



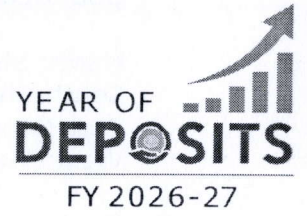
Bank of Maharashtra

रायपुर अंचल कार्यालय/Raipur Zonal Office

प्रथम तल चावला कॉम्प्लेक्स, साई (देवेन्द्र) नगर, रायपुर -492001
1st floor Chawla Complex, Sai (Devendra) Nagar, Raipur, -492001

ई-मेल/e-mail : cmfsmc_rai@bankofmaharashtra.bank.in

Website : www.bankofmaharashtra.bank.in



AX49/SARFAESI/E-auction/Sale Intimation/2026-27

Date- 22/06/2026

To,

1. **Euro Care Enterprises** (Borrower)
Shop No. 141 & 142, Block No. 33,
Ground Floor, Shivnath Complex,
Supela, Bhilai, Dist-Durg,
Chhattisgarh
Pin - 490023
2. **Shri Dharmendra Shah S/o- Shri Vibhishan Shah** (Borrower & Proprietor)
House No 507, Ward No-21,
Sindhiya Nagar,
Dist-Durg, Chhattisgarh,
Pin - 491001
3. **Smt. Smriti Shah W/o- Shri Dharmendra Shah** (Guarantor)
House No 507, Ward No-21,
Sindhiya Nagar,
Dist. - Durg, Chhattisgarh,
Pin - 491001.

RE: - Notice for sale of secured properties of M/s Euro Care Enterprises (Prop. Smt. Smriti Shah), Smt. Smriti Shah W/o Shri Dharmendra Shah under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 for recovery of Rs.72,38,627/- (Rupees Seventy Two Lakh Thirty Eight Thousand Six Hundred Twenty Seven Only) as of 19/06/2026 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.72,38,627/- (Rupees Seventy Two Lakh Thirty Eight Thousand Six Hundred Twenty Seven Only) as of 19/06/2026 plus further interest at applicable rates plus costs, charges and expenses etc. w.e.f. 20/06/2026.

Description of Mortgaged properties: -

1. Commercial Shop No 125 & 126, Block No 33 & 33(part), situated on Ground Floor, "Chouhan Estate", Shivnath Complex, Bhilai, Dist. Durg, Chhattisgarh admeasuring 470.58 Sq. ft. in the name of Smt. Smriti Shah W/o- Shri Dharmendra Shah



UnClassified

Bounded as follows –

North: Shop No. 124
South: Shop No. 141
East: Corridor
West: Shop No. 177 and 178

2. Shop No 141 & 142, Block No 33 & 33 A(P), situated on Ground Floor, "Chouhan Estate", Shivnath Complex, Bhilai, Dist-Durg, Chhattisgarh admeasuring 470.87 Sq. ft.

Bounded as follows –

North - Shop No. 125 and 126
South - Shop No. 193 and 194
East - Corridor
West - Shop No. 175 and 176

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.

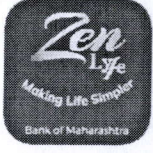
For Bank of Maharashtra



Authorised Officer
Raipur Zone



Encl: - 1) Duly signed Sale Notice of E-auction scheduled on 15/07/2026.

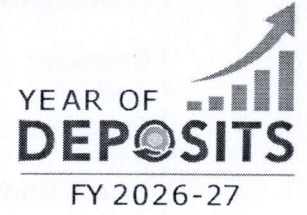


Bank of Maharashtra

रायपुर अंचल कार्यालय/Raipur Zonal Office

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1st floor Chawla Complex, Sai (Devendra) Nagar, Raipur, -492001
ई-मेल/e-mail : cmfsmc_rai@bankofmaharashtra.bank.in

Website : www.bankofmaharashtra.bank.in



Date: - 22/06/2026

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 **15.07.2026 between 11.00 a.m. to 02.00 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: -

1	Borrower: - Euro Care Enterprises Borrower and Proprietor: - Mr. Dharmendra Shah S/o- Shri Vibhishan Shah Guarantor: - Mrs. Smriti Shah W/o- Shri Dharmendra Shah	Rs.7238627/- (Rupees Seventy Two Lakh Thirty Eight Thousand Six Hundred Twenty Seven Only) as of 19/06/2026 plus further interest at applicable rates plus costs, charges and expenses etc. w.e.f. 20/06/2026.	Commercial Shop No 125 & 126, Block No 33 & 33(part), situated on Ground Floor, "Chouhan Estate", Shivrath Complex, Bhilai, Dist. Durg, Chhattisgarh admeasuring 470.58 Sq. ft. in the name of Smt. Smriti Shah W/o- Shri Dharmendra Shah Bounded By: North: Shop No. 124 South: Shop No. 141 East: Corridor West: Shop No. 177 and 178	Symbolic Possession	Reserve Price - Rs.49,55,210/- (Rupees Forty Nine Lakh Fifty Five Thousand Two Hundred Ten Only) EMD - Rs.495521/- (Rupees Four Lakh Ninety Five Thousand Five Hundred Twenty One Only) Bid increment Amount - Rs.25,000/- (Rupees Twenty-Five Thousand Only)
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UnClassified



2	Borrower: - Euro Care Enterprises Borrower and Proprietor: - Mr. Dharmendra Shah S/o-Shri Vibhishan Shah Guarantor: - Mrs. Smriti Shah W/o-Shri Dharmendra Shah	Rs.7238627/- (Rupees Seventy Two Lakh Thirty Eight Thousand Six Hundred Twenty Seven Only) as of 19/06/2026 plus further interest at applicable rates plus costs, charges and expenses etc. w.e.f. 20/06/2026.	Equitable Mortgage of Commercial Shop No 141 & 142, Block No 33 & 33 A(P), situated on Ground Floor, "Chouhan Estate", Shivnath Complex, Bhilai, Dist. Durg, Chhattisgarh admeasuring 470.87 Sq. ft. in the name of Euro Care Enterprises Prop-Smt. Smriti Shah W/o-Shri Dharmendra Shah Bounded By: North: Shop No. 125 and 126 South: Shop No. 193 and 194 East: Corridor West: Shop No. 175 and 176	Reserve Price - Rs.49,55,210/- (Rupees Forty Nine Lakh Fifty Five Thousand Two Hundred Ten Only) EMD - Rs.495521/- (Rupees Four Lakh Ninety Five Thousand Five Hundred Twenty One Only) Bid increment Amount - Rs.25,000/- (Rupees Twenty-Five Thousand Only)
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1. Date and time of E- Auction:- 15/07/2026 between 11.00 a.m. to 02.00 p.m.

2. Inspection Date & Time:- 08/07/2026 between 10:00 a.m. to 4:00 p.m.
(With prior appointment only)

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 14/07/2026. 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: - 22/06/2026
Place: Raipur


 (S L Karn)
 Chief Manager & Authorized Officer
 Raipur Zone