

MEGA E-AUCTION PUBLIC NOTICE FOR SALE
OF MOVABLE AND IMMOVABLE PROPERTIES

Relationship beyond banking

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. **09.06.2025** 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:

06.05.2025 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 Mega E auction: **09.06.2025 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. Mahakali Agro Processing Co. Prop : Mrs. Jayshri Janardhan Ghagre Guarantor : Mr. Janardhan Keshav Ghagre Mr. Eknath Shamraoji Bhave	1) EQM of Land, building, Plot No.1,2,3/Survey No.86 situated near kennamwar 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 Jayshree 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 (Riy) P.H. No. 42, within the limit of Maharashtra Airport Development Co. Ltd. Nagpur (MADC) Tah. & Dist. Nagpur Owned by Mrs. Jayshree Janardhan Ghagre Google Map Location : Latitude :21.049996 ; Longitude : 79.039755	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. 87,55,000/- EMD : Rs.8,75,500/- 2) Reserve Price : Rs. 9,72,000/- EMD : Rs.97,200/-	Mr. Sanjay Tripathi. No. 9559726802
2.	Branch: Asset Recovery Branch BORROWER : M/s. Capier Enterprises Partner : Mr. Ashish Santosh Jaiswal Mr. Sumedh Sadeanand 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 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	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/- 2) Reserve Price : Rs. 16,17,000/- EMD : Rs.1,61,700/-	Mr. Sanjay Tripathi No. 9559726802
3.	Branch: Asset Recovery Branch BORROWER : M/s. R L R Enterprises Partners : 1)Mr. Ramesh Wasudeo Ingle. 2) Mrs. Ragini Milind Ingle. 3) Mrs. Lata Mohan Shirgat	EQM of all the part and parcel of NA Commercial 2 Rural Godown (Leasehold right and Ownership right) Situated at Akola - Wedegaon Road, Got 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 : 76.007370	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.47,68,000/- EMD : Rs.4,76,800/-	Mr. Sanjay Tripathi No. 9559726802
4.	Branch: Asset Recovery Branch BORROWER : M/s J. J. Industries Proprietor : Mrs. Vaishali Nitin Bhatia	1) EQM of Residential Apartment No. 302, situated on 3rd Floor, Building Known as "Swami Residency" on NMC House No. 696, Situated at Nagoba Galli No. 1, Mahal Nagpur, Sheet No. 191, City Survey No. 384, Ward No. 30, Mouza Nagpur, Tahsil & Dist. Nagpur. Super Built up area - 810 Sq. Ft. Owned by Mrs. Vaishali Nitin Bhatia Google Map Location : Latitude : 21.148640, Longitude : 79.107689 2) 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. ½ Mouza Khamgaon, Tahsil Khamgaon Dist. Buldana. Super Built up area - 910 Sq. Ft Owned by Mr. Devendra Vallabhdas Bhatia Google Map Location : Latitude : 20.708357, Longitude : 76.557032	Rs. 4,00,00,000/- + uncharged interest & other expenses	Demand Notice : 31.03.2021 Possession Notice: 20.04.2021 (Symbolic) Property 1 (Physical) dated 27.09.2024	1) Reserve Price : Rs. 28,78,000/- EMD : Rs.2,87,800/- 2) Reserve Price : Rs. 11,36,000/- EMD : Rs. 1,13,600/-	Mr. Sanjay Tripathi No. 9559726802
5.	Branch : Asset Recovery Branch Borrower : M/S SGM Ginning & Pressing Industry Partners : Mr. Ashish Santoshrao Waghmare Mrs. Sneha Ashish Waghmare Guarantor : Mr. Chetan Santoshrao Waghmare Mrs. Sangeeta	Property 1) All the part and parcel of the Plot No. 3 Survey No.43, P.H. No.49, Mouza No.13, Mouza Itlapur, Tah. Hinganghat, Dist-Wardha, Area of Plot 602.00 Sq Mtr (6479.92 Sq Ft.) Owned by Mr. Vijay Pukhraj Tiwari. Google Map Location : Latitude : 20.520911; Longitude : 78.83464 Property 2) All the part and parcel of the Plot No.04, Survey No.43, P.H. No.49, Mouza No.13, Mouza Itlapur, Tah. Hinganghat, Dist. Wardha Area of Plot 594.26 Sq. Mtr. (6206.61 Sq Ft) Owned by Mr. Vijay Pukhraj Tiwari.	Rs. 3,37,49,000/- + uncharged interest & other expenses	Demand Notice : 07.03.2020 Possession Notice: 23.07.2020 (Symbolic) 25.06.2024 (Physical)	1) Reserve Price : Rs. 8,67,000/- EMD : Rs.86,700/- 2) Reserve Price : Rs. 8,57,000/- EMD :	Mr. Sanjay Tripathi. No. 9559726802

		Property 3) All the part and parcel of plot No.10, Survey No.43, P.H. No.49, Mouza No.13, Mouza Itapur, Tah-Hinganghat, Dist. Wardha, Area of plot 651.00 Sq Mtr (7007.36 Sq Ft) Owned by Mr. Vijay Pukhraj Tiwari. Google Map Location : Latitude : 20.52091; Longitude : 78.83464			3) Reserve Price : Rs. 9,11,000/- EMD : Rs. 91,100/-	
		Property 4) All the part and parcel of plot No.01, Survey No.43, P.H. No.49, Mouza No.13, Mouza Itapur, Tah-Hinganghat, Dist. Wardha, Area of plot 999.05 Sq Mtr (10753.77 Sq Ft) Owned by Mr. Vijay Pukhraj Tiwari. Google Map Location : Latitude : 20.52091; Longitude : 78.83464			4) Reserve Price : Rs. 14,40,000/- EMD : Rs.1,44,000/-	
6.	Branch-Asset Recovery Branch Name of Account- M/s B Y Agro & Infr Ltd Director : Mr. Hasan K. Shafiq. Mrs. Sara H Shafiq.	1. Residential Flat No. 801 on Eight Floor, Apartment "KAMAL SPACIA" Nazul Plot No.49, Sheet No.209/8, C S No.8, Kh No.88 War No.63, Layout Road Near Kadbi Square, Clark Town, Nagpur. Tah Nagpur, Dist Nagpur. Total Super B/up area 210.393 Sq. Mtr. Property in the Name of Mr. Hasan Shafiq. Google Map Location : Latitude 21.17019, Longitude 79.09118	Rs. 15,45,67,954/- + uncharged Interest & other expense	Demand Notice : 15.02.2018 Possession Notice: 25.05.2018 & 28.05.2018 (Symbolic) Property 2 Physical taken on 12.03.2025	1) Reserve Price : Rs. 95,77,000/- EMD Rs.9,57,700/-	Mr.Sanjay Tripathi. No. 9559726802
		2. Residential Flat No 201 & 301 on 2nd & 3rd floor Apartment "BATUL ARCADE", Plot No 93 , Sheet No.711/81, C S No.578, KH No.88, P H No.88, Mouza Somalwada in the layout of RTO Employees Co-operative Housing Society Ltd, situated at Manish Nagar, Nagpur, Tah. Nagpur, Dist Nagpur. Total B/up area 151.316 Sq. Mtr. Property in the name of Mr. Hasan K Shafiq, Google Map Location : Latitude 21.086958 Longitude 79.071530			2) Reserve Price : Rs. 38,97,000/- EMD Rs.3,89,700/-	
		3. Residential Flat No 501 & 504 on 5th floor, Apartment "GANPATI", Block A-2 in Sumangal Vihar, Kh No.4, P H No.46, Mouza Isasani, Tah. Hingna, Dist Nagpur. Total Super B/up area 176.548 Sq. Mtr. Property in the Name of Mrs. Sarah Hasan Shafiq, Google Map Location : Latitude 21.097026, Longitude 79.004273			3) Reserve Price : Rs.41,16,000/- EMD Rs.4,11,600/-	

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://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 06.06.2025 up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site <https://BAANKNET.com> by means of RTGS/NEFT.
- 4) Date and time of E- Auction on 09.06.2025 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.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 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 to 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 subject 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 05.06.2025 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 are able to circumvent such situation and make a valid bid in the auction successfully.