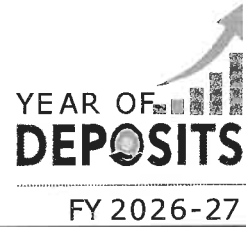


**Bank of Maharashtra****Legal Services**

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AX1/Legal/Mega e-auction/Cir.05/2026-27

Date : 01.08.2026

All Branches / Offices of the Bank

Dear Sir / Madam,

Re : Mega E-auction under SARFAESI Act - scheduled on 15.09.2026

Please refer to our Circular No.AX1/Legal/Cir.21/2025-26 dated 11.03.2026 vide which we have circulated the Auction Calendar for the year.

2. Now it is decided that the Mega E-Auction shall be conducted on 15th Sept 2026 instead of 16th Sept 2026. Accordingly, all concerned are advised to ensure that all eligible properties, both in Symbolic and Physical Possession, where Redemption Notice period is completed, or where subsequent sale has to be conducted, should be put for sale on the Mega E-auction scheduled on 15th Sept 2026.

3. All are advised to follow the timeline provided below.

A. Timeline for Auction of properties to be scheduled on 15.09.2026 :

Sl.	Event	Due Date
1.	Last date for Fixation of Reserve Price by ZO / HO SEC	07.08.2026
2.	The Date of Publication of Sale Notice in two daily newspapers at least one of them in vernacular (All Zones to publish on this date only)	10.08.2026
3.	Letter of Intimation of Sale to Borrower / Guarantor for Auction	11.08.2026
4.	Forwarding of Sale Notice from Z.O. to H.O. for uploading on Bank's website	13.08.2026
5.	Uploading of Sale Notice on Baanknet by Zonal Office	13.08.2026
6.	Display of Sale Notice on Bank's Website	13.08.2026
7.	Affixation of Sale Notice on conspicuous part of the property, along with Mobile No. of Authorized Officer and Branch Manager	14.08.2026
8.	Display of Sale Notice at the concerned Zonal Office, Branch premises and nearby adjacent branches .	14.08.2026
9.	Distribution of Pamphlets	14.08.2026 till auction
10.	Inspection of Assets by bidder	31.08.2026 to 05.09.2026
11.	Last Date for submission of EMD by bidder	15.09.2026 upto 1 hour prior to auction start time
12.	Mega e-auction	15.09.2026
13.	Evaluation of bid and intimation of highest bidder for deposit of balance of sale consideration	15.09.2026

Restricted



Sl.	Event	Due Date
14.	Deposit of balance 25% of Sale .Consideration by successful bidder	16.09.2026
15.	Deposit of balance Sale consideration	30.09.2026 or as per SARFAESI Rules

4. While publishing Sale Notice it should be ensured that the valuation, on the basis of which Reserve Price is fixed, should not be older than 1 year.

5. **For minimizing the publication expenses as well as for wide publicity, the cluster Zones may co-ordinate with the neighboring zones to publish the combined auction notice in prescribed format in the Newspaper. For ready reference, we provide the following clusters:**

- | | |
|-----------------------------------|-------------------------|
| a) MSZ/MNZ/NVM & Thane | b) PCZ/PEZ & PWZ |
| c) Delhi & Noida | d) Ahmedabad & Surat |
| e) Hyderabad & Vijayawada | f) Coimbatore & Chennai |
| g) Chandigarh, Ludhiana, Gurugram | h) Patna, Ranchi |
| i) Bangalore, Hubballi | j) Chhindwara, Jabalpur |

Zones / Branches to ensure maximisation of recovery through sale of properties while adhering to the extent procedural guidelines for e-auction under SARFAESI. All are advised to take a note of the above dates and ensure the time lines in letter and spirit.

In case of any support and guidance in this regard, please contact Shri.Anup Kumar Singh, Asst.General Manager, Legal Services Department, Head Office, Pune or E-mail: bomcolaw@bankofmaharashtra.bank.in

Yours faithfully,

Gaurav Tyagi

(Gaurav Tyagi)
Dy. General Manager
Recovery & SAMV



(C.B.Singh)
General Manager
(Recovery, SAMV & Legal Services)

Tool Kit - To optimize maximum recovery under SARFAESI Act, 2002

I.	Initiatives of Legal Department at Head Office  • A dedicated QR Code is generated for the upcoming e-auctions of Bank of Maharashtra. On scanning the QR Code, prospective bidders and members of the public will be redirected to the Baanknet page of all upcoming e-auction of the Bank, thereby facilitating easy access to auction details and enhancing the visibility and outreach of auction properties. Accordingly, the QR Code shall be widely circulated and displayed through all available publicity channels to maximize bidder participation and auction success. • To display the e-Auction Notice on Bank's official Website for wide Publicity. • To display the e-Auction Creative as Screensaver at the Backdrop of each PC/Laptop. • To display the creative on the DMS of all the Branches/Zones/Head Office. • To display the creative in Social Media handle of Bank in coordination with Marketing & Publicity Department. • To send e-mail/SMS to the esteemed customers of Bank in coordination with Marketing & Publicity Department. • To share the list of Property/ies through Mail Admin for all the staff members of Branches/Zones. • To run BOG message in CBS. • To give Pan India short Advertisement in leading Daily News Paper across the country. • To run a jingle in FM Radio Stations/Bus Stops of particular Area/Place/Locality/City considering the number of properties put on e-auction. • To sensitize the Zones to participate in Property Expo, Publicity through a Tableau, distribution of pamphlets, Flex, Banners, Paintings etc.
II.	Role of ARCs at Zonal Offices <u>i. Before Publication of e-Auction Notice:</u> • To follow the e-Auction Calendar scrupulously and put the properties in e-Auction on the mentioned dates only. • To Publish the e-Auction Notice in two News Paper (One in Vernacular & One in English) for statutory compliance as well as for wide Publicity. • For minimizing the publication expenses as well as for wide publicity, the cluster Zones are advised to co-ordinate with the neighboring zones to publish the combined auction

notice in prescribed format in the Newspaper. For ready reference, we provide the following clusters:

- a) MSZ/MNZ/NVM & Thane, b) PCZ/PEZ & PWZ,
- c) Delhi & Noida, d) Ahmedabad & Surat
- e) Hyderabad & Vijayawada f) Coimbatore & Chennai
- g) Chandigarh, Ludhiana h) Patna, Ranchi
- i) Bangalore, Hubballi j) Chhindwara, Jabalpur

- Visit of Officer of Zonal Office along with Authorised Officer to be made to the property/ies put on e-Auction to ensure that the Property/ies are in clear, good and marketable condition. Branch in consultation with the Zonal office may take suitable measures for **beautification of the properties.**

ii. After Publication of e-Auction Notice:

- To forward the Auction Notice, Terms & Conditions, Photographs to Head Office for displaying the same on Bank's official Website for wide Publicity.
- To ensure about uploading of the Auction Notice, Terms & Conditions, Photographs in e-Auction Platform for more publicity.
- To participate in **Property Expo, Publicity through a Tableau, distribution of pamphlets, Banners etc. in the locality etc.**
- To **circulate the e-Auction Creative amongst the Branches.**
- To **circulate the list of Properties/Auction Notice to the Panel Advocates, Panel Valuers, Vendors, Builders etc.**
- **To affix the Auction Notice at the Notice Board of Zonal Offices.**
- To instruct the ARBs/SAMBs/Other Branches for **affixation of the Auction Notice at the Notice Board of Branches/ATMs or other suitable places.**
- To take help of suitable agency/ies (i.e. Recovery Agent, Property Dealer, Seizure Agent etc.) in eligible accounts for scouting the bidders.
- To send information about the auction/properties to the valued customers of the Bank through **sms/e-mail/brochure.**
- To take assistance of online portal viz., **magicbricks, 99acres.com, nobroker.in, etc.** for smart marketing strategy.
- In case any person has approached/enquired for any property, his name contact details and requirement be maintained in a Register with the Zone and be shared with concerned Branch for further communication purpose. This data should be used for further sale/s.
- Lead for Property/ies put on e-auction to be fetched from **ULC – Assets for Sale.**
- To contact with the every Lead received from the ULC portal in search of prospective purchasers for the properties put on e-auction.



III.	Role of ARBs/SAMBs/Other Branches of respective Zones <u>i. Before Publication of e-Auction Notice:</u> • To visit & inspect the property first before publication of e-Auction Notice. • Property/ies must be in clear, good and marketable condition. Branch in consultation with the Zonal office may take suitable measures for beautification of the properties. • Good Photographs/Videos must be shared. <u>ii. After Publication of e-Auction Notice:</u> • Contact details of the concerned Branch/Zone/Authorised Officer must be mentioned on the property/ies. • In case any person has approached/enquired for any property, his name contact details and requirement be maintained in a Register with that branch and be shared with concerned Zonal Office for further communication purpose. This data should be used for further sale/s. • Lead for Property/ies put on e-auction to be fetched from ULC – Assets for Sale. • To contact with the every Lead received from the ULC portal in search of prospective purchasers for the properties put on e-auction. • To affix the Auction Notice at the Notice Board of Branch or at Counter. • To share the property details/Auction Notice to the existing customers of Bank/neighbor Branches.
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