

E-AUCTION PUBLIC NOTICE FOR SALE OF MOBILE AND
IMMOVABLE PROPERTIES

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 provision of Rule 8 (6) of the security Interest (Enforcement) Rules 2002 notice is hereby given to the public in general & in particulars to the Borrower(s) & Guarantor(s) that the below described Immovable properties mortgaged/charged to the secured creditor, the constructive possession of which has been taken by the Authorised Officer Bank of India, secured creditor, will be sold on As is where is, As is what is & Whatever there is on DT. **11.11.2024** for recovery of the amount as tabulated below due to Bank of India, Secured Creditor from the Borrowers & Guarantors. The Reserve Price of Respective Properties & the earnest money deposit are as mentioned below. Detailed terms and conditions of the sale are mentioned below /refer to website a) <https://www.bankofindia.co.in> <https://ebkra.in>

Last date and time of submission of EMD and document on or before:
08.11.2024 up to 5 pm by bidders own wallet registered with M/s **PSB Alliance Pvt. Ltd.** Id its e-auction site <https://ebkra.in>

Date & time of E auction: 11-11-2024 from 11 am to 5 pm

Sr. No.	Name of the Borrowers/ Guarantors & Branch Contact No.	Description of the property	Outstanding Dues	Date of Demand Notice & Possession Date (Symbolic /Physical)	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.	Details of Properties	Reserve Price : Rs. 1,14,66,000/- + uncharged interest & other expenses	Demand Notice : 15.07.2016 Possession Notice: 04.10.2016 (Symbolic) (Physical) 29.05.2018	Reserve Price : Rs.56,28,000/- EMD : Rs.5,62,800/-	Mr. Sanjay Tripathi No. 9559726802
1.	"Branch: Asset Recovery Branch Borrower : M/s Samir Cotton Industries Pvt Ltd. Director : Mr. Samir Babbu Sheikh Mr. Anis Babbu Sheikh Guarantor : Mr. Babbu Rehematulla Sheikh Mrs. Abeda Babbu Sheikh Mr. Samir Babbu Sheikh Mr. Anis Babbu Sheikh	"1) Registered Mortgage of lease hold right & ownership of factory land & building bearing survey No.212/1, admeasuring 0.65 Hector (area under the plot 2385 Sq. Mtr.,area under open space 680 Sq. Mtr. Area under parking/ loading/ unloading 665 Sq. Mtr. And area under road 2769 Sq.Mtr), Bhogwatdar Class-I Khat No.-151, 350, P.H. No.-23, Mauza No.-90. Mauza-Gonhi, Tahsil-Katol, Dist-Nagpur Property owned by Mr. Samir Babbu Sheikh & Mr. Anis Babbu Sheikh. Google Map Location : Latitude :21.324646 ; Longitude :78.615319 2) Plant & Machinery : Hypothecation of Plant & Machinery Situated at Survey No.212/1, P. H. No.-23 Mauza No-90 Gonhi, Tah-Katol, Dist-Nagpur. Consist of Jadhav Make Ginning Unit 18 Nos. Dr Gins Each Fitted to Feeder and Seed Seperator, Jadhav Make Ginning Unit 22 Nos Dr Gins Each Fitted to Feeder, and Seed Seperator, Automation system, Cotton storage box, Cotton seed conveyor, automatic revolving cotton belling press etc.	Rs. 6,22,14,000/- + uncharged interest & other expenses	Demand Notice : 04.02.2022 Possession Notice: 21.04.2022 (Symbolic) 27.03.2023 (Physical)	Reserve Price : Rs. 3,02,85,000/- EMD : Rs.30,28,500/-	Mr.Sanjay Tripathi. No. 9559726802	"1)EQM of all the part and parcel of NA Commercial 2 Rural Godown (Leasehold right and Ownership right) Situated at Akola - Wadegaon Road, Gat no. 549, At & Post Bharatpur, Tah. Balapur, Dist- Akola. Admeasuring 43,040.00 Sq. ft. Build up area 9229.00 Sqft. Owned by M/s RLR Enterprises & M/s RLG Enterprises. Google Map Location : Latitude :20.591215 ; Longitude : 76.907370	Rs. 1,14,66,000/- + uncharged interest & other expenses	Demand Notice : 15.07.2016 Possession Notice: 04.10.2016 (Symbolic) (Physical) 29.05.2018	Reserve Price : Rs.56,28,000/- EMD : Rs.5,62,800/-	Mr. Sanjay Tripathi No. 9559726802
2.	Branch : Asset Recovery Branch Borrower :M/S Samir Oil Industries Proprietor : Mrs. Abeeda Sheikh	1) Land & building situated at land bearing field Survey no.213, admeasuring 0.74 Hr Eastern Portion out of total 1.35 HR(7400 Sq. Mtrs) as per N.A. order and layout plan the area of the land is bifurcated as under (Area Under Amenity Sapce 752 Sq. Mtrs, Area under internal roads 594 Sq. Mts. Area under reception open space 750 Sq Mts. Area under Plot No. 5304 Sq. Mtrs.) Bhogwatdar Class-1, Khat No. 350, P.H. No. 23, Mauza No.90, of Mouza Gonhi in Tehsil Katol Dist. Nagpur. Google Map Location : Latitude :21.324165 ; Longitude :78.615498 2) N.A. land bearing field Survey No. 213, admeasuring 0.61 H.R. Western portion out of total 1.35 HR as per N.A. Order the area of the land is bifurcated as under (Area under amenity space 615 Sq. Mtrs. Area under internal roads 321 Sq. Mts. Area under reception open space 610 Sq. Mts. Area under Plot no.4554 Sq. Mtrs. Bhogwatdar Class-1, Khat No.350, P.H. No. 23, Mauza No. 90, of Mouza Gonhi in Tehsil Katol and Dist. Nagpur 3) Plant & Machinery of M/s Samir Oil Industries, Kh. No.212/1, P.H. No.23, Mouza Gonhi, Katol Sawargaon Raod, Tah Katol, Dist Nagpur. Consist of Oil Expellers with Motors, Cotton Seed Oil Storage Tank, Electrical Installation, Generator, Greaves Power, Weigh Bridge, Electric Motors, Air Compressor, Fire Fighting system etc	Rs. 3,26,99,000/- + uncharged interest & other expenses	"Demand Notice : 01.10.2022 Possession Notice: 04.01.2023 (Symbolic) 10.06.2024 (Physical)	1) Reserve Price : Rs. 1,05,75,000/- EMD : Rs.10,57,500/-	Mr.Sanjay Tripathi. No. 9559726802	"2)EQM of Residential Apartment No. 204, situated on 2nd Floor, Building known As "Shri Arhant Apartment", on NMC House No. 450, 451-C, 450-D & 451-A, Situated at old Garud Khambo Road, near Swami Vidhy Mandir Mahal Nagpur Sheet No. 206, Chalta No. 28 & 34, City Survey No. 568 & 569, Ward No. 27, Division No. 2, Circa No. 6, Mouza Nagpur, Tahsil & Dist. Nagpur. Buit up area of Flat – 573 Sq. Ft & Super Built up area – 857 Sq. Ft. Owned by Mrs. Vaishali Nitin Bhatia Goggle Map Location : Latitude : 21.145972, Longitude : 79.112377 "3)EQM of Residential Apartment No.7, Situated on 2Nd Floor, Building Known as "Mauli Apartment" at Ghatpuri Naka, Peth-Khamgaon, Survey No. 3/1-A, NZ Sheet No. 12-D, Plot No. 1/2 Mouza Khamgaon, Tahsil Khamgaon Dist. Buldana. Super Built up area – 910 Sq. Ft Owned by Mr. Devendra Vallabhdas Bhatia Goggle Map Location : Latitude : 20.708357, Longitude : 76.557032	Rs. 4,37,00,000/- + uncharged interest & other expenses	Demand Notice : 31.03.2021 Possession Notice: 20.04.2021 (Symbolic) Property 1 & 2 (Physical) dated 27.09.2024	Reserve Price : Rs. 41,13,000/- EMD : Rs. 4,11,300/-	Mr. Sanjay Tripathi No. 9559726802
3.	"Branch: Asset Recovery Branch BORROWER :M/s. Mahakal Agro Processing Co. Prop : Mrs. Jayshri Janardhan Ghagre Guarantor : Mr. Janardhan Keshav Ghagre Mr. Eknath Shamraoji Bhade	1) EQM of Land, building, Plot No.1,2,3/Survey No.86 situated near kannamwar village on heti kundi fata to bangdapur road, approx.16km inside off N.H. No. 6/ Nagpur- Amravati Highway, Mouza-Bhiwapur Tah. Karanja & Dist. Wardha. N.A. Land area ADM. 2.16 Hect. i.e. 5.33 Acre & building comprises of factory shed, lean to shed, meter room, office, 50 T Weigh Bridge, Store Godown etc. Property owned by Jaysree Janardhan Ghagre Google Map Location : Latitude :21.069099 ; Longitude : 78.510660 2) EQM of the property situated bearing Tenement No. 401 on 3rd floor having built up area 31.25 Sq. Mt. i.e. 336.Sq.Ft. In building No. M of Survey No. 10/1, 10/2,10/3 and 223 situated at Mauza Khapri (Rly) P.H. No. 42, within the limit of Maharashtra Airport Development Co. Ltd. Nagpur (MADC) Tah. & Dist. Nagpur Owned by Mrs. Jaysree Janardhan Ghagre Google Map Location : Latitude :21.049996 ; Longitude : 79.039755 3) Plant & Machinery :Hypothecation of Plant & Machinery Situated at plot no.3 , Survey no.86 Mouza- Bhiwapur near kannamwar village on heti kundi fata to bangdapur road, Tah. Karanja & Dist. Wardha. Consist of Bajaj Bale press & its standard attachments & cooling system for bale press, Bajaj DR Cotton Ginning Machine, Guard for V Belts, Auto feeder & other STD Items for air compressor, Lint Air Seprator belt conveyor twin auto regulator DC Motor etc Nagpur.	Rs. 3,76,00,000/- + uncharged interest & other expenses	"Demand Notice : 26.04.2021 Possession Notice: 14.07.2021 (Symbolic) (physical) 29.11.2023	1) Reserve Price : Rs. 94,29,000/- EMD : Rs.9,42,900/-	Mr.Sanjay Tripathi. No. 9559726802	"Terms & Conditions: 1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RE COURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through the website https://ebkra.in 2) E-Auction Tender document containing online e-auction bid form, declaration, General Term & conditions of Online auction sale are available in websites: (a) https://www.bankofindia.co.in (b) https://ebkra.in 3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before 08.11.2024 up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site https://ebkra.in.jsp by means of RTGS/NEFT. 4) Date and time of E- Auction on 11-11-2024 between 11.00 AM to 5.00 PM. (IST). Unlimited extension of 5 Minutes each. 5) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/- 6) The intending bidders should hold a valid e-mail id and register their names at portal https://ebkra.in and get their User ID and password from PSB Alliance Pvt. Ltd. whereupon they would be allowed to participate in online e-auction 7) Prospective bidders may avail online training on E-Auction from https://ebkra.in , suport.ebkra@psballiance.com or Contact +918291220220 8) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to Step (1) Bidder/Purchaser Registration bidder to register on -Auction portal (link given above) https://ebkra.in using his mobile number and E-mail id. Step (2): KYC Verification Bidder to upload requisite KYC documents, KYC documents shall be verified by e-auction service provider (may take 2 working days) Step (3) : Transfer of EMD amount to his Global EMD Wallet Online/Off-line transfer of funds using NEFT/Transfer, using Challan generated on E-auction portal. https://ebkra.in 9) The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identity proof and proof of residence such as copy of the passport, election commission card, ration card, driving license etc, on or before last date of submission. 10) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with PSB Alliance Pvt. Ltd. The bidder has to place a request with PSB Alliance Pvt. Ltd. for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charge (if any). 11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day of the acceptance of the bid price by the officer and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount 12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid. 13) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sale the above asset/s. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders. 14) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody. 15) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues. 16) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1 A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. 17) Any dispute/differences arising out of sale of the asset offered for sale shall be subjects to the exclusive jurisdiction of the Courts/Tribunals at Nagpur only. 18) Bidders should visit https://ebkra.in for registration and bidding guidelines.	Rs. 71,56,000/- + uncharged interest & other expenses	"Demand Notice : 29.11.2022 Possession Notice: 04.02.2023 (Symbolic) (Physical) 10.04.2024	Reserve Price : Rs 21,21,000/- EMD : Rs. 2,12,100/-	Mr. Sanjay Tripathi No. 9559726802
4.	Branch: Asset Recovery Branch BORROWER :M/s. Capier Enterprises Partner : Mr. Ashish Santosh Jaiswal Mr. Sumedh Sadanand Zade	LAND & BUILDING:Lease hold Plot No. B-15 in MIDC wani growth centre, near Ghugus road, Wani, Tah. Wani & Dist. Yavatmal Land area ADM 740.00 Sq. Mtr. & Built Up area ADM 366.316 Sq. Mtr. It consists of main shed & office room.Property owned by M/s Capier Enterprises. Google Map Location : Latitude :20.036409 ; Longitude : 78.965568 Plant & Machinery: Hypothecation of Plant & Machinery Situated at Plot No. B-15 in MIDC growth centre,Consist of Pyrolysis Machine(with standard Accessories), Cooling Tower, Incidental Charges,Electrical MSEDC/Transformer & Other Charges etc.	Rs.1,04,00,000/- + uncharged interest & other expenses	Demand Notice : 15.07.2015 Possession Notice: 15.07.2015 (Symbolic) (DM Permission) 30.11.2021	1) Reserve Price : Rs. 21,93,000/- EMD : Rs.2,19,300/-	Mr. Sanjay Tripathi No. 9559726802	"19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail (20) In case where in Plant & Machineries is one of the secured assets the sale of immovable properties Associated with Plant & Machineries would be effective only if there is valid sale/bid for plant & machineries. (21) The interested bidder have to Bid above the reserve price since sale of assets at reserve price is subjected to concern of owner of assets. (22) Date of Inspection of Property 07.11.2024 from 11 am to 04 pm	Rs. 1,14,66,000/- + uncharged interest & other expenses	Demand Notice : 15.07.2016 Possession Notice: 04.10.2016 (Symbolic) (Physical) 29.05.2018	Reserve Price : Rs.56,28,000/- EMD : Rs.5,62,800/-	Mr. Sanjay Tripathi No. 9559726802
					1) Reserve Price : Rs. 16,17,000/- EMD : Rs.1,61,700/-		Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back -up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully. Date: 08/10/2024 Place: Nagpur		SPECIAL INSTRUCTION / CAUTION		Authorized Officer, Bank of India, Nagpur Zone