सचिव, शिक्षा मंडल, वर्धा

प्राचार्य

Date: 04.06.2026, Place: Nagpur

Bank of India

Relationship beyond banking

Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur
Tel: 0712-2557596 E-mail: ard.nagpur1@bankofindia.bank.in

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. **09.07.2026** 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:
09.07.2026 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 of E auction: 09.07.2026from 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 : Dharampeth Borrower : Mr. Abhijit Ambarish Kumbalwar and Mrs.,Nirmala Ambarish Kumbalwar	All that Piece and Parcel of NIT Leasehold Land and Two Stories Residential Building bearing Plot No 1324, Admeasuring 55.500 Sq.Mtrs. (597.00 Sq.Ft.) along with house constructed there upon situated at Wanjri Housing Accommodation Scheme of NIT Land bearing Survey No 35, City Survey No 35, NMC House No 2278/C/1324 situated in Ward No 53 at Yogi Arvind Nagar, Wanjri Layout, Near Automotive Metro Station, Mouza Wanjri within the limits of NMC and NIT in Tahsil & Dist. Nagpur. Property is owned by Mrs. Nirmala Ambarish Kumbalwar	Rs. 23.68 Lakhs Plus intt. and other expenses	Demand Notice : 15.10.2024 Possession Notice: 04.01.2025 (Symbolic) 22.04.2025 (Physical)	Reserve Price : Rs. 20,71,000/- EMD : Rs. 2,07,100/-	Ms. Kripali Mishra Mobile no. 9926616613
2.	Branch : Hudkeshwar Borrower : Mr. Dhiraj Prakash Bangre Mrs. Rupali Dhiraj Bangre	Open Plot No 65, Behind Vyankatesh City, Off Butibori-Wardha Road, admeasuring area 1372.41 Sq.ft.(127.50 Sq.mtrs.) out of Town Planning Sanctioned Layout on Kh No 104 & 105, P.H.No. 71, Mouza Shirul Gram Panchayat House No 35, Ward No 3, Gram Panchayat Shirul, Tah Hingna, Dist Nagpur-441110.Property is owned by Mr. Dhiraj Prakash Bangre.	Rs. 33.10 Lakhs Plus intt. and other expenses	Demand Notice : 04.06.2019 Possession Notice: 02.01.2021 (Symbolic)	Reserve Price : Rs. 7,87,000/- EMD : Rs. 78,700/-	Ms. Snehali Neware Mobile no. 8975201156
3.	Branch : Hudkeshwar Borrower : Mrs. Swati Babu Chinchankar Mr. Babu S. Chinchankar	Residential House on Plot No 64, Behind Vyankatesh City, Off Butibori-Wardha Road, admeasuring area 1372.41 Sq.ft.(127.50 Sq.mtrs.) out of Town Planning Sanctioned Layout on Kh No 104 & 105, P.H.No. 71, Mouza Shirul Gram Panchayat House No 35, Ward No 3, Gram Panchayat Shirul, Tah Hingna, Dist Nagpur-441110 Property is under Construction.Property is owned by Mrs. Swati Babu Chinchankar	Rs. 25.15 Lakhs Plus intt. and other expenses	Demand Notice : 14.02.2020 Possession Notice: 02.01.2021 (Symbolic)	Reserve Price : Rs. 10,49,000/- EMD : Rs. 1,04,900/-	Ms. Snehali Neware Mobile no. 8975201156
4.	Branch : Itwari Borrower: M/s A.S.Bags Proprietor : Mr. Mohd. Arshad Mohd. Ashfaque Guarantor : Mr. Mohd. Ashhad mohd. Ashfaque and Mrs. Kamrunnisa Abdul Hamid	All that Piece and Parcel of the property Land & Ground+3 Storied building consisting of House No 47/B, Ward No 40, City Survey No 549/3, Sheet No 130, Mouza Nagpur, Situated Near Taj Manjil, Dalalpura, Dahi Bazar Road, Railway Bridge, Opposite Maskasath, Itwari,within the limits of NMC/NIT, Tah & Dist Nagpur. Admeasuring area of Plot 232.40 Sq.mtrs.(2501 Sq.ft.), Built up area 180 Sq.mtr/1937 Sq.ft. of Ground and First Floor as per sanctioned building plan. Property is owned by Mr. Mohd. Arshad Mohd. Ashfaque, Mr. Mohd. Ashhad mohd. Ashfaque and Mrs. Kamrunnisa Abdul Hamid.	Rs. 39.85 lakhs + uncharged interest & other expenses	Demand Notice : 30.10.2023 Possession Notice: 19.07.2025 (Symbolic)	Reserve Price : Rs. 54,61,000 /- EMD : Rs. 5,46,100 /-	Mr. Santosh Sajan Mob No 9009449999
5.	Branch : Itwari Borrower : Mr. Girdhar Mirchand Bhagwani Mr. Nikhil Girdhar Bhagwani	"EQM of Flat No 301,"SAKET RESIDENCY" admeasuring approx. 57.234 Sq.mtrs. at Third Floor constructed on 12.36 % undivided variable proportionate share of land bearing Plot No 175/B admeasuring 458.14 Sq.Mtrs. in the Layout of Muni Shambhunath Co. Operative housing Society Ltd. Out of Khasra No. 141,143,144,146 & 148/4, Patwari Halka No 11, City Survey No 251, Sheet No 41, NMC House No 3406/A/175/B/301, Situated at NMC Ward No 57,Nara Road, Mouza Zingabai Takli, within the limits of NMC and NIT, Shambu Nagar, Shivgiri Chowk, Mankapur, Tah & Dist Nagpur.Property is owned by Mr. Girdhar Mirchand Bhagwani Carpet Area-50.47 Sq.Mtrs/543 Sq.ft, BUA-57.234 Sq.Mtr./616 Sq.ft. SB/up Area- 82.253 Sq.Mtr./885 Sq.ft.	Rs. 26.44 lakhs + uncharged interest & other expenses	Demand Notice : 19.06.2025 Possession Notice: 03.09.2025 (Symbolic) 06.02.2026 (Physical)	Reserve Price : Rs. 23,69,000 /- EMD : Rs. 2,36,900 /-	Mr. Santosh Sajan Mob No 9009449999
6.	Branch : Kalamna Borrower : Mr. Vinod Gangadhar Kale and Mrs. Sangita Vinod Kale	Open Plot Situated at Southern Portion of Land containg by admeasuring 90.30 Sq. Mtrs, out of total Land admeasuring 180.60 sq. mtrs. of Mouza Nagpur bearing Corporation House No.208, City Survey No.108, Sheet No.129, Situated at Nagpur. Within limits of the NMC Ward No.40 in Tah & Dist Nagpur. Property is owned by Mr. Vinod Gangadhar Kale	Rs. 24.37 Lakhs Plus intt. and other expenses	Demand Notice : 30.06.2023 Possession Notice: 06.10.2023 (Symbolic)	Reserve Price : Rs. 22,31,000/- EMD : Rs. 2,23,100/-	Mr. Anchal Shandilya Mobile no. 9826372039
7.	Branch : Mahal Borrower: M/s A R ETHNICS Proprietor : Mrs Vidhi Vishal Dhomne Guarantor : Mr. Vishal Dilip Dhomne Guarantor : Mr Vasant Chinbaji Waghmare	Flat No D-401, 4th Floor in "Vishal Palace" (Wing-D) NMC House No 826-A, Ward No 13, City Survey No 540, Sheet No 173, Situated in Pothi Galli, New Itwari, Opposite ICICI Bank Itwari Branch and near to Central Bank of India Gandhibaug Branch Mouza Nagpur, Tahsil and District Nagpur within the limit of NMC and NIT Nagpur owned by Mr. Vishal Dilip Dhomne (Guarantor),Admeasuring area 68.93 Sq.Mtrs.	Rs. 12.94 Lakhs Plus intt. and other expenses	Demand Notice : 03.09.2019 Possession Notice: 05.11.2019 (Symbolic) 14.05.2025 (Physical)	Reserve Price : Rs. 15,71,000 /- EMD : Rs. 1,57,100 /-	Ms Priyadarshini Palaspagar Mobile no. 9372270093
8.	Branch : Mahal Borrower:Mrs. Tessy Adrian Dalby	EQM of Flat No.406, 4th floor, Wing 'C', Sanika Vihar House No.407/56, Plot No. R-1, Kh No.116/K, 116/A & 116/B, PH. No.15, Mouza Bhilgaon, Ward No.01, Grampanchyat Bhilgaon, Tah Kamptee, Dist Nagpur. Built up area 66.731 Sq.mtrs. Property owned by Mrs. Tessy Adrian Dalby	Rs.23.36 Lakh + uncharged interest & other expenses	Demand Notice :27.06.2024 Possession Notice: 27.08.2024 (Symbolic) 14.10.2025 (Physical)	Reserve Price : Rs. 24,41,000/- EMD : Rs. 2,44,100/-	Mrs. Priyadarshini Palaspagar Mobile no. 9372270093
9.	Branch : Medical College Square Borrower:Mrs. Madhu Ashok Paroji & Mr. Abhi Ashok Paroji	EQM of piece and parcel of the Land bearing Flat/Apartment No.407 (Wing C), at containing by admeasuring 70.417 Sq. Mtrs. Built up area at Fourth Floor in the Wing C of Building Known as "SANIKA VIHAR" together 2.3687% undivided variable proportionate share in Land of Plot No.R-1, Adm. 2905.95 Sq. Mtrs out of Kh No.116/K, Kh No.116/A and Kh No.116/B, Bhilgaon Grampanchyat, House No.50/401, Situated in Mouza Bhilgaon. P. H. No.15, ward No.01, within the limits of Grampanchyat Bhilgaon, Tal. Kamptee, Dist Nagpur. Property in the Name of Mrs. Madhu Ashok Paroji and Mr. Abhi Ashok Paroji.	Rs. 32.49 Lakhs Plus intt. and other expenses	Demand Notice :16.02.2024 Possession Notice: 03.05.2024 (Symbolic) 16.01.2025 (Physical)	Reserve Price : Rs. 20,88,000 /- EMD : Rs. 2,08,800 /-	Mr. Tushar Landge Mobile no. 8329364873

10.	Branch : Medical College square Borrower: Mrs. Yasha Ashok Paroji Guarantor :- Mr. Vishwanath Damodhar Shettigar	EQM of piece and parcel of the Flat/Apartment No.304 (Wing C), containing by admeasuring 65.665 Sq. Mtrs. Built up area at Third Floor in Wing C of Building Known as "SANIKA VIHAR" together 2.2403% undivided variable proportionate share in Land of Plot No.R-1, Adm. 2905.95 Sq. Mtrs out of Kh No.116/K, Kh No.116/A and Kh No.116/B, Bhilgaon Grampanchyat, House No.50/401, Situated in Mouza Bhilgaon. P. H. No.15, ward No.01, within the limits of Grampanchyat Bhilgaon, Tal. Kamptee, Dist Nagpur. Property is in the name of Mrs. Yasha Ashok Paroji.	Rs. 33.69 Lakhs Plus intt. and other expenses	Demand Notice :16.02.2024 Possession Notice: 03.05.2024. (Symbolic) 16.01.2025 (Physical)	Reserve Price : Rs. 19,32,000/- EMD : Rs. 1,93,200/-	Mr. Tushar Landge Mobile no. 8329364873
11.	Branch : Medical College Square Borrower : Mrs. Maithili Raghuvir Kulkarni and Mr. Raghuvir Bhaskarrao Kulkarni	Equitable Mortgage of all that piece and parcel of Residential Apartment No.03, First Floor,"GANAPATI APARTMENT", Plot No 205, Reshimbag Layout of Kh No 466, 465/2, 561, 560, 467, 559, City Survey No 176,Sheet No 298, NMC House No. 1009/4, Ward No 13, Siraspeth, Reshimbag Road, Nagpur, Tah & Dist Nagpur. Property is owned by Mr. Raghuvir Bhaskarrao Kulkarni. UDS is 5.260 % Share of Gross land 418.063 Sq.mtr. Built up area of Flat-58.70 Sq.mtr/632 Sq.ft.	Rs. 20.02 lakhs + uncharged interest & other expenses	Demand Notice : 05.06.2025 Possession Notice: 04.09.2025 (Symbolic) 22.04.2026 (Physical)	Reserve Price : Rs. 27,81,000 /- EMD : Rs. 2,78,100 /-	Mr. Tushar Landge Mobile no. 8329364873
12.	Branch : Medical College Square Borrower : Mr. Jayesh Sanjayrao Nilawar & Mr. Sanjay Madhukarrao Nilawar	EQM of piece and parcel of the Flat/Apartment No.405, Situated at Fourth Floor covering built up area 77.14 sq. mtrs. with undivided shared Land area 20.20 sq. mtrs of building styled as "V. M. PARADISE APARTMENT", constructed on Plot No.73 & 74, Mouza Narsala, Kh. No.208 C, P. H. No.37, NMC House No.13/405, Ward No.77, Zone No.5, Situated at Grampanchayat, Narsala, Nagpur.Property is owned by Mr. Jayesh Sanjayrao Nilawar.	Rs. 21.43 lakhs. + uncharged interest & other expenses	Demand Notice : 20.12.2023 Possession Notice: 01.03.2024 (Symbolic) 19.11.2024 (Physical)	Reserve Price : Rs. 15,88,000 /- EMD : Rs. 1,58,800 /-	Mr. Tushar Landge Mobile no. 8329364873
13.	Branch : Nagpur Borrower : Mr. Kiran Mahadeorao Hedaoo and Mrs. Pushpa Kiran Hedaoo	EQM of Leasehold property at Khasara No.119/120, Prabhag No.33, Mouza Chikhali Deosthan, Tenement No. N/G-11, Ground Floor, Abhinav Gharkul, built up area admeasuring 34.37 Sq. Mtr. (i.e. 370.00 Sq. Ft), NIT Chikli Layout, Near Kalamna Market, Nagpur and proportionate undivided share and interest in piece and parcel of total plot Land bearing Building No. N and owned by Mr. Kiran Mahadeorao Hedaoo	Rs. 4.85 Lakhs Plus intt. and other expenses	Demand Notice : 19.04.2023 Possession Notice: 10.07.2023 (Symbolic)	Reserve Price : Rs. 8,76,000/- EMD : Rs. 87,600/-	Mr. Ramakant Lahajal Mobile no. 7205704277
14.	Branch : Sitabuldi Borrower: Mr. Nitin Ramesh Patil Guarantor : Mr Nandkishor Bhalchandra Kuhikar	NIT Leasehold Plot No 321 and Construction over it in Indora Housing Accomodation Layout, Angulimal Nagar, Khasra No 136,137, NMC House No 5757/321, Ward No 57, City Survey No 312, Sheet No 878/82, Mouza Nari, Tah & Dist Nagpur. Plot Area 27.00 Sq.mtr. Built up area 27.00 Sq.mtr. Property is owned by Mr. Nitin Ramesh Patil.	Rs. 9.90 lakhs + uncharged interest & other expenses	Demand Notice : 29.05.2024 Possession Notice: 18.11.2024 (Symbolic)	Reserve Price : Rs. 10,93,000 /- EMD : Rs. 1,09,300 /-	Ms. Shivika Tiwari Mob No 9893195655
15.	Branch : Sitabuldi Borrower: Mr. Bharat Raybhan Fokmare	Apartment No E-210, 2nd Floor in "Janki Sahaniwas Apartment", Plot No 1,*NMC House No 1072/A, Ward No 74, Khasra No 180/1, PH No 44, City Survey No 685, Sheet No 562/46, Situated near Sasane/Wadskar Layout, Mouza Jaitala, Tahsil & District Nagpur. Built up area 31.54 Sq.mtr. Property is owned by Mr. Bharat Raybhan Fokmare.	Rs. 14.16 lakhs + uncharged interest & other expenses	Demand Notice : 10.09.2024 Possession Notice: 18.11.2024 (Symbolic)	Reserve Price : Rs. 15,16,000 /- EMD :- Rs. 1,51,600 /-	Ms. Shivika Tiwari Mob No 9893195655
16.	Branch : Somalwada Borrower : Mr. Chetan Changdev Bhivgade	All that piece of land bearing plot no 955 admeasuring 41.81 Sq.mtr.(i.e.450Sq.ft.)in EIAS scheme,NIT kh no 5 of Mouza Pardi bearing City Survey no 2, sheet no 703/12,Corporation House no 577/995 along with house constructed thereon situated in the ward no 21,Minimata nagar, near Lata Mangeshkar NIT Garden and Rajiv Gandhi School, Post Bhandewadi, within the limits of NMC and NIT in Tahsil and District Nagpur. Property is owned by Mr. Chetan Changdev Bhivgade.	Rs. 28.01 Lakhs Plus intt. and other expenses	"Demand Notice : 31.01.2026 Possession Notice: 18.04.2026 (Symbolic)	"Reserve Price : Rs. 22,20,000/- EMD : Rs. 2,22,000/-	Mr. Durvesh Turjule Mobile no. 9823473292

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 **09.07.2026** 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 **09.07.2026** 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 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 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 **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 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) Interested Buyers can visit/inpect the property on any working days from **11 am to 04 pm till 08.07.2026.**

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 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: 05/06/2026,
Place: Nagpur

Authorized Officer,
Bank of India, Nagpur Zone