

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक	अंचल कार्यालय, इरकॉन इंटरनेशनल टावर, इंस्टीट्यूशनल एरिया, सेक्टर 32, गुरुग्राम, हरियाणा -122001 ----- Zonal office, IRCON international Tower, Institutional Area, Sector -32, Gurugram, Haryana - 122001	
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Sale notice for Sale of Immovable Properties (Appendix - IV A)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 property/ies mortgaged/charged to the secured creditor Bank of Maharashtra, the possession of which has been taken by the Authorised Officer of Bank of Maharashtra, Secured Creditor, will be sold on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” basis for recovery of dues to the Bank of Maharashtra from the Borrower (s) and Guarantor (s) as mention in the table. Details of the Borrower/s and Guarantor/s, amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit and increment are also given as under-

Sr N o	Name of the Borrower(s) Guarantor(s)	Amount due	Short Description of the immovable property and type of possession .	Reserve Price Amt. / Earnest Money Deposit /Bid Increment
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1.	Borrower: M/s. Sharma Hardware and Electric Store Address 1: Gali No 1 Ward No 17 Uttam Nagar Loharu Road Bhiwani 127021 Address 2: Shop No 6, Near Railway Station, Surajgarh Road, Loharu, Bhiwani, Haryana 127021 Guarantor: Mr. Satyaveer S/o Sh. Keshar Dev Sharma Address: Vpo- Dhani Shama (68) Loharu Bhiwani Haryana 127201 Mrs. Poonam Devi W/o Sh. Satyaveer Address: Vpo- Dhani Shama (68) Loharu Bhiwani Haryana 127201 (Branch – Bhiwani Branch - 1781)	Rs. 129,58,352 /- (Rupees one Crore Twenty-Nine Lakhs Fifty Eight Thousand Three Hundred Fifty Two only) plus future interest, expenses and other charges thereon w.e.f. 22.10.2024, less recovery if any after 22.10.2024.	Exclusive charge by way of equitable mortgage of freehold residential property admeasuring 200 sq yard situated in M. C. Area, at B-1015/80, Uttam Nagar, Ward No 17, Loharu Road, Bhiwani Haryana and bounded as: East: Gali West: Vacant Plot of others North: House of Hawa Singh South: Property of Hawa Singh Encombrantes : Not Known Type of Possession : Physical	Reserve Price: Rs. 52,00,000/- (Rupees Fifty Two Lakh Only) EMD: Rs.5,20,000/- (Rupees Five Lakh Twenty Thousand Only) Bid Incremental amount: Rs.50,000/- (Rupees Fifty Thousand Only).
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2.	M/s Tekwud Homes Through Proprietor Mr. Amit Rawat 1st Address: Second Floor, 5045/9, Neta Ji Subhash Nagar, Darya Ganj, Delhi, New Delhi 110002 2nd Address: 9/52, Shyam Block Kailash Nagar, Gandhi Nagar, East Delhi, Delhi- 110031 Guarantor Mrs. Swati Rawat W/o Sh. Amit Rawat Address: Second Floor, 5045/9, Neta Ji Subhash Nagar, Darya Ganj, Delhi, New Delhi 110002 (Branch – Gurugram Main Branch - 1189)	Rs. 2,96,23,534/- (Rs. Two Crore Ninety Six Lakhs Twenty Three Thousand Five Hundred Thirty Four only) plus future interest, expenses and other charges thereon w.e.f. 30.01.2025, less recovery if any after 30.01.2025.	Equitable mortgage of residential flat bearing No. 5045/9, Entire third floor, area admeasuring 173.90 Sq. Mtrs., Neta ji Subhash Marg Darya Ganj owned by Mr. Amit Rawat S/o Sh. Kushal Rawat vide Registered gift Deed dated 26.10.2021 registration No. 9,141, book no.1, Vol no. 19014 on pages 178 to 188 without roof/terrace rights, bounded as follows: East: - 40 Ft. wide Road West: - Netaji Subhash Marg North: - Plot No.8 South: - Plot No. 10 Type of Possession : Physical	Reserve Price: Rs. 180,00,000/- (Rupees One Crore Eighty Lakhs Only) EMD: Rs. 18,00,000/- (Rupees Eighteen Lakh Only) Bid Incremental amount: Rs. 1,00,000/- (Rupees One Lakh Only).
3.	Mr. Pawan Kumar S/o Sh. Raj Singh Address: H. no. 119/4, Kot Mohalla, Sonipat, Haryana- 131001 Mrs. Sushila W/o Sh. Pawan Kumar Address: H. no. 119/4, Kot Mohalla, Sonipat, Haryana- 131001 (Branch – Sonapat Branch - 467)	Rs. 10,09,901.00 (Rs. Ten Lakh Nine Thousand Nine Hundred and one only) Plus interest, expenses and other charges thereon w.e.f 02.11.2022(Less recovery, if any w.e.f. 02.11.2022)	Equitable Mortgage of property/House no. 119/4, admeasuring 40 Sq. yd. situated in the area Mohalla Kot, Sonipat having property ID 99C826U185 owned by Mrs. Sushila w/o Sh. Pawan Kumar vide sale Deed No. 6141 dated 07.10.2016 and bounded as follows: East : Property of Smt. Charu West : Property of Smt. Sunita North: Property of Rampal South: Road	Reserve Price: Rs. 12,58,000/- (Rupees Twelve Lakhs Fifty Eight Thousand Only) EMD: Rs. 1,25,800/- (Rupees one Lakh Twenty Five Thousand Eight Hundred Only) Bid Incremental amount: Rs. 10,000/- (Rupees Ten Thousand Only).

Sr.no.	Particulars	Date and Time
1.	Date and time of E-Auction	17.03.2026, Between 11.00 A.M. to 4.00 P.M. with auto extension for 5 minutes in case bid is placed within last 5 minutes.
2.	Last Date of submission of Bid with EMD	16.03.2026
3.	Inspection date and time - for both properties	09.03.2026 to 13.03.2026 Between 11.00 A.M. to 5 :00 P.M.

Note: There may be some dues of respective society claiming maintenance charges etc , bidder are therefore advised to confirm any due from respective society for property put on auction or any Govt. dues from Govt.authorities or any unpaid dues of the builder . Charges if any due on the respective property shall be borne by the bidder .

E-Auction shall be conducted through the E-Bkay portal, Bidders have to login on the website <https://ebkay.in/eauction-psb> and have to register themselves. In this regard please note that verification of KYC documents takes 2-3 days' time. Hence bidder are advised to register and upload KYC documents well in advance to avoid last minute anxiety/rush. For Registration related queries the contact number are 8291220220 supportebkay@psballiance.com

For detailed terms and conditions of the sale, please refer to the link "<https://ebkay.in/eauction-psb>' and provided in the Bank's website and also on ebkay portal (www.ebkay.in). The Bank reserves the right to postpone/defer/cancel this e-auction in any situation without any prior intimation.

Date: 27.02.2026

Place: Gurugram Zone

Authorised Officer
Bank of Maharashtra, Gurugram Zone

UnClassified