

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. 09.09.2025 the Reserve Price of Respective Properties & 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:
08.09.2025 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: 09.09.2025 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 Bhade	1) EQM of Land & building, Factory Sheds situated at Plot No. 1,2,3/Survey No. 86 situated near kannamwar village on hetikundi 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. 10726.33 Sq Mtr. consist of Factory Shed, Lean to shed, Meter Room, Office & Store/Godown. Property owned by Jayshree Janardan 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. Jayshree Janardan 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. Bhattad Food Product Prop : Mr. Santosh Murlidhar Bhattad	Industrial Sheds on Plot No. A-35, Gadchiroli Industrial Area, Kotgal , Near MIDC Gadchiroli Ground, within the limits of Grampanchayat Navegaon, Mouza-Navegaon, Tahsil-Gadchiroli & District-Gadchiroli. Area Of Plot 32,076.00 Sq Ft. , Built-up of Ground Floor 6,525.00 Sq Ft Owned by M/s Bhattad Food Products through its Prop: Mr. Santoshkumar Murlidhar Bhattad. Google Map Location Latitude 20.172990, Longitude 79.960744 Plant & Machinery situated at Plot No. A-35, MIDC, Gadchiroli consist of Diesel Operated Rotary Rack oven with Automation and steaming Facility-Capacity, Dough Sheeted Foldable with Detachable Table, Maxi Molder 06 Cylinder fully automatic, Bread Slicer, Hower-100, Spiral kneader, Fully PLC Controlled Cookies Machine, Flour Shifter with SS pot, CCEPHS 60 Planetary Mixture, Trolleys, Electriciation System.	Rs.59,03,000/- + uncharged interest & other expenses	Demand Notice : 29.07.2022 Possession Notice: 07.10.2022 (Symbolic) 20.12.2022 (Physical)	1) Reserve Price : Rs.57,33,000/- EMD : Rs5,73,300/- 2) Reserve Price : Rs. 11,40,000/- EMD : Rs.1,14,000/-	
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 Shirsat	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.47,68,000/- EMD : Rs.4,76,800/-	
4.	Branch: Asset Recovery Branch BORROWER : M/s J. J. Industries Proprietor : Mrs. Vaishali Nitin Bhatia	2)EQM of Residential Apartment No.7, Situated on 2Nd Floor, Building Known as "Maui 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. 4,00,00,000/- + uncharged interest & other expenses	Demand Notice : 31.03.2021 Possession Notice: 20.04.2021 (Symbolic)	Reserve Price : Rs. 11,36,000/- EMD : Rs. 1,13,600/-	
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.Sangita Tekadhar Deotale Mr. Vijay Pukhraj Tiwari	Property 1) All the part and parcel of the Plot No.04, Survey No.43, P.H. No.49, Mouza No.13, Mouza Itapur, Tah. Hinganghat, Dist. Wardha Area of Plot 594.26 Sq. Mtr (6396.61 Sq Ft) Owned by Mr. Vijay Pukhraj Tiwari. Google Map Location : Latitude : 20.52091; Longitude : 78.83464 Property 2) 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 Property 3) 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	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. 8,57,000/- EMD : Rs.85,700/- 2) Reserve Price : Rs. 9,11,000/- EMD : Rs. 91,100/- 3) Reserve Price : Rs. 14,40,000/- EMD : Rs.1,44,000/-	
6.	Branch: Asset Recovery Branch BORROWER : M/s.Talmale Rice Industries M/s. Talmale Food Products Proprietor :- 1. Mr. Purushottam Talmale 2. Mr. Laxmikant Talmale 3. Mr.Surykant Talmale 4. Mrs. Yenta Talmale	1) Registered Mortgaged of entire Land admeasuring Total Area 9227.00 Sq.Mtrs. Belonging to Mr. Purushottam S. Talmale with constructed area of factory Land & Building/Shed of M/S Shantaramji Talmale Rice Mills, Proprietor Mr. Purushottam S' Talmale at Survey No. 224/1/1, T.S. No.30, Khate No.125, Mouza- Pauni, Korambhi Gram Panchayat, Bhandara, Maharashtra. Latitude 20.7938808 Longitude 79.6261627	Rs. 9,62,25,000/- + uncharged interest & other expenses	Demand Notice : 11.04.2018 Possession Notice: 21.06.2018 (Symbolic) (physical) 17.01.2020	Reserve Price : Rs. 3,39,45,000/- EMD : Rs.33,94,500/-	

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- 2) Registered Mortgaged of entire Land admeasuring Total Area 743.50 Sq. Mtrs. belonging to Mr. Laxmikant Pururshottam Talmale with constructed area of factory Land & Building/Shed of M/S Talmale Food Products, Proprietor Mr. Laxmikant Pururshottam Talmale at Survey No.224/1/2, T.S. No.30, Khate No.1017 & 1016, Mouza-Pauni, Korambhi Gram Panchayat, Bhandara, Maharashtra. Latitude 20.7938808 Longitude 79.6261627
- 3) Registered Mortgaged of entire Land admeasuring Total Area 929.36 Sq. Mtrs. Belonging to Mr. Suryakant Pururshottam Talmale with constructed area of factory Land & Building/Shed of M/S Talmale Rice Industries, Proprietor Mr. Suryakant Pururshottam Talmale at Survey No.224/1/3, T.S. No.30, Khate No.1017 & 1018, Mouza-Pauni, Korambhi Gram Panchayat, Bhandara, Maharashtra. Latitude 20.7938808 Longitude 79.6261627
- 4) Registered Mortgaged of entire Land admeasuring Total Area 6000.00 Sq.Mtrs. Belonging to Mr. Laxmikant Pururshottam Talmale with constructed area of Office building & Residential building at Survey No.224/2, T.S. No.30, Khate No.1017 & 1016, Mouza-Pauni, Korambhi Gram Panchayat, Bhandara, Maharashtra. Latitude 20.7938808 Longitude 79.6261627
- 5) Registered Mortgaged of entire Land admeasuring Total Area 8000.00 Sq.Mtrs. Belonging to Mr. Yenta Pururshottam Talmale with constructed area of Rural Godown building at Survey No. 224/3, T.S. No. 30, Khate No. 1017 & 1018, Mouza- Pauni, Korambhi Gram Panchayat, Bhandara, Maharashtra. Latitude 20.7938808 Longitude 79.6261627
- 6) Registered Mortgaged of entire Land admeasuring Total Area 6000.00 Sq.Mtrs. belonging to Mr. Suryakant Pururshottam Talmale with constructed area of Factory Land & building at Survey No. 224/4, T.S.No. 30, Khate No. 1017 & 1018, Mouza-Pauni, Korambhi Gram Panchayat, Bhandara, Maharashtra. Latitude 20.7938808 Longitude 79.6261627

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 08.09.2025 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 09.09.2025 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 for forfeiture 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 06.09.2025 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: 08/08/2025
Place: Nagpur

Authorized Officer,
Bank of India, Nagpur Zone