

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra एक परिवार एक बैंक प. का.: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 H. O.: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5	अंचल कार्यालय/ Zonal office विधि विभाग/ Legal Department प्रथम तल, चावला कॉम्प्लेक्स, साई (देवेंद्र) नगर, रायपुर-492001 1st Floor, Chawla Complex, Sai (Devendra) Nagar, Raipur-492001 Mobile No.: 9007896452 ई-मेल: cmfsmc_rai@bankofmaharashtra.bank.in	 Date- 14/05/2026
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AX49/SARFAESI/E-auction/Sale Intimation/2026-27

To,

(Borrower)

1. M/s. Shakti Lubes
(Proprietor: - Mr. Rakesh Rajaram Agrawal)

Office Address: -

Flat no A-206, 2nd Floor,
Kuber Apartment, Shankar Nagar,
Raipur - 492004, Chhattisgarh.

(Guarantor)

2. Mr. Rakesh Rajaram Agrawal
Bungalow No.003, Dolphin Plaza,
Daldal Seoni Road, Mowa,
Raipur - 492001 (Chhattisgarh)

(Guarantor)

3. Mrs. Sarita Devi Agrawal
Bungalow No.003, Dolphin Plaza,
Daldal Seoni Road, Mowa ,
Raipur - 492001 (Chhattisgarh)

RE: - Notice for sale of secured properties of M/s. Shakti Lubes & Mrs. Sarita Devi Agrawal under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 for recovery of Rs.1,14,92,485/- (Rupees One Crore Fourteen Lakh Ninety-Two Thousand Four Hundred Eighty-Five Only) as of 14/05/2026 plus further interest at applicable rates plus costs, charges and expenses etc.

Please take a notice that: -

In terms of the powers vested in the undersigned as the Authorized Officer of Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets Act, 2002 [SARFAESI ACT] and the Rules, the Authorized Officer of the Bank has taken possession of the assets mentioned below for taking action under the SARFAESI and to sell the said assets for recovery of Rs.1,14,92,485/- (Rupees One Crore Fourteen Lakh Ninety-Two Thousand Four Hundred Eighty-Five Only) as of 14/05/2026 plus further interest at applicable rates plus costs, charges and expenses etc. w.e.f. 15/05/2026.

Description of Mortgaged properties: -

Commercial office situated at Office no 27, 2nd Floor, Mouza – Devpuri, Rio Complex, Raipur C.G admeasuring 332 Sq. ft. in the name of Mrs. Sarita Agrawal W/o Mr. Rakesh

Restricted



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Agrawal.

Bounded as follows: -

Bounded as follows –

North – Office No. 41

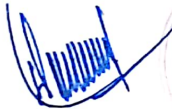
East – Office No. 28

West – Office No. 26

South – Passage

It is observed that, the amount due to the Bank is not yet paid by you. Please note that, the Authorized Officer of the Bank under the powers vested in him under the SARFAESI Act and Rules, shall be selling the said properties or any part of it by any mode prescribed by the SARFAESI Act to any purchaser/s on the terms and conditions as may be determined by the Bank in its sole discretion, after expiry of a period of 15 days from the date of receipt of this notice. If the entire amount due to the Bank together with up-to-date interest, costs and charges etc. are not paid by you during this period.

For Bank of Maharashtra




**Authorised Officer
Raipur Zone**

Encl: - 1) Duly signed Sale Notice of E-auction scheduled on 16/06/2026.

Restricted



Date: - 14/05/2026

Sale Notice for sale of immovable properties

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 Borrowers and Guarantors, that the below described immovable properties mortgaged / charged to the Bank of Maharashtra. The Symbolic / Physical possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **"As is where is", "As is What is", "Whatever there is" and "Without Recourse"** basis in E-auction on **16.06.2026 between 01.00 p.m. and 05.00 p.m.** for recovery of the balance due to the Bank of Maharashtra from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, Short Description of the immovable properties and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as follows: -

Sr. No.	Name of Borrower and Guarantors	Amount Due (Rs.)	Short description of the immovable properties with encumbrance	Possession Type	Reserve Price / Earnest Money Deposit / Bid Increment
1.	Borrower: - M/s. Shakti Lubes Proprietor: - Mr. Rakesh Rajaram Agrawal Guarantor: - 1. Mr. Rakesh Rajaram Agrawal 2. Mrs. Sarita Devi Agrawal	Rs.11492485/- (Rupees One Crore Fourteen Lakh Ninety-Two Thousand Four Hundred Eighty-Five Only) as of 14/05/2026 plus further interest at applicable rates plus costs, charges and expenses etc. w.e.f. 15/05/2026.	Commercial office situated at Office no 27, 2nd Floor, Mouza - Devpuri, Rio Complex, Raipur C.G admeasuring 332 Sq. ft. in the name of Mrs. Sarita Agrawal W/o Mr. Rakesh Agrawal. Bounded as follows: - North - Office No. 41 East - Office No. 28 West - Office No. 26 South - Passage	Symbolic Possession	Reserve Price - Rs.60,31,000/- (Rupees Sixty Lakh Thirty One Thousand Only) EMD - Rs.603100/- (Rupees Six Lakh Three Thousand One Hundred Only) Bid increment Amount - Rs.25,000/- (Rupees Twenty-Five Thousand Only)

1. Date and time of E- Auction:

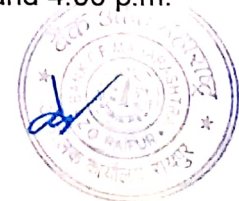
16/06/2026 between 01.00 p.m. and 05.00 p.m.

2. Inspection Date & Time: -

08/06/2026 between 10:00 a.m. and 4:00 p.m.

(With prior appointment only)

Restricted



Bidders have to log in on the following website – "<https://baanknet.com>".

Registration of Bidders is essential with "<https://baanknet.com>" Bidders to upload requisite KYC documents. Please note that verification of KYC documents takes minimum four days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush.

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.

Once again please note that, interested bidders may deposit Pre-Bid EMD with baanknet up to 5 pm on 15/06/2026. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in baanknet's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem."

The Bank reserves the right to postpone/defer/withdraw/cancel this E-auction without assigning any reasons.

Date: - 14/05/2026

Place: Raipur



(S L Karn)

Chief Manager & Authorized Officer
Raipur Zone