

	 Bank of Maharashtra जयपुर अंचल कार्यालय/Jaipur Zonal Office 6 वां तल, "फार्चून हाइट्स", सी/94, मुख्य सुभाष मार्ग, 6th Floor, "Fortune Heights", C/94, Main Subhash Marg, Ahinsa Circle, C-Scheme, Jaipur 302001 टेलीफोन/TELE : 0141-2379904 ई-मेल/e-mail : cmrecovery_jai@bankofmaharashtra.bank.in	
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प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5
 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5

Ref:AX57/Recovery/SARFAESI/E-Auction/August/2026

Date: 16.07.2026

Terms and Conditions for sale of assets through online e-auction
under SARFAESI Act

Date of E-Auction: 18/08/2026 between 11:00 A.M. to 03:00 P.M. The bid increment amount will be Rs. 20,000/- with unlimited 10 mins extensions.							
Last date & time for submission of Bid/Deposit of EMD and Proof: 17/08/2026 upto 05:00 PM							
Date & Time of inspection of property :12/08/2026 between 11:00 AM to 04:00 PM							
S. No.	Name of Borrowers/Guarantors & Address	Branch & Phone No.	Amount Due as per the 13(2) Notice	Description of the property	Possession Type	Reserve Price / Earnest Money Deposit/ Bid Increment	Last date of bid submission of EMD (DD/MM/YYY Y)
1.	1. Jagdamba Industries (Borrower) Through its Prop- Mr. Phateh Singh H 1 155 Silora,RIICO Industrial Area, Phase 1, Kishangarh Ajmer - 305801 2. Mr.PhatehSingh S/o Kamma (Proprietor) Behind water tank,Rajareddi, Kishangarh, Ajmer Rajasthan-305801	Kishangarh Mr. Vikas Meena, Branch Manager (M): 9636364155	As on 03.06.2025 is Rs. 24,47,201.44/- plus future interest/accrued interest/unrealized interest at the contractual rate(s) together with incidental expense, costs, charges etc. minus recoveries if any	Eq Mortgage: All piece & parcel of property in name of Mr. Phateh Singh S/o Kamma situated at H-1, 155 Silora, RIICO Industrial Area Phase - 1, Kishangarh Ajmer 305801 (Raj). Boundaries of the property: North: 18.00mtr wide road South: plot no H-1-160 East: plot no H-1-156 West: Plot No H-1-154	Sym-bolic	Rs. 24,30,000/- (Rupees Twenty Four Lakh Thirty Thousand Only) & EMD Rs. 2,43,000 (Rupees Two Lakh Forty Three Thousand Only)	17/08/2026

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Name of Bidder	Signature of Bidder	Date

2.	M/s Jai Ambey Creations (Borrower) Through its proprietor Mrs. Neetu Kapoor 73, Barodi Ke Kuye Ka Raasta, Gangori Bazar, jaipur, Rajasthan - 302001 2.Mr. Manish Kapoor (Guarantor) 73, Barodi Ke Kuye Ka Raasta, Gangori Bazar, jaipur, Rajasthan – 302001	Rajapark Mr. Shailendra Kumar, Branch Manager (M): 8605442736	As on 16.01.2024 is Rs. 17,89,166.42/-plus future interest/accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges etc. minus recoveries if any	Equitable Mortgage of all pieces and parcel of part of residential property located at 73,Bordi Ke Kuye Ka Rasta, Gangori Bazar, Jaipur, Rajasthan - 302001 in the name of Mrs. Neetu Kapoor W/o Manish Kapoor.	Sym boli c	Rs.68,00,000/- (Rupees Sixty Eight Lakh Only) & EMD Rs. 6,80,000/- (Rupees Six Lakh Eighty Thousand Only)	17/08/2026
3.	1. M/s National Trading Company (Borrower) Ground Floor Khasra no 1293/799 Kirarod Paota,Dist- Jaipur Rajasthan-303107 2. Mr. Sandeep Choudhary s/o Dharm Chand (Proprietor) Tagaliri Dhani village- kirarod ward no-3, Tehsil Paota, dist- Kotputli, Behror, Rajasthan-303107 3. Surendra Chaudhary (Guarantor) R/o Tagaliri Dhani village- kirarod ward no-3, Tehsil Paota, dist- Kotputli, Behror, Rajasthan-303107	Behror Mr. Vijay Kumar, Branch Manager (M): 8378893922	As on 11.11.2025 is Rs. 44,05,989/- plus future interest/accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges etc. minus recoveries if any	Eq. Mortgage: All that pieces and parcel of commercial property in name of Mr. Surendar Kumar Choudhary S/o Mr. Bhairu Ram Choudhary situated at Ground Floor Khasra No. 1293/799 Ward No 3, Kirarod, Tehsil - Paota, District-Kotputli, Behror (Raj) - 303107 admeasuring 2000.00 Sq. Mtrs i.e 2392.05 Sq Yds Boundaries of the Property: North : Khasra no 800 South : Khasra no 1295/1292 East: Khasra no 1294/1292 & Residential Land West : Khasra no 348	Sym boli c	Rs.69,03,000/- (Rupees Sixty Nine Lakh Three Thousand Only) & EMD Rs. 6,90,300/- (Rupees Six Lakh Ninety Thousand Three Hundred Only)	17/08/2026

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4.	1. Mr. Logar S/o Uda (Borrower) Megwalon Ka Mohalla, Ramdev Mandir KE Peeche Vill Gurli, Mavli Udaipur-313024 2. Mr. RahuL S/O Lagar lal (Co-Borrower) Megwalon Ka Mohalla, Ramdev Mandir KE Peeche Vill Gurli, Mavli Udaipur-313024	Rajsamand Mr. Gopal Meena, Branch Manager (M): 8329625213	As on 01.12.2025 is Rs. 11,49,483.24/- plus future interest/accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges etc. minus recoveries if any	Eq. Mortgage: All piece & parcel of Residential Plot in name of Mr. Logar Lal S/o Uda ji Megwal situated at khasra No.436 Village Gurli, Gram Panchayat Gurli, Tehsil Mavli-district Udaipur (Raj.) admeasuring 1044 Sq Ft. Boundaries of the property: North: Aam Rasta South: Bada of Ganesh Nath East: Gali and Temple of Ramdev Ji West : House of Ramlal Megwal	Sym boli c	Rs.17,90,000/- (Rupees Seventeen Lakh Ninety Thousand Only) & EMD Rs. 1,79,000/- (Rupees One Lakh Seventy Nine Thousand Only)	17/08/2026
5.	1.Tarachand (Borrower) S/O Shyopal Singh Village-Todarwas Jhunjhnu, Mojawas, Rajasthan 333704 2. Mrs. Rampyari Devi W/o Shyopal Singh (Guarantor) Village-Todarwas Jhunjhnu, Mojawas Rajasthan 333704. 3. Shyopal Singh (Guarantor) Village-Todarwas Jhunjhnu, Mojawas Rajasthan 333704.	JHUNJHUNU Ms. Kajal Saini, Jhunjhunu Branch (M): 9875700369	As on 23.12.2025 is Rs. 19,21,553/- plus future interest/accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges etc. minus recoveries if any	Equitable Mortgage: All pieces and parcel of Residential Property in name of Mrs. Rampyari W/o Shyopal Singh sitauted at Patta no. 36 Village Todarwas, Gram Panchayat Mojawas, Tehsil - Mandawa, District Jhunjhunu - Rajasthan Admeasuring 266.66 Sq Yard. Boundaries of the property: North : House of Shyopal East: Aam Rasta South: Main Road West: Main Gate	Sym boli c	Rs.8,87,000/- (Rupees Eight Lakh Eighty Seven Thousand Only) & EMD Rs. 88,700/- (Rupees Eighty Eight Thousand Seven Hundred Only)	17/08/2026
6.	1. Manju W/O Mr RatnaRam (Borrower) Prajapto Ka Bas Artiya Kallan, Kudi Pipar Road, Jodhpur-342606.	Jodhpur Abhishek Rajpurohit, Branch Manager (M): 9828099898	As on 17.12.2025 is Rs. 37,57,120/- plus future interest/accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses,	Eq. Mortgage : All piece & parcel of Residential property in name of Mrs. Manju W/o Ratna Ram situated at Plot No. 326 Khasra No 126 Balaji Nagar Yojana Gram Sangariya Jodhpur (Raj) Admeasuring 1590. Sq.ft Boundaries of the property: North : Plot No 327 South: Plot No 325 East: Other Land West: 40' Wide Road	Sym boli c	Rs. 24,30,000/- (Rupees Twenty Four Lakh Thirty Thousand Only) & EMD Rs. 2,43,000 (Rupees Two Lakh Forty Three Thousand Only)	17/08/2026

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			costs, charges etc. minus recoveries if any				
7	1. Mrs. Raju Bai w/o Mr. Logar Lal Gayri (Borrower) Khasra no. 893, Gram Rathna, Khkhariya khedi, gram panchayat nurda, Tehsil Mavli, Udaipur-313204 2. Mr. Bhagwan Lal Gayri s/o Logar Lal Gayri (Co-Borrower) Khasra no. 893, Gram Rathna, Khkhariya khedi, gram panchayat nurda, Tehsil Mavli, Udaipur-313204	Udaipur Mr. Praveen Kumar, Branch Manager (M): 9767711808	As on 29.08.2025 is Rs. 8,75,861/- plus future interest/accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges etc. minus recoveries if any	Eq Mortgage: All piece & Parcel of Residential Property located at Patta No. 20689 in Araji no. 893, Gram Rathna, Khkhariya khedi, gram panchayat nurda, the mavli Udaipur measuring Total admeasuring area 900 sq.ft in the name of Mrs. Raju Bai. Boundaries of the Property: North : Self Bada South: Self Land East: Land of Babulal West: Road	Sym bolic	Rs.13,31,000/- (Rupees Thirteen Lakh Thirty One Thousand Only) & EMD Rs. 1,33,100/- (Rupees One Lakh Thirty Three Thousand One Hundred Only)	17/08/2026
8	Ishak Mohammed S/o Mr. Rasul Mohammed (Borrower) Plot No. 1275, Rawal Ji Ka Bazar, Jorawar Singh Gate, Shree Ram Dharamshala Ke Saamne, Gangapole, Gram Manpura, Tehsil Ladpura, Distt. Kota, Jaipur, Rajasthan - 302002	Jhothwara Mr. Rahul Rathore, Branch Manager (M): 8460465471	As on 27.07.2023 is Rs. 25,59,788/- plus future interest/accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges etc. minus recoveries if any	Eq Mortgage: All Piece & Parcel of property located at Plot No. 4/9, Sector 4 (E.W.S.) Vidhyadhar Nagar, Near Arya Smaj Mandir, Jaipur, Rajasthan - 302023 measuring total area 24.00 Sq. mts. In the name of Mr. Ishak Mohammad S/o Mr. Rasul Mohammed Boundaries of the property: North : Plot No. 4/10 East: Road 6 mtr. wide South: Other Property West: Other Property	Physical	Rs.16,58,000/- (Rupees Sixteen Lakh Fifty Eight Thousand Only) & EMD Rs. 1,65,800/- (Rupees One Lakh Sixty Five Thousand Eight Hundred Only)	17/08/2026

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9	1. Roop Lal Gayri S/o Mr. Varada Ji (Borrower) VTC Awarda, PO Godana, Sub-Dist. Jhadol, Dist. Udaipur, Rajasthan - 313702	Udaipur Mr. Praveen Kumar, Branch Manager (M): 9767711808	As on 22.09.2023 is Rs. 19,98,796.49/- plus future interest/accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges etc. minus recoveries if any	All that piece and parcel of residential property located at khasra no 258, Gram Panchayat Godana, Panchayat Samiti Jhadol, Distt. Udaipur, Rajasthan - 313702 measuring Total Area 2473.87 Sq. Ft. in the name of Mr. Roop Lal Gayri S/o Mr. Varada Ji. Boundaries of the property: North : Road East : House of Mr. Narayan S/o Mr. Verda Gayri South Road West : House of Mr. Dhuli Lal S/o Me. Bhaira Ji Gayri	Sym bolic	Rs.9,22,000/- (Rupees Nine Lakh Twenty Two Thousand Only) & EMD Rs. 92,200/- (Rupees Ninety Two Thousand Two Hundred Only)	17/08/2026
10	1. Mandawara Balaji Mines & Minerals (Borrower) Through its proprietor Mr. Mukesh Kumar Sharma Khasra No. 1302/1 (East Part), Industrial Area, Gram Borada, Tehsil Sarwar, Dist. Ajmer, Rajasthan - 305403 Also at: 23, Shiv Colony, South Part, Sanganer, Jaipur, Rajasthan - 302039 2. Mr. Mukesh Kumar Sharma S/o Jagdish Sharma (Proprietor) 23, Shiv Colony, South Part, Sanganer, Jaipur, Rajasthan - 302039	Rampura Mr. Gaurav Kaushik, Branch Manager (M): 8619513207	As on 02.05.2023 is Rs. 21,75,627.49/- plus future interest/accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges etc. minus recoveries if any	All that piece and parcel of factory located at east part of Industrial converted land situated at khasra No. 1302/1, Rakba 03 Bigha 15 Bishwa, Industrial Area, Gram Borada, Tal Sarwar, Distt Ajmer, Rajasthan - 305403 measuring Total area 4747.50 sq. mts. in the name of M/s Mandawara Balaji Mines & Minerals Prop Mr. Mukesh Kumar Sharma Boundaries of the Property: East : Other Land West : Other Land North: Other Land South : Other Land	Sym bolic	Rs.30,00,000/- (Rupees Thirty Lakh Only) & EMD Rs. 3,00,000/- (Rupees Three Lakh Only)	17/08/2026
11	1. Dhapu Bai W/o Nathu Lal (Borrower) Kurabad, kurawar, Girwa, Udaipur-Rajasthan - 313703 2. Mr Virendra prajapat s/o Nathu Lal (Co-Borrower) Kurabad, kurawar, Girwa, Udaipur, Rajasthan - 313703	Udaipur Mr. Praveen Kumar, Branch Manager (M): 9767711808	As on 25.06.2024 is Rs. 24,76,640/- plus future interest/accrued interest/unrealized interest at the contractual rate(s) together with incidental	Eq. Mortgage: All that Pieces & Parcel of Residential Property Located at Araji no 1321/423,1325/421,1328/422, revenue village suro ka guda, gram panchayat Bemla, The. Kurabad, Udaipur Measuring total built up area 26909 sq ft. in the name of Mrs. Dhapu Bai w/o nathu lal. Boundaries of the property: North : Road South : Property of udailal, virendra, nathu kumhar East : Other Property	Sym bolic	Rs.35,90,000/- (Rupees Thirty Five Lakh Ninety Thousand Only) & EMD Rs. 3,59,000/- (Rupees Three Lakh Fifty Nine Thousand Only)	17/08/2026

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			expenses, costs, charges etc. minus recoveries if any	West : Property of Udailal , Nathu Kumhar			
12.	1. Rupa Bai W/o Jivan Lal (Borrower) Patta No. 32/2011, Gram Jhadol, Udaipur, Rajasthan - 313702 2. Mr. Ramesh Lohar S/o Jivan Lal (Co-Borrower) Patta No. 32/2011, Gram Jhadol, Udaipur, Rajasthan - 313702	Udaipur Mr. Praveen Kumar, Branch Manager (M): 9767711808	As on 17.03.2025 is Rs. 22,37,542.10/- plus future interest/accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges etc. minus recoveries if any	Eq. Mortgage: All piece & parcel of Residential property located at Patta No. 32/2011, Jhadol, Tehsil Jhadol, District Udaipur, Rajasthan 313702 in the name of Mrs. Rupa Bai W/o Jivan Lal admeasuring total area 1500.00 sq ft. Boundaries of the property: North : Road South : Road East: Land of Shankarlal West: Property of Punamchand Purbiya	Sym bolic	Rs.43,92,000/- (Rupees Forty Three Lakh Ninety Two Thousand Only) & EMD Rs. 4,39,200/- (Rupees Four Lakh Thirty Nine Thousand Two Hundred Only)	17/08/2026

1. Nature and Object of Online Sale:

- The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
- The sale is governed by the Provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.

- 2. The auction sale will be On-line E-Auction / Bidding through website <https://baanknet/eauction-psb> [Contact No. - 8291220220, Email: support.baanknet@psballiance.com] on 18.08.2026. Last date of submission of bid/tender with EMD is 17.08.2026 upto 05:00 PM. The intending purchasers can inspect the property/ies with prior appointment at his/her expenses on 12.08.2026 between 11:00 AM to 04:00 PM. For Prior appointment, please contact to the Concerned Branch. Bidders shall improve their offers as mentioned above during online bidding for Property/ies.**

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3. Platform (<https://baanknet/eauction-psb>) [Contact No. - 8291220220, Email : support.baanknet@psballiance.com] for e-auction will be provided by e-auction service provider psballiance having its Registered office as at Unit 1, 3d Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (contact Phone & Toll Free Numbers 8291220220) The intending Bidders/Purchasers are required to participate in the e-auction process at e-auction service provider's website <https://baanknet/eauction-psb> This Service Provide will also provide online demonstration/training on e-Auction on the portal.
4. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-Auction from e-Bikray portal (<https://baanknet/eauction-psb>).
5. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet/eauction-psb>) using their mobile number and email id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2-3 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global Wallet. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.
6. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through only one mode i.e. NEFT (After generation of Challan from <https://baanknet/eauction-psb>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders not depositing the required EMD online, will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
7. Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
8. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
9. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider (<https://baanknet/eauction-psb>). Details of which are available on the e-auction portal.
10. After finalization of e-auction by the Authorised Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no./email address given by them/registered with the service provider).

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11. The secured asset will not be sold below reserve price.
12. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the account of The Authorised Officer, Bank of Maharashtra, through RTGS/NEFT in **Account Name: THE AUTHORISED OFFICER, BANK OF MAHARASHTRA, Account No. 60336338327, Branch name: M.I. Road Jaipur, IFSC Code MAHB0000389**. In case of failure to deposit the amounts as per above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorised Officer shall have the liberty to conduct fresh auction/sale of the property & the defaulting bidder shall not have claim over the forfeited amount and property.

13. Caution to bidders:

- a. Property is sold on “AS IS WHERE IS”, “AS IS WHAT IS” AND “WHATEVER THERE IS” basis after taking Physical/ Symbolic possession of the properties.
- b. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any claims / rights / dues.
- c. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
- d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.

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- e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
- f. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).
- g. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises.

14. Inspection of Property/Immovable Assets:

- a. Property/Assets can be inspected on the date(s) given in the public sale notice, and on any other at the discretion of Authorised Officer. For prior appointment please contact to the concerned Branches.
- b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc. of the property/Assets.
- c. Bidders are bound by the principle of caveat emptor (Buyer Beware).

15. Inspection of Title Deeds:

Bidder/s may inspect and verify the title deeds and other documents relating to the property available with the Bank.

16. Submission of bid forms:

- a. Bids shall be submitted online only, within time and on or before the last date and time given in the sale notice.
- b. Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.
- c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves.
- d. Bids form shall be duly filled in with all the relevant details. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e-tender/bid form. The bidders other than individuals should also upload proper mandate for e bidding.
- e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.
- g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.
- h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

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17. Bid Multiplier:

The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale.

18. Duration of Auction sale:

- a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
- b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended ten minutes duration of each and kept open till the auction-sale concludes.
- c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by ten minutes and if no bid higher than last quoted highest bid is received within the said extended ten minutes, the auction sale will automatically get closed at the expiry of the extended ten minute. There will thus be an extension of bidding-time, each of ten minutes duration, till auction is concluded.
- d. Bidders are advised to enter their bid accordingly keeping in mind the ten minutes duration.
- e. No complaint on time-factor or paucity of time for bidding will be entertained.

19. Online Bidding:

- a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- d. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD amount will be forfeited.

20. Declaration of successful bidder:

- a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by service provider/Bank.
- b. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
- c. All intimations to bidder/auction purchaser will be primarily through e-mail by the service provider/Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.

21. Deposit of purchase price:

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- a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
- b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted before 5.00 p.m. of the next working day.
- c. The balance amount of purchase money shall be paid on or before the fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.
- d. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

22. Default of Payment:

- a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 21 above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice and Bank will be entitled to resale the property.
- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Bank.

23. Sale Certificate / Payment of Stamp Duty:

- a. On confirmation of the sale by the Bank and compliance of the terms of payment, the Authorized Officer shall issue a certificate of sale of the said property in favour of the successful bidder/purchaser in the form given in Appendix V to Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.
- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.
- d. The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per law. All statutory/non stator dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.

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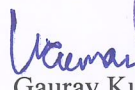
I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

- g. Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Bank and Bank would not entertain any claim or representation in that regard from the bidders.
- h. This publication is also thirty days' notice/15 days' notice required under SARFAESI Act to the above borrower/guarantor.
- i. Disputes, if any, shall be within the jurisdiction of Concerned Courts only.
- j. Words and expressions used herein above shall have the same meaning as assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

Words and expressions used herein above shall have the same meaning as assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder'.

Special Instructions -Bidding in the last minutes and seconds should be avoided in the bidder's own interest. Neither the Bank of Maharashtra nor the service provider will be responsible for any lapses/Failure (Internet Failure, Power failure, etc.)

Place: Jaipur
Date: 16.07.2026


Gaurav Kumar
Authorised Officer
Bank of Maharashtra



Restricted

I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date