

Bank of India

Relationship beyond banking

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

E-Auction Sale Notice for Sale of the security interest (Borrowers) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in particular to the Borrowers (Borrowers) and Guarantors (Guarantors) of the below described immovable properties mortgaged / charged to the secured creditor for the constructive possession of which has been taken by the Authorized Officer Bank of India, secured creditor, will be sold on AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS, ON 25.09.2026 for recovery of the amount as mentioned below. Detailed terms and conditions of the sale are mentioned below (refer to website a) <https://www.bankofindia.co.in/b> and b) <https://BAANKNET.com>

Last date and time of submission of EMD and document on or before
25.09.2026 up to 5 pm by bidders own wallet registered with M/s PSB Alliance Pvt. Ltd. Id as e-auction site <https://BAANKNET.com>

Date & time of Special Mega E auction: 25.09.2026 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: Itwar Borrower: Mr. Giridhar Mirchand Bhagwani Guarantor: Mr. Nikhil Giridhar Bhagwani	EQM of Flat No. 101, 'SARAI RESIDENCY' measuring approx 57.234 Sq.mtr. at 3rd floor constructed on 12.46 % undivided variable proportionate share of land bearing Plot No. 175/B measuring 458.14 Sq. Mtr. in the layout of RAJESWARAJI & Co. Opposite Housing Society Ltd. Out at Kh. No. 141/144/144/146 & 148/A, Palwal, Halkar No. 1, Kite Survey No. 253 Sheet No. 41, NMC House No. 106/A, A/C No. 101, Situated at near Ward No. 57, New Road, Adampur (Palwal) Taluk, within the limits of NMC and NIT, Shambhug Nagar, Nalgonda, Malkapur, Tah & Dist. Nagpur. Property is owned by Mr. Giridhar Mirchand Bhagwani. Carpet Area 50.47 Sq Mtr/543 Sq. M. BUA 57.234 Sq Mtr/615 Sq M. SB/Up Area: 82.253 Sq Mtr/885 Sq M. Latitude: 21.198319 Longitude: 79.082900	Rs. 26.44 lakhs + uncharged interest & other expenses	Demand Notice: 19.06.2025 Possession Notice: 01.09.2025 (Symbolic) 06.02.2026 (Physical)	Reserve Price: Rs. 22,30,000/- EMD: Rs. 2,23,000/-	Mr. Rahul Chavane Mob No. 9707688830
2.	Branch: Mahal Borrower: M/s A R THINIES 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. 11, City Survey No. 540, Sheet No. 173, Situated in Purna Gali, New Town, Opposite ICICI Bank, near Branch and near Central Bank of India, Gandhibag Branch, Mouza Nagpur, Tahsil and District Nagpur within the limits of NMC and NIT Nagpur owned by Mr. Vishal Dilip Dhomne (Guarantor) Admeasuring area 68.93 Sq Mtr. Latitude: 21.145705, Longitude: 79.112362	Rs. 12.94 lakhs Plus int. and other expenses	Demand Notice: 03.09.2019 Possession Notice: 05.11.2019 (Symbolic) 14.05.2025 (Physical)	Reserve Price: Rs. 14,14,000/- EMD: Rs. 1,41,400/-	Mr. Priyadarshini Palanagar Mobile no. 9372770093
3.	Branch: Medical College Square: Borrower: Mrs. Malathi Raghuvur Kulkarni and Mr. Raghuvur Bhaskarrao Kulkarni	Equitable Mortgage of all that piece and parcel of Residential Apartment No. 03, First Floor 'GANAPATI APARTMENT', Plot No. 205, Reshimbha layout of Kh. No. 466, 465/2, 561, 560, 467, 559, City Survey No. 176, Sheet No. 298, NMC House No. 1009/A, Ward No. 11, Sraspeth, Reshimbha Road, Nagpur, Tah & Dist. Nagpur. Property is owned by Mr. Raghuvur Bhaskarrao Kulkarni. UDS is 5.760 % Share of Gross land 418.061 Sq. mtr. built up area of Flat 58.70 Sq. mtr/632 Sq. M. Latitude: 21.131122, Longitude: 79.108090	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. 25,03,000/- EMD: Rs. 2,50,300/-	Mr. Tushar Landge Mobile no. 8329364873
4.	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. K. PARADISE APARTMENT' constructed on Plot No. 73 & 74, Mouza Namala, Kh. No. 208 C, P. H. No. 17, NMC House No. 13/405, Ward No. 77, Zone No. 5, Situated at Grampanchayat, Narsara, Nagpur. Property is owned by Mr. Jayesh Sanjayrao Nilawar. Latitude: 21.090252, Longitude: 79.136632	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. 14,95,000/- EMD: Rs. 1,49,500/-	Mr. Tushar Landge Mobile no. 8329364873
5.	Branch: Sitabuldi Borrower: Mr. Bharat Raybhan Folkmare	Apartment No. E 210, 2nd Floor in 'Janki Sahaniwas Apartment', Plot No. 1, NMC House No. 1072/A, Ward No. 74, Kh. No. 180/1, PH. No. 44, City Survey No. 685, Sheet No. 562/46, Situated near Satane/Wadkar Layout, Mouza Itailala, Tahsil & District Nagpur. Built up area 31.54 Sq. mtr. Property is owned by Mr. Bharat Raybhan Folkmare. Latitude: 21.106443, Longitude: 79.025063	Rs. 14.16 lakhs + uncharged interest & other expenses	Demand Notice: 10.09.2024 Possession Notice: 18.11.2024 (Symbolic)	Reserve Price: Rs. 11,65,000/- EMD: Rs. 1,16,500/-	Ms. Shwika Tiwari Mob No. 9893195655
6.	Branch: Somalwade Borrower: Mr. Chetan Chandgdev Bhivgade	All that piece of land bearing plot no. 955 measuring 41.81 Sq. mtr/47.4105 Sq. M. in EAS, within NIT Kh. No. 5 of Mouza Pard bearing City Survey No. 2, sheet no. 703/12, Corporation House no. 377/995, along with house constructed thereon situated in the ward no. 21, Minamata nagar, near Late Mangeshkar NIT Garden and Rajy Gandhi School, Post Bhavde wad, within the limits of NMC and NIT in Tahsil and District Nagpur. Property is owned by Mr. Chetan Chandgdev Bhivgade. Latitude: 21.154979, Longitude: 79.148829	Rs. 28.01 lakhs Plus int. and other expenses	Demand Notice: 31.01.2026 Possession Notice: 18.04.2026 (Symbolic)	Reserve Price: Rs. 19,99,000/- EMD: Rs. 1,99,900/-	Mr. Durvesh Turjule Mobile no. 9823473292

Terms & Conditions:

- 1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IS, WHATEVER 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> (b) <https://BAANKNET.com>
- 3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before 25.09.2026 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 25.09.2026 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 e-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 Chaitan 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 sell the above assets. 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 bidder 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) Interested Buyers can visit/inspect the property on any working days from 11 am to 04 pm till 22.09.2026.

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: 10/09/2026, Place: Nagpur

Authorized Officer: Bank of India