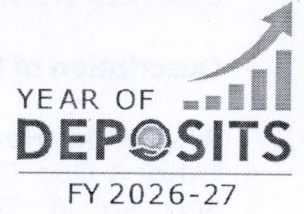


Bank of Maharashtra

रायपुर अंचल कार्यालय/Raipur Zonal Office

प्रथम तल चावला कॉम्प्लेक्स, साई (देवेंद्र) 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- 11/08/2026

To,

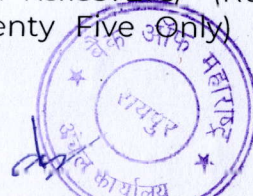
1. Mr. Ankit Kumar Madame S/o Late Shri Heerakant Madame (Borrower)
Block No. 7A, Street No. 5,
Near Shishu School, Sec - 1, Bhilai 1,
Durg, Chhattisgarh,
Pin - 490001.
2. Mrs. Dharmashila Madame W/o Late Heerakant Madame (Co-Borrower)
Block No. 7A, Street No. 5,
Near Shishu School, Sec - 1, Bhilai 1,
Durg, Chhattisgarh,
Pin - 490001.
3. Mr. Abhishek Madame S/o Late Heerakant Madame (Co-Borrower)
Block No. 7A, Street No. 5,
Near Shishu School, Sec - 1, Bhilai 1,
Durg, Chhattisgarh,
Pin - 490001.
4. Mrs. Shweta Kharat W/o Varun Kharat (Co-Borrower)
C-12, 203 Chandresh Hills, Achole Road,
Shirdi Nagar, Nalasopara East,
Mumbai, Maharashtra,
Pin - 401209

RE: - Notice for sale of secured properties of 1. Mr. Ankit Kumar Madame 2. Mrs. Dharmashila Madame 3. Mr. Abhishek Madame 4. Mrs. Shweta Varun Kharat under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 for recovery of Rs.1557275/- (Rupees Fifteen Lakh Fifty Seven Thousand Two Hundred Seventy Five Only) as of 09/08/2026 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.1557275/- (Rupees Fifteen Lakh Fifty Seven Thousand Two Hundred Seventy Five Only) as of

UnClassified



09/08/2026 plus further interest at applicable rates plus costs, charges and expenses etc. w.e.f. 10/08/2026.

Description of Mortgaged properties: -

Residential House Kh. No. 1305/47, Ground First, PH No. 16/24, Shankar Nagar, Tehsil & Dist. Durg, Ward No. 11, Durg Chhattisgarh, Pin – 491001, admeasuring 900 Sq. ft. [together with the building and structures/residential block constructed / to be constructed thereon admeasuring 1222 Sq. ft. (Carpet) i.e., 1222 Sq. ft. (Built up) in ground first floor and all the furniture and fixtures] in the name of 1. Mr. Ankit Kumar Madame 2. Mrs. Dharmashila Madame 3. Mr. Abhishek Madame 4. Mrs. Shweta Varun Kharat.

Bounded as follows –

On or towards the North: House of Chinchkhede

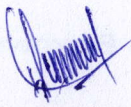
On or towards the East: House of Chouhan

On or towards the West: Share received by Ravikant Madame

On or towards the South: 20 ft. Road

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 30 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 15/09/2026.



Bank of Maharashtra

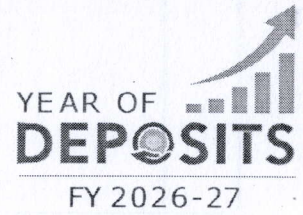
रायपुर अंचल कार्यालय/Raipur Zonal Office

प्रथम तल चावला कॉम्प्लेक्स, साई (देवेंद्र)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



Date: - 11/08/2026

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.

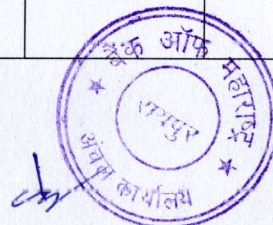
Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors, that the below described immovable properties mortgaged / charged to the Bank of Maharashtra. The Symbolic / Physical possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **"As is where is", "As is What is", "Whatever there is" and "Without Recourse"** basis in E-auction on **15.09.2026 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 – Mr. Ankit Kumar Madame S/o Late Heerakant Madame Co-Borrowers – 1. Mrs. Dharmashila Madame W/o Late Heerakant Madame 2. Mr. Abhishek Madame S/o Late Heerakant Madame 3. Mrs. Shweta Kharat W/o Varun Kharat	Rs.1557275/- (Rupees Fifteen Lakh Fifty Seven Thousand Two Hundred Seventy Five Only) as of 09/08/2026 plus further interest at applicable rates plus costs, charges and expenses etc. w.e.f. 10/08/2026.	Residential House Kh. No. 1305/47, Ground First, PH No. 16/24, Shankar Nagar, Tehsil & Dist. Durg, Ward No. 11, Durg Chhattisgarh, Pin – 491001, admeasuring 900 Sq. ft. [together with the building and structures/residential block constructed / to be constructed thereon admeasuring 1222 Sq. ft. (Carpet) i.e., 1222 Sq. ft. (Built up) in ground first floor and all the furniture and fixtures] in the name of 1. Mr. Ankit Kumar Madame 2. Mrs. Dharmashila Madame 3. Mr. Abhishek Madame 4. Mrs. Shweta Varun Kharat.	Symbolic Possession	Reserve Price- Rs.43,50,000/- (Rupees Forty Three Lakh Fifty Thousand only) EMD - Rs.435000/- (Rupees Four Lakh Thirty Five Thousand only) Bid increment Amount - Rs.10,000/- (Rupees Ten Thousand Only).
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Bounded as follows -

On or towards the North:
House of Chinchkhede

UnClassified



			On or towards the East: House of Chouhan On or towards the West: Share received by Ravikant Madame On or towards the South: 20 ft. Road		
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1. Date and time of E- Auction:- 15/09/2026 between 11.00 a.m. to 02.00 p.m.

2. Inspection Date & Time:- 31/08/2026 to 05.09.2026 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 10 am on 15/09/2026. 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: - 11/08/2026

Place: Raipur



(S L Karn)

Chief Manager & Authorized Officer
Raipur Zone

