

Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahimnagar, Sayani Road, Opp. Panel S1 Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898 Website: www.motilaloswal.com, Email: hlquery@motilaloswal.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Agriose Home Finance Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder:

Sr No.	Loan Agreement No. / Name Of The Borrower/ Co Borrower/Guarantor	Date of Demand Notice & Outstanding	Date Of Possession Taken	Description Of The Immovable Property
1	LXNAG00315-160013244 / Chanky Raju Saluja / Usha Raju Saluja	24-11-2023 For Rs.2025814/-	07-01-2025	House No. 417, Ward No.55, Sheet No. 324/22 Mig. C.s.no. 2061, Mouza-Hansapuri, Tah & Dist-Nagpur, Nagpur, Maharashtra 440002

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Place : Maharashtra
Date : 11.01.2025

Sd/-
Authorized Officer
(Motilal Oswal Home Finance Limited)

यूनियन बैंक Union Bank of India

अफर इंडिया

Asset Recovery Management Branch : 21, Veena Chambers Mezzanine floor, Dalal Street, Fort, Mumbai-400001 Web-site : <http://www.unionbankofindia.co.in> E-mail : ubin053352@unionbankofindia.bank

CORRIDGEMENT TO POSSESSION NOTICE

Attention is invited to our Possession Notice dated 04.01.2025 published in Free Press Journal on Thursday 09.01.2025. Regarding the possession of properties related to Borrower A/c:- M/s. Kiran Agencies.

Please read the description of All the properties mentioned under Sr. No. 1 to 12, after ward No. as "Somalwar Bhavan, Mount road Extension, Sadar, Nagpur, Pin : 440001" against the particulars described in front of each property mentioned under Sr.no.1 to Sr.No 12.

Other details published remain the same.

Date:- 11.01.2025
Place:- Mumbai

Sd/-
Chief Manager & Authorized Officer
Union Bank of India

Muthoot Homefin (India) Ltd.

Corporate Office : Unit No. 19-NE, 19th Floor, The Ruby, Senapati Bapat Marg, Near Ruparel College, Dadar (West), Mumbai, Maharashtra- 400 028

POSSESSION NOTICE

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of Muthoot Homefin (India) Ltd. (MHIL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Muthoot Homefin (India) Ltd. for an amount as mentioned herein under with interest thereon.

The Borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s)/ Loan Account No./Branch	Brief details of secured assets	Date of Demand Notice & Total Outstanding Due (Rs.)	Possession Taken Date
1.	Yogesh Rajendra Amge/ Rajendra Takchand Amge/ 010-0000196/ Nagpur	Plot No. 105, Khasra No. 101/1 Bhandewadi Road Nagpur Nagpur Maharashtra- 440035. More Particularly Mentioned in The Sale Deed Registered No. 2472-2017 Dated- 06/04/2017 in The Office of Sub Registrar Nagpur City No. 3. Having Boundaries- North- Road, South- Plot No. 96, East- Plot No. 104, West- Plot No. 105-A	27-Jan-2023 / Rs. 7,13,634/- (Rupees Seven Lakh Thirteen Thousand Six Hundred Thirty Four Only.)	07-01-2025

Date: January 11, 2025
Place: Nagpur

Sd/- Authorized Officer,
Muthoot Homefin (India) Limited

SMFG India Home Finance Co. Ltd.

(Formerly Fullerton India Home Finance Co. Ltd.)

Corporate Off. : 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051. Regd. Off. : Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116, TN.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the Public in General and in particular to the Borrower(s) and Guarantor(s) that the below listed immovable properties ("Secured Assets") mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of SMFG India Home Finance Co. Ltd. (Formerly Fullerton India Home Finance Co. Ltd.) (hereinafter referred to as SMHFC) ("Secured Creditor"), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till date of realization, due to SMHFC Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below.

Sl. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of the Properties	Reserve Price : Earnest Money Deposit :	Date & Time of E-Auction	Date of EMD Submission
1.	Lan No. 604807210634276 1. Sachin Ambadas Sherekar 2. Nikita Sachinrao Sherekar	Property No. 293, Nazul Sheet No. 3 Ward No. 6 City Survey No. 417 Mouje Shirgaon Dist. Amaravati Pura Tehsil Chandur Bazar, Dist. Amaravati - 444704 Property Bounded as Follow East House of Gangadhar Ambadkar, West Government Road, North House of Dipak Tadas, South Government Road.	Rs. 9,00,000/- Rs. 90,000/-	28.01.2025 at 11.00 AM to 01.00 PM	27.01.2025

Details terms and conditions of the sale are as below and the details are also provided in our/secured creditor's website at the following link website address (<https://BidDeal.in>) and <https://www.grihashakti.com/pdf/E-Auction.pdf>) The Intending Bidders can also contact : Sachin Khobragade on his Mob. No. 9766591555, E-mail : Sachin.Khobragade@grihashakti.com, and Mr. Niloy Dey, on his Mob. 9926097801, E-mail : Niloy.Dey@grihashakti.com

Place : Amaravati, Maharashtra
Date : 07.01.2025

Sd/-
Authorized Officer, SMFG INDIA HOME FINANCE CO. LTD.
(Formerly Fullerton India Home Finance Co. Ltd.)

GRIHUM HOUSING FINANCE LIMITED

(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)

Registered Office: 8th Floor, B-Building, Ganga Truemo Business Park, Lohaguan, Pune - 411014.
Branch Office: FF11, Fourth Floor, Girish Heights, Near LIC Square, Kapate Road, Khasra No. 101/2, City Survey No. 1870, Sheet No. 137/29, Mouza Sitabuli, Nagpur, Maharashtra

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagee (s)/Guarantor(s) that the below described immovable properties mortgaged to Grihumb Housing Finance Limited (Formerly known as Poonawalla Housing Finance Limited) as the name Poonawalla Housing Finance Limited changed to Grihumb Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company) (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.

The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 28/01/2025 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.banksauctions.com>. For detailed T&Cs of sale, please refer to link provided in GRIHUM Secured Creditor's website i.e. www.grihumbhousing.com

Sl. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of R/P) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances/ Court cases if any (K)
1	Loan No. HF0103H21100016 SHUBHAM GOVINDPRASAD TIWARI (BORROWER) RAJINI SHUBHAM TIWARI (CO BORROWER)	Notice date: 07/03/2024 Total Dues: Rs. 2597912/- (Rupees TwentyFive Lakh Seven Thousand Nine Hundred Twelve Only) as on 07/03/2024 with future interest @ 14% p.a. till the realization.	Physical	All That Piece & Parcel Of Duplex No 10 F 1, Building No 10, G1, Kh No 722, Gat No 17, Ph No 16, Supare Nagar Township, Mouja Yerhedra, Tal Kamptar Dist Nagpur Adm. 67.93 Sq.Mtrs. Supare Nagar Pin Code- 441002 Bounded By:- East:- Plot No 10 F 2, West:- Plot No 10 E, North:- Plot No 11 E, South:- Road	Rs. 11,07,000/- (Rupees Eleven Lakh Seven Thousand Seven Hundred Only)	Rs. 1,10,700/- (Rupees One Lakh Ten Thousand Seven Hundred Only)	27/01/2025 Before 5 PM	10,000/-	21/01/2025 (11AM - 4PM)	28/01/2025 (11AM - 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder.

The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id - Support@banksauctions.com. Contact person - Dharni P, Email id- dharni.p@c1india.com Contact No- 9948182222. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by NEFT/RTGS (DD in the account of "Grihumb Housing Finance Ltd", Bank-ICICI BANK LTD. Account No-000651000460 and IFSC Code- ICIC00000008, 20, R. N. Mukherjee Road- Kolkata-700001 drawn on any nationalized or scheduled Bank on or before 27/01/2025 and register their name at <https://www.banksauctions.com> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address: FF11, Fourth Floor, Girish Heights, Near LIC Square, Kapate Road, Khasra No. 101/2, City Survey No. 1870, Sheet No. 137/29, Mouza Sitabuli, Nagpur, Maharashtra Mobile no. +91 9567626050 e-mail ID rahu.r1@grihumbhousing.com. For further details on terms and conditions please visit <https://www.banksauctions.com> & www.grihumbhousing.com to take part in e-auction.

This notice should also be considered as 15 days' notice to Borrower / Co-Borrower/ Mortgagee (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

Date: 11.01.2025 Place: Nagpur

Sd/- Authorized Officer, Grihumb Housing Finance Limited (Formerly known as Poonawalla Housing Finance Ltd)

Bank of India

Relationship beyond banking...

E-AUCTION PUBLIC NOTICE FOR SALE OF MOVABLE 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 particular 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. 15.02.2025 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> b) <https://BAANKNET.com>

Last date and time of submission of EMD and document on or before:

14.02.2025 up to 5 pm by bidders own wallet registered with M/s PSB Alliance Pvt. Ltd. Id its e-auction site <https://BAANKNET.com>

Date & time of E auction: 15.02.2025 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	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	Branch:Asset Recovery Branch Borrower : M/s Amit Choco Industries Pvt Ltd Director : Mr. Amit Rajkumar Chokhani Mrs. Rashmi Amit Chokhani	1) Land & Building :- Plot no. FP-48/1, Mouza-Kirmiti, Food Park Zone, Opp. Aijt Bakery, MIDC Butibori Industrial Area, Tah. Hingna & Dist. Nagpur. Total Industrial Plot Area : 505.00 Sq. Mtr. Build Up Area : 225.75 Sq. Mtr. Owned by M/s Amit Choco Industries Google Map Location : Latitude : 20.945708; Longitude : 78.968581	Rs. 44,93,000/- + uncharged interest & other expenses	Demand Notice : 12.01.2015 Possession Notice: 20.04.2015 (Symbolic) D M Permission received 27.05.2022	Reserve Price : Rs. 26,38,000/- EMD : Rs.2,63,800/-	Mr.Sanjay Tripathi. No. 9559726802
2.	Branch:Asset Recovery Branch Borrower : M/s Umang Metal Prop : Lallanprasad Amritlal Sahu	1) Land & Building : The property is Industrial Plot No. J-4/13, In Butibori Industrial Area, Near Reliance Power Plant, Village-Mandva, Tah. Hingna & Dist. Nagpur. Plot area Admeasuring 1069.50 Sq. M & Building comprises of industrial Factory Shed & Plinth. owned by M/s Umang Metals. Google Map Location : Latitude : 20.926007; Longitude : 78.933143	Rs. 1,36,88,000/- + uncharged interest & other expenses	*Demand Notice : 21.05.2021 Possession Notice: 03.08.2021 (Symbolic)	Reserve Price : Rs. 37,90,000/- EMD : Rs.3,79,000/-	Mr.Sanjay Tripathi. No. 9559726802
3.	Branch:Asset Recovery Branch Borrower : M/s Allied Soyatech Prop : Mr. Andaj Sevakkdas Narnaware	*1) Land & Building :Industrial land & Shed on Gat No. 128/1/2, PH. No. 14, Mouza-Wadegaon, Bhandara-Tumsar Road, Behind Indian Oil Petrol Pump, Tah-Mohadi & Dist. Bhandara. Total Land : 700.00 Sq Mtr (7532.00 Sq ft) Industrial Shed: 1635.00 Sqft Office Shed : 1200.00 Sq ft . Owned by Lessee- Mr. Andaj Sevakkdas Narnaware Google Map Location : Latitude : 21.3207278; Longitude : 79.6802022	Rs. 53,00,000/- + uncharged interest & other expense	Demand Notice : 05.08.2019 Possession Notice: 02.01.2020 (Symbolic) D M Permission Received on 13.03.2023	Reserve Price : Rs. 16,00,000/- EMD : Rs.1,60,000/-	Mr.Sanjay Tripathi. No. 9559726802
4.	Branch : Asset Recovery Branch Borrower :M/S Anand Rice Mill Partners : i) Mrs. Shridevi Srinivas Yalavarthi ii) Mr. Ravindranath Pralhadrao Yadlapati	1) Property 1:- 1)All the piece and parcel of Non-Agriculture land bearing Khasara no. 7/2 with buildings sheds and structures standing thereon admeasuring area 0.40 H.R.(4000 Sq Mtr) of Mouza- Dhamangaon, PH. no.72, bearing Account no. 66, along with the Factory/Mill Superstructure standing thereon within the Limits of Gram Panchayat-Dhamangaon, Tah-Mouda, Dist.-Nagpur. Owned by M/s Anand Rice Mill Google Map Location : Latitude : 21.190489; Longitude : 79.429707	Rs. 5,69,00,000/- + uncharged interest & other expenses	Demand Notice : 09.05.2023 Possession Notice: 04.08.2023 (Symbolic) (Physical) 01.10.2024	1) Reserve Price : Rs. 1,69,64,000/- EMD : Rs.16,96,400/-	Mr.Sanjay Tripathi. No. 9559726802
5.	Branch : Asset Recovery Branch Borrower :M/S Tiwari Agro Industries Partners : i) Mr.Pukhraj Ramprasad Tiwari ii) Mrs. Shital Manish Joshi	1) Property 1:- 1)Industrial Non-Agriculture land at Plot No.01, admeasuring 1990.00 Sq. Mtr., Plot No.02 admeasuring 3290.98 Sq.Mtr., Plot No.03 admeasuring 2222.43 Sq.Mtr. and Plot No.04 admeasuring 1890.06 Sq.Mtr., Survey No.321/3, Mouza-Shegaon (Bujruk), Tah- Warora, Dist- Chandrapur, owned by the firm M/s Tiwari Agro Industries. Google Map Location : Latitude : 20.322328; Longitude : 79.141692	Rs. 9,00,96,000/- + uncharged interest & other expenses	Demand Notice : 29.06.2022 Possession Notice: 13.09.2022 (Symbolic) 19.05.2023 (Physical)	1) Reserve Price : Rs. 2,09,25,000/- EMD : Rs. 20,92,500/-	Mr.Sanjay Tripathi. No. 9559726802
6.	Branch: Asset Recovery Branch : M/s.A D Poultry Farms Partner :-1. Mrs. Kavita Prakash Ashankar (Partner) 2. Mrs. Jayashree Anant Dalal, (Partner) 3. Mr.Amit Uday Dudalwar (Partner) Guarantors : 1) Mrs Sonali Amit Dudalwar.	2) Property 2:- EQM of Non-Agricultural land at Field Survey No.11 admeasuring 1.06H.R. and S.No.13, admeasuring 2.10 HR, situated at Mouza-Italapur, Tah-Hinganghat, Dist- Wardha owned by Mr. Pukhraj Ramprasad Tiwari. Google Map Location : Latitude : 20.521012; Longitude : 78.833453	Rs. 6,15,42,001.63 + uncharged interest & other expenses	*Demand Notice : 04.05.2022 Possession Notice: 18.07.2022 (Symbolic) 19.04.2023 Poultry farm (physical) 26.05.2023 feed mill unit (physical)*	2) Reserve Price : Rs. 2,70,90,000/- EMD : Rs. 27,09,000/-	Mr.Sanjay Tripathi. No. 9559726802
		3.Plant and machinery :- Hypothecation of Plant & Machineries:Suitated at unit onPlot No.01, admeasuring 1990.00 Sq. Mtr., Plot No.02 admeasuring 3290.98 Sq.Mtr., Plot No.03 admeasuring 2222.43 Sq.Mtr. and Plot No.04 admeasuring 1890.06 Sq.Mtr., Survey No.321/3, Mouza-Shegaon (Bujruk), Tah- Warora, Dist- Chandrapur. Property own by M/s Tiwari Agro Industries.Consist of compressor Acc. & Strapping Machine, Tractor Hopper Feeder, Assembly, Feeder Roll Box, Cables, Lugs, Seed Cotton Press Inclined Belt Conveyor, Seed Cotton Inclined Belt Conveyor, Central Trolley System etc.	Rs. 80,55,000/- EMD : Rs. 8,05,500/-	3) Reserve Price : Rs. 80,55,000/- EMD : Rs. 8,05,500/-		

2)Plant and machinery :- Hypothecation of plant & mach at P & M at Poultry Farms Kh.No.14/5 Mouza-Dadhra, Tah-Kalmeshwar, Dist-Nagpur Curtain system, Nipple system, feeding system, transformer, boring motors, fogger systems,etc Google Map Location : Latitude :21.383134 ; Longitude : 78.768153	2) Reserve Price : Rs.9,76,500/- EMD : Rs.97,650/-				
7. Branch :Asset Recovery Branch: M/s Nisarg Enterprises Partners: Mrs. Seema Pradip Hedau & Mrs. Rajshree Prashant Moundekar	All that piece and parcel of MIDC leasehold land bearing Plot No. A-13/29 of Mouza Bidganeshpur area admeasuring 540 sq. mtrs along with construction standing there upon in the name of M/s Nisarg Enterprises in Butibori MIDC Industrial Area, Near Fire Station. Village, Bidganeshpur, Tahashil Hingna, Dist Nagpur. Google Map Location : Latitude :20.917356 ; Longitude : 78.969526	Rs. 1,68,33,000 /- + uncharged interest & other expenses	Demand Notice : 17.10.2023 Possession Notice: 07.01.2024 (Symbolic) 27.08.2024 (Physical)	Reserve Price : Rs. 46,20,000/- EMD : Rs. 4,62,000/-	Mr.Sanjay Tripathi. No. 9559726802
	Hypothecation of Plant and Machinery: M/s Nisarg Enterprises, Situated at Plot No.13/29, MIDC Butibori, Tah. Hingna, Dist Nagpur			Reserve Price Rs. 60,93,000/- EMD : Rs. 6,93,000/-	
8. Branch :Asset Recovery Branch: M/s Giriraj Dairy Farm Partners: Mrs. Swapnil Kanakara Barcha & Mrs.Radhika Amol Barcha	Immovable properties comprising factory land and other structure situated at Non-Agricultural land bearing Survey No. 309/1/B adm.about 20000.00 Sq. Mtrs, PH. No.21, Mouza-Aagargaon, Mouza No.2, Situated Aagargaon village under gram panchayat saoli(Kh), Tehsil-Karanja, District-Wardha. Property owned by M/s Giriraj Dairy Farm through its partner Mrs. Radhika Amol Barchha. Google Map Location : Latitude :21.120483 ; Longitude : 78.544403	Rs. 1,22,00,000/- + uncharged interest & other expense	Demand Notice : 11.01.2024 Possession Notice: 04.04.2024 (Symbolic)	Reserve Price Rs. 90,43,000/- EMD : Rs. 9,04,300/-	Mr.Sanjay Tripathi. No. 9559726802
	Immovable properties comprising factory land and other structure situated at Non-Agricultural land bearing Survey No. 309/1/A adm. about 31700.00 Sq. Mtrs(3.17 HR), PH. No.21, Mouza-Aagargaon, Mouza No.2, Situated Aagargaon village under gram panchayat saoli(Kh), Tehsil-Karanja, District-Wardha.Property owned by partner Mrs. Radhika Amol Barchha & Mr. Swapnil Kankral Barchha. Google Map Location : Latitude :21.119511 ; Longitude : 78.544432			Reserve Price Rs. 29,97,500/- EMD : Rs. 2,99,800/-	
	Plant and Machinery Situated at survey no. 309/1/B, P. H. No. 21, Mouza-Aagargaon, Mouza No.2, Soli(Kh), Tehsil-Karanja, District -Wardha Consist of Gotha Fans, milking Machine 12 Nodes, Shaktiman Cutter Tractor Operated, Weigh Sacale Scrap, Dhan Soyabin Cutter, Cuttered Geared Scrap, Cutter Collector, Tractor New Holland with Trolley etc.			*Reserve Price Rs. 10,72,500/- EMD : Rs. 1,07,300/-	

Terms & Conditions:

1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE 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://BAANKNET.com>

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://BAANKNET.com>

(3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before 14.02.2025 up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site <https://BAANKNET.com> jsp by means of RTGS/NEFT.

4) Date and time of E- Auction on 15.02.2025 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://BAANKNET.com> 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 support.BAANKNET@psballiance.com and support.ebkay@procure247.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://BAANKNET.com> 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://BAANKNET.com>

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://BAANKNET.com> for registration and bidding guidelines.

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 13.02.2025 from 11 am to 04 pm

SPECIAL INSTRUCTION / CAUTION

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 able to circumvent such situation and are able to participate in the auction successfully.

Date: 11/01/2025
Place: Nagpur

Authorized Officer,
Bank of India, Nagpur Zone