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**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 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. **12.11.2026**
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://BAANKNET.com**

Last date and time of submission of EMD and document on or before:
**11.11.2026** 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 E auction: 12.11.2026 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 : Mr. Haider Hussain Ali Panjwani & Mr. Ahmed Haider Bhai Panjwani | Plot No 83/5-B, Apartment No SP-II-101, 1st Floor of "SPRINGDALE-II" Apartment bearing City Survey No 2430/3, Sheet No 37 of Mouza Jaripatka, situated at Raj Nagar,Nagpur.Property is owned by Mr. Awais Ahmad Abdul Karim.Mr. Haider Hussain Ali Panjwani & Mr. Ahmed Haider Bhai Panjwani. BUA of Flat is 121.18 Sq. Mtr/1304.38 Sq Ft. SBUA of Flat is 179.39 Sq Mtr/1898.66 Sq. Ft as per DOD. Google Map Location : Laltitude :21.17378 ; Longitude : 79.07506 | Rs. 1,46,51,970/- + uncharged interest & other expenses | Demand Notice : 29.09.2025 Possession Notice: 20.12.2025 (Symbolic) 09.03.2026 (Physical) | Reserve Price : Rs. 1,28,09,000/- EMD : Rs. 12,80,900/- | Mr. Abhay Kumar Singh Mob No. 7759809720 |
| 2. | Branch : Asset Recovery Branch Borrower : Mr. Mukesh Bansilal Ahuja & Mrs. Bhavana Mukesh Ahuja | Apartment No 304 on third floor in building known and styled as "Shree Swaminarayan Enclave Tower No 2" , City Survey No 35, NMC House No 2228/D/A/304, Dhyaneshwar Nagri, Opp. Shree Swaminarayan Temple, Hiwri Nagar, Wathoda Road, Nagpur, Tah & Dist Nagpur. BUA - 99.25 Sq. Mtr, SBUA - 163.51 Sq. Mtrs. Owned by Mr. Mukesh Bansilal Ahuja. Google Map Location : Laltitude : 21.140050; Longitude : 79.138485 | Rs. 97,80,000/- + uncharged interest & other expenses | Demand Notice : 27.06.2025 Possession Notice: 29.08.2025 (Symbolic) 12.08.2026 (Physical) | Reserve Price : Rs. 81,98,000/- EMD : Rs. 8,19,800/- | |
| 3. | Branch : Asset Recovery Branch Borrower : M/s Maa Sati Anusaya Food Products Prop : Mrs. Monali Prashant Yerojwar | EQM of Building and land situated at MIDC Plot No. A-02, admeasuring area 800.00 Sq. Mtrs along with industrial construction thereon admeasuring 222.34 Sq Mtrs of Mouza-Katgal, situated at MIDC Industrial area Kotgul Tahsil & District Gadchiroli. Owned by Mrs. Monali Prashant yerojwar Prop. of M/s Maa Sati Anusaya food Products. Google Map Location : Laltitude : 20.175527; Longitude : 79.962895 | Rs. 49,25,000/- + uncharged interest & other expenses | Demand Notice : 07.11.2025 Possession Notice: 14.01.2026 (Symbolic) | Reserve Price : Rs. 34,29,000/- EMD : Rs. 3,42,900/- | |

**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 **11.11.2026** 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 **12.11.2026 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 valld 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.ebkray@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 been 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 **15 Day**s 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 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 TaxAct 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 **09.11.2026** 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 northe 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 mecessary 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: 10/10/2026,**
**Place: Nagpur**

**Authorized Officer, Bank of India**