



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 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" on 14/05/2026, 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, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under

SL	Name of Borrower(s) and Branch	Name of Guarantors	Amount Due	Short description of the immovable property with known encumbrances	Possession Type/ Reserve Price / Earnest Money Deposit
1	M/s Swananda Tea Pvt. Ltd Directors: 1) Mr. Sandeep Garodia 2) Mrs. Ranjita Garodia 3) Mr. Rajat Keshan 4) Mr. Ramesh Kumar Agarwal 5) Mr. Pankaj Agarwal 6) Mr. Rohit Keshan 7) Mr. Gopal Prasad Keshan 8) Mrs. Vinita Keshan 9) Mrs. Shalini Keshan Branch: Tinsukia	1) Mr. Sandeep Garodia 2) Mrs. Ranjita Garodia 3) Mr. Rajat Keshan 4) Mr. Ramesh Kumar Agarwal 5) Mr. Pankaj Agarwal 6) Mr. Rohit Keshan 7) Mr. Gopal Prasad Keshan 8) Mrs. Vinita Keshan 9) Mrs. Shalini Keshan	Rs. 19,48,98,139.00 (Rupees Nineteen Crore Forty-Eight Lakh Ninety-Eight Thousand One Hundred Thirty-Nine Only) plus future interest as per applicable rate and other charges thereon w.e.f. 31/12/2024 less recovery, if any.	1. Flat at New Delhi measuring around 1207.39 sq. ft. in the name of Mr. Rajat Keshan & Mr. Rohit Keshan at B-5, GF, Subhawna Niketan, Pitampura, Near Madhuban Chowk Metro Station, New Delhi – 110034. 2. Commercial Land measuring 4 Bighas 02 Katha 02 Lessas situated at Dag No. 288, 289, 290 Patta No. 21, 1 No Chotta Hapjan, Mouza- Hapjan, Po & b PS- Makum Junction, District Tinsukia, Assam in the name of Gopal Prasad Keshan. 3. Industrial Plot of Land measuring 2 Bighas along with RCC constructed area of 208.54 Mtrs at Dag No. 181(O)/578(N), Patta No. 12(O)/158(N) 1 No Chotta Hapjan, Mouza- Hapjan, Po & PS- Makum Junction, District Tinsukia, Assam in the name of Mrs. Vinita Keshan & Mrs. Shalini Keshan.	Physical Possession Reserve Price: Rs. 1,82,00,000/- (Rupees One Crore Eighty Two Lakh Only). EMD: Rs. 18,20,000/- (Rupees Eighteen Lakh Twenty Thousand only). Physical Possession Reserve Price: Rs. 77,00,000/- (Rupees Seventy Seven Lakh Only). EMD: Rs. 7,70,000/- (Rupees Seven Lakh Seventy Thousand only). Physical Possession Reserve Price: Rs. 73,00,000/- (Rupees Seventy Three Lakh Only). EMD: Rs. 7,30,000/- (Rupees Seven Lakh Thirty Thousand only).
2	M/s Keshari Udyog (Partners- Mr. Pawan Kumar Soni & Mr. Brijesh Buntolia) Branch: Ganeshguri	1) Mr. Pawan Kumar Soni 2) Mr. Brijesh Buntolia	Rs. 5,42,41,060.36 (Rupees Five Crore Forty-Two Lakh Forty-One Thousand Sixty and Thirty-Six Paisa Only) plus future interest as per applicable rate and other charges thereon w.e.f. 20/11/2023 less recovery, if any	1. Equitable Mortgage of all the plot of leasehold land along with Two storied building thereon situated within the Export Promotion Industrial Park (EPIP) at Amingaon under Mouza- Silasendurighopa, Vill- Numalijalah, Dag No. 275, Revenue Circle- North Guwahati, PS- Jalukbari, Kamrup, Assam containing by measurement 1,000 sq. mtr.in the name of MS Keshari Udyog A partnership Firm represented by authorized representative Mr. Pawan Kumar Soni Son of Manik ChandSoni along with the construction thereon. 2. Equitable Mortgage of commercial space at 1st Floor Front Part (Left Side) admeasuring area 1100 Sq Ft. situated in the multi storied R.C. C. building known as JALAN MARKET covered by holdig no.61 in ward no. 29 of the Guwahati Municipal corporation constructed over the plot of land measuring 16 Lechas covered by Dag no. 50, K.P. Patta No. 774 situated at Sahar Guwahati, Part 2, Mauza-Guwahati, in the District of Kamrup (M) State Assam in the name of Mr.Pawan Kumar Soni along with the construction thereon.	Physical Possession Reserve Price: Rs. 1,13,00,000/- (Rupees One Crore Thirteen Lakh Only). EMD: Rs. 11,30,000/- (Rupees Eleven Lakh Thirty Thousand Only). Physical Possession Reserve Price: Rs. 1,01,00,000/- (Rupees One Crore One Lakh Only). EMD: Rs. 10,10,000/- (Rupees Ten Lakh Ten Thousand Only).
3	M/s. Kasturi Foods and Beverages (Proprietor: Jahar Chanda) Branch: Guwahati	Mrs. Kaveri Chanda	Rs. 72,99,727.00 (Rupees Seventy-Two Lakhs Ninety-Nine Thousand Seven Hundred Twenty-Seven Only) plus future interest as per applicable rate and other charges thereon w.e.f. 05/06/2024 less recovery, if any.	Equitable mortgage of residential Flat No. C-3 on Third Floor, Block-II, having 875 sq. ft. including 20% of super built up area of the building namely "CHAKRAPANI ENCLAVE" together with undivided proportionate share in the land measuring 0.48 Are, over Dag No. 724 (New) Patta No. 194 (New) along with a car parking space in the ground floor in the said building situated at Rehabari, P.P. Road, PO- Rehabari, P/S- Paltan Bazar, Guwahati, in the district of Kamrup (Metro), Assam registered in the name of Mr. Jahar Chanda.	Physical Possession Reserve Price: Rs. 58,00,000/- (Rupees Fifty Eight Lakh Only). EMD: Rs. 5,80,000/- (Rupees Five Lakh Eighty Thousand Only).
4	i. Dimpi Deka ii. Mr. Aryan Aaron Zehava Branch: Guwahati		Rs. 1,16,28,233.00 (Rupees One Crore Sixteen Lakh Twenty Eight Thousand Two Hundred Thirty Three Only) plus future interest as per applicable rate and other charges thereon w.e.f. 10.12.2024 less recovery, if any.	Flat admeasuring 2880 sq. ft. super built up area on the First Floor at Omkar Heights Apartment, along with car parking space and undivided proportionate share of land measuring 27.05 Are covered by Dag No.28,29,31 (Old)/201,202,198,190(New)of Patta No.11,04(old)/37,36,38(New) Ganesh Mandir, R. P. Road situated at Revenue Village-2 No. Dispur under Mouza Beltola Dist: Kamrup(Metro), Assam.	Symbolic Possession Reserve Price: Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakh Only). EMD: Rs. 11,90,000/- (Rupees Eleven Lakh Ninety Thousand Only).
5	i. Hira Phukan ii. Bimal Borgohain Branch: Dibrugarh		Rs. 41,19,465.00 (Rupees Forty-One Lakh Nineteen Thousand Four Hundred Sixty-Five Only) plus future interest as per applicable rate and other charges thereon w.e.f. 22/04/2024 less recovery, if any.	All that piece and parcel of land admeasuring 16 Lessas (i.e. equivalent to 2304 sq ft) and building covered by Dag No.592 (new) / 279 (old), Periodic Patta no. 190 (new) / 5 (old) of Gondhia Gaon, Tengakhat Revenue Circle, Mouza Tengakhat, Police Station Tengakhat, Sub division- Dibrugarh, District- Dibrugarh, Assam in the name of Mrs. Hira Phukan.	Physical Possession Reserve Price: Rs. 25,00,000/- (Rupees Twenty Five Lakh Only). EMD: Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only).

For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on E-Bkray portal (<https://ebkray.in/eauction-psb>). Helpdesk Email : support.ebkray@psballiance.com, Contact No. +91- 8291220220

Date: 24/04/2026
Place: Guwahati

Authorised Officer & Dy. Zonal Manager
Bank of Maharashtra, Guwahati Zone