsil and Dist. Agra UP- 282007** **Add-4: Nai Abadi Kyshpura Basti Agra UP- 282002**		Admeasuring 78.59 Square Meters owned by Mrs. Anwari Begum W/o Mr. Abdul Wahid and Bounded as follows:- **East**:- Plot no.54-D Chinga **West**:- House No.54-A Khajan Singh **North**:- Rasta 9 Mtr. wide **South**:- House No. 54B Siraj. **SYMBOLIC POSSESSION**	**Rs. 10000.00**
		ALIGARH BRANCH		
14	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 ADD: H. No 444/1, Mullahpara Bhujpura Koil, Aligarh-202001	**Rs 20,71,897.25 + interest and other charges / expenses w.e.f. 04.12.2023**	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 Rajuddin, South- Measurement 20 ft after Rasta 9 ft wide, West- Measurement 45 ft after house Nasir. **(PHYSICAL POSSESSION)**	**Rs: 17,00,000.00** **Rs 1,70,000.00** **Rs. 10000.00**
15	1. **Mohd. Sajid Khan S/o Mr. Majid Khan, Proprietor of M/s Sajid Enterprises** ADD: Ashik Ali Road Heena School Wali Gali, Bhujpura Koil, Aligarh UP, 202001 2. M/s Sajid Enterprises ADD: Ashik Ali Road Heena School Wali, Gali, Bhujpura, Koil, Aligarh UP, 202001	**Rs. 22,57,299.00** plus interest thereon at contractual rate w.e.f. **16.12.2024**	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. mtrs belongs to Mohd. Sajid Khan S/o Mr. Majid Khan and bonded as follows- **North-** Khet Ram Das measurement 13 feet 6 inch, **East-** Plot Guddu measurement 33 feet, **West-** Plot Shakila begum measurement 33 feet **South-** Rasta 10 feet wide measurement 13 feet 6 inch **(SYMBOLIC POSSESSION)**	**Rs. 12,80,000.00** **Rs. 1,28,000.00** **Rs. 10,000.00**
16	1.**Mr Adal Singh (Proprietor M/S Shiv Shakti Soap Grah Udyog** Add: Devi Ka Nagla Quarsi Byepass Asadpur Kayam Near S.G.D. Memorial Public School, Near Haija Hospital Aligarh- 202001 2.**Mrs Neeraja Devi W/o**	**Rs.12,46,315.52 plus interest thereon in on contract rate w.e.f. 16.12.2024**	Residential property situated at khet no 542 situated at Nagla devi Moza Asadpuir kyam tehsil Koil Aligarh ad meas. 167.22 sq mt in name of Mrs Neeraja Devi and bounded as under- North : Plot Munni Devi and plot Bali , South : Road 15 feet wide East : Plot Ramesh Chandra Sharma ,	**Rs. 25,00,000/-** **Rs. 2,50,000/-** **Rs. 10,000/-**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra 5546 Zonal Office Noida अंचल कार्यालय, नोएडा

	Mr Mr Adal Singh Add: Devi Ka Nagla Quarsi Byepass Asadpur Kayam Near S.G.D. Memorial Public School, Near Haija Hospital Aligarh -202001		West : Road 25 feet wide **(SYMBOLIC POSSESSION)**	
		FIROZABAD BRANCH		
17	**1. M/s Bhagwati Traders Properitor Mr Anup Kumar Sharma, (Borrower) Sirsa Road, Gadhyantola Sirsaganj, Dist: Firozabad Uttar Pradesh-283203** **2. Mr Sita Ram Sharma S/o Mr Manbhavan Lal sharma (Guarantor) H.No-15,Gandhi Mandi, 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**	**Rs 17,73,694.00 + interest and other charges / expenses w.e.f. 24.01.20219**	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 West- Gali 6 mtr wide North- Owners Property South-Property of Mr Ambika Prasad **(PHYSICAL POSSESSION)**	**Rs 15,70,000.00** **Rs 1,57,000.00** **Rs. 10000.00**
18	**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. Boby 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 11,69,000.00 + interest and other charges / expenses w.e.f. 16.12.2022**	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. Boby 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 27,50,000.00** **Rs 2,75,000.00** **Rs. 10000.00**
		NOIDASECTOR 122 BRANCH		
19	**M/S Vaidansh Trading Co Prop. Mr. Riyazuddin S/O Jumma Khan** Add: House No.- Z-1, 29 Near Lakdi Market, Welcome, Seelampur, North East, Delhi- 110053 Also at : WS-110-111,GF OLD WS-93 Babarpur, Shahdara, New Delhi 110032	**Rs. 2,81,71,386.84 plus interest thereon at contractual rate in the account number w.e.f. 03.01.2025**	Equitable Mortgage of Commercial Property bearing No G-05,G-07,G-9, G-10, G-11, G-12 on Ground Floor(Without roof right) at Star Infinity Tower situated at plot No 14, kaushambi, Ghaziabad, UP, admeasuring Super area - 2220 Sq Feet or 206.243 sq.mt Covered Area:- 1346 Sq Feet or 125.046 Sq mt, owned by Mr. Riyazuddin S/O Jumma Khan. Boundaries as follows- East- Piazza West- 7.5 meter road North – Plot No 12-A South- Plot No. 15 Cersai ID Asset ID- 200079039362 **(PHYSICAL POSSESSION)**	**Rs. 2,75,00,000.00** **Rs. 27,50,000.00** **Rs. 20,000.00**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra 5546 Zonal Office Noida अंचल कार्यालय, नोएडा

SAHARANPUR BRANCH				
20	**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 **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	**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 **(SYMBOLIC POSSESSION)**	**Rs: 42,50,000.00** **Rs: 4,25,000.00** **Rs. 10,000.00**
21	**AMAAN CONSTRUCTION Prop:- Mr. Mohamed Shahvej S/O Zaher Ahmed** Address:- 1- Gali No 8/4 Peer Wali Gali Ibrahimabad Saharanpur Post and Tehsil Saharanpur District Saharanpur Pin code 247001 **Mrs. Uzma Parveen W/O Mohd Tanzeem** **Address:-** House No 11/6231 Peer Wali Gali No 12 Ibrahimabad Saharanpur post And Tehsil Saharanpur District Saharanpur pin Code 247001	**Rs. 14,78,365 plus interest thereon at contractual rate in the account w.e.f. 12.02.2024**	Southern Part of Plot Pertaining to Khasra No 324 Min Dara Ali Swad ?Bairoon Dar Abadi Sir Sayyed Ahmed Colony Saharanpur Post and Teshil Saharanpur District Saharanpur pin code 247001 in the Name of Mohd Adil Khan **Land Admeasuring :-100.00 sq Yard** **Boundaries** **E- Way 15'0 Wide** **W- Plot Of Peer Ji** **N- Remainin Part of Plot No 2&3 of Tanjim Ahmed** **S- Plot No 1 of other Person** **(SYMBOLIC POSSESSION)**	**Rs. 25,00,000.00** **Rs. 2,50,000.00** **Rs. 10,000.00**
22	**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 16,03,648.00 + interest and other charges / expenses w.e.f. 03.05.2017**	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. 20,00,000.00** **Rs. 2,00,000.00** **Rs. 10,000.00**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra 5546 Zonal Office, Noida अंचल कार्यालय, नोएडा

NOIDA SECTOR 19				
23	**1.Mr. Tarun Tyagi** **Prop. of M/s ADITYA CONSTRUCTION** **R/o House No.16A/2143-Prem-Hari Kunj, HIG Duplex, Vasundhara, Ghaziabad (UP) 201014** **Also at B-602, Jansatta Apartments, Sector-9, Vasundhara Ghaziabad (UP)- 201014** **2.Mrs. Archana Tyagi** **R/o House No.16A/2143-Prem-Hari Kunj, HIG Duplex, Vasundhara, Ghaziabad (UP) 201014** **3.Mr. Hari Raj Singh Tyagi** **B-602, Jansatta Apartments, Sector-9, Vasundhara Ghaziabad (UP)-201014**	**Rs. 4,49,83,870.79/- plus interest thereon at contractual rate in the accounts w.e.f. 31.10.2022**	**Property-1**: House No. 16A/2143, Prem Hari Kunj, HIG Duplex, Vasundhara, Ghaziabad (UP), area admeasuring 104.65 Square meters belonging to Shri Hari Raj Singh Tyagi and Bounded as follows: On or towards the North : Entry On or towards the East : Property no 2144 On or towards the West : Property no 2142 On or towards the South : Others property SYMBOLIC POSSESSION **Property-2:** Residential Plot No. 5/1514/2 situated at residential colony Sector- 05, Vasundhara, Ghaziabad, area admeasuring 288 Square meters belonging to Mrs. Archana Tyagi and Bounded as follows: On or towards the North : Entry On or towards the East : Property no 1514/1 On or towards the West : Property no 1514/3 On or towards the South : Property no 1515/2 SYMBOLIC POSSESSION	**Rs. 2,50,00,000/-** **Rs. 25,00,000/-** **Rs. 10,000/-** **Rs. 4,05,00,000/-** **Rs. 40,50,000/-** **Rs. 10,000/-**
BIJNOR				
24	**Mr. Virender Singh Prop- M/s Shivam Agencies** **Add-** Mukarpur Khema urf Bukhara Bypass Road, Near Parag Dairy, Bijnor,UP-246701 **Mr. Nipendra Singh S/o Late Mr Jagat Singh,** **Add-** Navab Ka Ahatta Mukarpur Khema Urf Bukhara, Bijnor, UP-246701 **Mr. Raj Kumar S/o Mr Harpal Singh** **Add-** Mukarpur Khema urf Bukhara Bypass Road,Near Parag Dairy,Bijnor,UP-246701	**Rs 1,93,20,542.00 plus interest thereon at contractual rate in the account w.e.f. 31.01.2022**	**Property No. 1** : Property situated at Khasra No 34 Shivam Palace at Rampurbakli, Near Parag Dairy, Bijnor admeasuring 750.45 sq mtr owned by Mr. Virendra Singh S/o Harpal Singh bounded as follows: North: Chakkar Road ; East: Rasta ; West: Plot of Bharat Singh ; South: House of Pawan Kumar. SYMBOLIC POSSESSION **Property No. 2** : Property located at Khasra No 571, 572 admeasuring 114 sq mtr Rasidpur Garhi Chakkar Road, Bijnor owned by Mr. Virendra Singh S/o Harpal Singh bounded as follows : North: Plot of Vijendra Singh & Atul Kumar ; East: 30 feet wide road, West: Plot of Vijendra Singh & Atul Kumar ; South : Plot of Nisha	**Rs. 1,56,00,000/-** **Rs. 15,60,000/-** **Rs. 10,000/-** **Rs. 11,50,000/-** **Rs. 1,15,000/-** **Rs. 10,000/-**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra 5546 Zonal Office, Noida अंचल कार्यालय, नोएडा

			SYMBOLIC POSSESSION	
Date of E- Auction: 16.04.2026 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:**
   a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
   b. 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 16.04.2026 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.comThis 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 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.

बैंक ऑफ महाराष्ट्र Bank of Maharashtra 5546 Zonal Office Noida अंचल कार्यालय, नोएडा

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 providerhttps://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.

    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.

बैंक ऑफ महाराष्ट्र Bank of Maharashtra 5546 Zonal Office Noida अंचल कार्यालय, नोएडा

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:

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.

बैंक ऑफ महाराष्ट्र Bank of Maharashtra 5546 Zonal Office Noida अंचल कार्यालय, नोएडा

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.

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.

बैंक ऑफ महाराष्ट्र Bank of Maharashtra 5546 Zonal Office, Noida अंचल कार्यालय, नोएडा

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.

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 stator 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 aucthorised 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.

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: 24.03.2026

Bank of Maharashtra 5546 Zonal Office, Noida अंचल कार्यालय, नोएडा

(Umesh R Ghodke)
Chief Manager & Authorised officer

Restricted