

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक प्रधान कार्यालय : 'लोकमंगल', 1501, शिवाजीनगर, पुणे - 411005. H. O.: 'Lokmangal', 1501, Shivejinagar, Pune - 411005.	गुवाहाटी अंचल कार्यालय GUWAHATI ZONAL OFFICE 1st Floor Dwarka Center, Sani Ram Bora Path, Near Bora Service, Ulubari, G S Road Guwahati-781007	
टेलीफोन/TELE : 0361 2458566 ई-मेल/e-mail: legal_guw@bankofmaharashtra.bank.in		
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-411005 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-411005		

**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 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 **15/07/2026**, 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 No	Name of Borrower(s)	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 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 Bearing No. B-5, Ground Floor, situated in the layout plan of Eminabad Co-operative Group Housing Society Ltd., known as Subhavna Niketan, comprising 3 Bedrooms, 1 Drawing/Dining, 1 Kitchen, 3 Toilets/Bathrooms on Ground Floor and 1 Storeroom in Basement, having a covered area of 1207.39 sq. ft. (112.17 sq. mtr.) along with 12.45 sq. mtr. basement store, forming part of a four-storeyed residential building with basement, situated at Pitampura, Delhi – 110034, standing in the name of Mr. Rajat Keshan and Mr. Rohit Keshan. 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, Ro	Physical Possession Rs. 1,52,10,000/- (Rupees One Crore Fifty Two Lakh Ten Thousand Only). EMD: Rs. 15,21,000/- (Rupees Fifteen Lakh Twenty-One Thousand only). Physical Possession Rs. 69,50,000/- (Rupees Sixty

Restricted


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				&b PS- Makum Junction, District Tinsukia, Assam in the name of Gopal Prasad Keshan.	Nine Lakh Fifty Thousand Only). EMD: Rs. 6,95,000/- (Rupees Six Lakh Ninety- Five Thousand only).
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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-Bkay portal (<https://ebkay.in/eauction-psb>). Helpdesk Email : support.ebkay@psballiance.com, Contact No. +91- 8291220220.

Date : 26/06/2026

Place : Guwahati



**Authorised Officer
 Bank of Maharashtra
 Guwahati Zone**