

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 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. 27.05.2025 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:
26.05.2025 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 E auction: 27.05.2025 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. Talmale Rice Industries M/s. Talmale Food Products Proprietor :- 1. Mr. Purushottam Talmale 2. Mr. Laxmikant Talmale 3. Mr. Surykant Talmale 4. Mrs. Venta 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 2) Registered Mortgaged of entire Land admeasuring Total Area 743.50 Sq. Mtrs. belonging to Mr. Laxmikant Purushottam Talmale with constructed area of factory Land & Building/Shed of M/S Talmale Food Products, Proprietor Mr. Laxmikant Purushottam 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. Surykant Purushottam Talmale with constructed area of factory Land & Building/Shed of M/S Talmale Rice Industries, Proprietor Mr. Surykant Purushottam 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 Purushottam 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. Venta Purushottam 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. Surykant Purushottam 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	Rs. 9,62,25,000/- + uncharged interest & other expenses	Demand Notice : 11.04.2018 Possession Notice: 21.06.2018 (Symbolic) (physical) 17.01.2020	1) Reserve Price : Rs. 3,57,32,000/- EMD : Rs.35,73,200/-	Mr.Sanjay Tripathi. No. 9559726802
2.	Branch: Asset Recovery Branch BORROWER : Veerbhadra Trading Co. Proprietor : Mr. Nikit Prakash Dalal	Commercial cum residential unit No. 3A & 4A, First Floor of building "Dalal Mansion", on House No. 956, Circle No. 13/15, City Survey no. 488, Ward No. 44, Situated at Sambaji Kaser Road, Maskasath Itwari, Nagpur. Shop No. 3A Build up area 160.69 Sq.ft. Shop No. 4A Build up area 205.51 Sq.ft. Google Map Location : Latitude 21.09256, Longitude 79.0639	Rs. 87,00,000/- + uncharged interest & other expense	Demand Notice : 27.03.2023 Possession Notice: 15.06.2023 (Symbolic) (Physical) 24.01.2025	1) Reserve Price : Rs.22,71,000/- EMD : 2,27,100/-	Mr.Sanjay Tripathi. No. 9559726802
3.	Branch: Asset Recovery Branch BORROWER : M/s B R T Industries Partners : 1)Mr. Vijay Pukhraj Tiwari. 2) Mr. Ajay Pukhraj Tiwari. 3) Mrs. Payal Ajay Tiwari. Guarantor : 1)Mrs. Shital Manish Joshi. 2) Mrs Netal Niraj Sharma. 3) Mr. Pukhraj Ramprasad Tiwari	Property No. (1) Plant and Machineries suited at Industrial N.A. Plot No. 1 (Leasehold right and Ownership right), Plot No. 2, Plot No. 3 and Plot No. 4, building/ shed constructed thereon bearing Survey No. 44/1, T.S. No. 7, Mouza No 13, Mouza- Itlapur situated opp. To Bajaj Dal Mill, Near Mata Mandir Yenora Rd. Tah. Hinganghat, Dist. Wardha Oil Milling unit which includes 24 no. of Double Roll Ginning Machines each with 27/day capacity with total ginning capacity is 84T/day, one bale press etc. in the name of M/s BRT Industries Property No. (2) Industrial N.A. Plot No. 1 (Leasehold right and Ownership right), Plot No. 2, Plot No. 3 and Plot No. 4, building/ shed constructed thereon bearing Survey No. 44/1, T.S. No. 7, Mouza No 13, Mouza- Itlapur situated opp. To Bajaj Dal Mill, Near Mata Mandir Yenora Rd. Tah. Hinganghat, Dist. Wardha, Admeasuring total plot area 14433.36 Sq Mtr. in the name of Mrs. BRT Industry. Latitude : 20.52132, Longitude : 78.83635 Property No. (3) Industrial N.A. Plot No. 5, 6, 7, 8, 9 & 10 bearing survey no 44/1, Mouza Itlapur, PH No 07, situated in front of BRT industries, Oppo. To Bajaj dal Mill, near Mata Mandir, Yenora road, Hinganghat, Dist. Wardha, admeasuring total area of plots 4250.88 Sq Mtrs. in the name of Mr. Ajay Pukhraj Tiwari, Ku. Rakhi Pukhraj Tiwari (alias Mrs. Netal Niraj Sharma) and Mrs. Shital Pukhraj Tiwari. Latitude : 20.521334 ; Longitude : 78.835576 Property No. (4) N.A. land for residential purpose bearing Survey No. 152/1 (new) & (old) 18/7, 64/2/Kh & 18/8, Plot No. 5, 6, 7 & 8, PH. No. 34, Mouza No. 103, Mouza- Pimpalgaon (MA), situated behind of Sant Gajanan Lawn, beside railway track, Nandori road, Hinganghat, Dist. Wardha, admeasuring total plot area 1288.00 Sq. Mtrs. in the name of Mr. Pukhraj Ramprasad Tiwari. Google Map Location : Latitude : 20.535531 ; Longitude : 78.840688 Property No. (5) N.A. land for industrial purpose bearing Survey No. 321/3, Plot No. 6, PH. No 36, Mouza- Shegaon (BU), situated in Mahavir Ginning Factory, in front of Warora- Chandankhedha Road, Shegaon (BU), Tah. Warora, Dist. Chandrapur admeasuring total area of plot 968.75 Sq. Mtrs. in the name of Mr. Ajay Pukhraj Tiwari. Google Map Location : Latitude : 20.322410 ; Longitude : 79.142610 Property No. (6) N.A. Plots having serial no. from 1 to 16 & 21 to 30 bearing Survey No. (old) 24/1, 24/2 & (New) 38/1, P.H./T.S. No. 07, Mouza No. 92, Mouza- Nandgaon(BO) situated in Tiwari Layout, near mata mandir, behind A.P.M.C godown, Nandgaon road, Tah. Hinganghat, Dist: Wardha admeasuring total area of plot 3368.64 Sq. Mtrs in the name of Mr. Ajay Pukhraj Tiwari. Google Map Location : Latitude : 20.527197 ; Longitude : 78.818492	Rs. 9,11,50,000/- + uncharged interest & other expenses	Demand Notice : 08.06.2022 Possession Notice: 07.11.2022 (Symbolic) (Physical) 16.01.2025 & 17.01.2025	1) Reserve Price : Rs. 99,84,000/- EMD : Rs.9,98,400/- 2) Reserve Price : Rs. 3,51,77,000/- EMD : Rs.35,17,700/- 3) Reserve Price : Rs. 48,77,000/- EMD : Rs. 4,87,700/- 4) Reserve Price : Rs. 40,81,000/- EMD : Rs. 4,08,100/- 5) Reserve Price : Rs. 8,88,000/- EMD : Rs.88,800/- 6) Reserve Price : Rs. 44,36,000/- EMD : Rs.4,43,600/-	Mr. Sanjay Tripathi No. 9559726802

		Property No. 17/1 N/A. Plots having bearing survey No. 38/2, PH/T/S No. 07, Mouza W. near Mouza- Nandgaon(BO) situated in Tiwari Layout, near Mata mandir, behind A.P.M.C godown, Nandgaon road, Tah Hinganghat, Dist: Wardha admeasuring total area of Tah Hinganghat. Plot 4325.02 Sq. Mtrs in the name of Mr. Pukhraj Ramprasad Tiwari. Google Map Location : Latitude :20.528222; Longitude: 78.818510		7) Reserve Price : Rs. 56,96,000/- EMD : Rs.5,69,600/-		
4.	Branch :Asset Recovery Borrower: M/s Nisarg Enterprises Partners: Mrs. Seema Pradip Hedau & Mrs. Rajshree Prashant Moundekar	All that piece and parcel of MIDC leasehold land bearing Plot No. A-13/29 of Mouza Bidgaonshpur area admeasuring 540 sq. mtrs along with construction standing there upon in the name of M/s Nisarg Enterprises in Butibori MIDC Industrial Area, Near Fire Station, Village, Bidgaonshpur, Tahashil Hingna, Dist Nagpur. Google Map Location : Latitude :20.917356 ; Longitude: 78.969526 Hypothecation of Plant and Machinery for the production of Chocolate, Toffee of M/s Nisarg Enterprises, Situated at Plot No.13/29, MIDC Butibori, Tah. Hingna, Dist Nagpur. Consist of Automatic Candy Depositing Plant, Dissolving Tank, Chocolate Beans forming Machine with conveyor Etc.	Rs. 1,68,33,000/- + uncharged interest & other expenses	Demand Notice : 17.10.2023 Possession Notice: 07.01.2024 (Symbolic) 27.08.2024 (Physical)	Reserve Price : Rs.48,11,000/- EMD : Rs. 4,81,100/- Reserve Price Rs. 53,37,000/- EMD : Rs. 5,33,700/-	Mr.Sanjay Tripathi. No. 9559726802
5.	*Branch :Asset Recovery Branch Borrower : M/s Runicha Oil Industries Prop: Mr. Vijay Pukhraj Tiwari Guarantor: Mr. Pukhraj Tiwari	1)Equitable Mortgage NA land and building at plot no.8 bearing survey no. 43, C.S. No. 43/8 of Mouza-Italpur, Tah. Hinganghat Dist, Wardha. Admeasuring 990.68 Sq Mtr Owned by Mr. Vijay Pukhraj Tiwari. Google Map Location : Latitude:20.520146; Longitude: 78.834620 2)EQM of NA land at field survey No. 152/1 bearing plot no. 3 admeasuring 266.00 Sq Mtr, Plot No. 4 admeasuring 266.00 Sq Mtr, Plot No. 9 admeasuring 322.00 Sq. Mtr, Plot No. 10 admeasuring 322.00 Sq. Mtr, Plot No. 11 admeasuring 454.00 Sq Mtr, Total admeasuring 1630.00 admeasuring 454.00 Sq Mtr, Mouza Pimpalgaon(M), Tah Sq Mtr situated at Mouza Hinganghat, Dist. Wardha owned by Mr. Pukhraj Hinganghat, Dist. Wardha. Google Map Location : Ramprasad Tiwari(Guarantor), Google Map Location : Latitude:20.535372; Longitude: 78.840566 3)Hypothecation of Plant & Mahinery of M/s Runicha Oil Industries, Situated at Plot No. 8 Mouza Italpur, Tah. Hinganghat, Dist Nagpur Consist of Expellers with Motor, Tank, Arrangement, Conveyor from Seed source to Expeller, Neutralizing Unit Tank Etc.	Rs. 3,75,00,000/- + uncharged interest & other expenses	Demand Notice : 27.05.2022 Possession Notice: 23.08.2022 (Symbolic)	Reserve Price : Rs.31,30,000/- EMD : Rs. 3,13,000/- Reserve Price : Rs.48,90,000/- EMD : Rs. 4,89,000/- Reserve Price : Rs.11,62,000/- EMD : Rs. 1,16,200/-	Mr.Sanjay Tripathi. No. 9559726802
6.	*Branch :Asset Recovery Borrower: M/s Giriraj Dairy Farm Partners: Mrs. Swapnil Kanakarai Barchha & Mrs.Radhika Amol Barchha	Immovable properties comprising factory land and other structure situated at Non-Agricultural land bearing Survey No. 309/1/B adm.about 20000.00 Sq. Mtrs, P.H. No.21, Mouza-Aagargaon, Mouza No.2, Situated Aagargaon village under gram panchayat saoli(Kh), Tehsil-Karanja, District-Wardha. Property owned by M/s Giriraj Dairy Farm through its partner Mrs. Radhika Amol Barchha. Google Map Location : Latitude :21.120483 ; Longitude: 78.544403 Plant and Machinery Situated at survey no. 309/1/B, P. H. No. 21, Mouza-Aagargaon, Mouza No.2, Soli(Kh), Tehsil-Karanja, District -Wardha Consist of Gotha Fans, milking Machine 12 Nodes, Shaktiman Cutter Tractor Operated, Weigh Scale Scrap, Dhan Soyabin Cutter, Cuttered Geared Scrap, Cutter Collector, Tractor New Holland with Trolley etc.	Rs. 1,22,00,000/- + uncharged interest & other expense	Demand Notice : 11.01.2024 Possession Notice: 04.04.2024 (Symbolic)	Reserve Price Rs. 90,43,000/- EMD : Rs. 9,04,300/- *Reserve Price Rs. 10,72,500/- EMD : Rs. 1,07,300/-	Mr.Sanjay Tripathi. No. 9559726802
	Branch :Asset Recovery Branch Borrower: M/s Shrilalji Dairy Farm Partners: Mr. Amol Kanakarai Barchha & Mrs.Radhika Amol Barchha	Immovable properties comprising factory land and other structure situated at Non-Agricultural land bearing Survey No. 308/3/B adm.about 20000.00 Sq. Mtrs, P.H. No.21, Mouza-Aagargaon, Mouza No.2, Situated Aagargaon village under gram panchayat saoli(Kh), Tehsil-Karanja, District-Wardha. Consist of Cow and calves shed, Open Paddock, Labour Quarter, Lavatory Block, Parking Shed, Compound Wall. Property owned by M/s Shrilalji Dairy Farm through its partner Mrs. Radhika Amol Barchha & Mr. Amol Barchha Google Map Location : Latitude:21.119511; Longitude: 78.544432 Plant and Machinery Situated at survey no. 308/3/A, 308/3/B and 309/1/A, P. H. No. 21, Mouza-Aagargaon, Mouza No.2, Soli(Kh), Tehsil-Karanja, District -Wardha Consist of Chilling Machine big, Chilling Machine small, Weigh scale, Freezer, Bottle filling and Capping machine with Tanks, Bottle Cleaning Machine, Compressor, Diesel Generator 62.5 KVA.	Rs. 2,08,00,000/- + uncharged interest & other expense	Demand Notice : 11.01.2024 Possession Notice: 04.04.2024 (Symbolic)	*Reserve Price Rs. 1,39,20,000/- EMD : Rs. 13,92,000/- Reserve Price Rs. 9,53,000/- EMD : Rs. 95,300/-	Mr.Sanjay Tripathi. No. 9559726802
	*Branch :Asset Recovery Branch Borrower: M/s Radhika Agro Agency Proprietor: Mrs.Radhika Amol Barchha	Plant and Machinery Situated at survey no. 308/3/A, 308/3/B and 309/1/A, P. H. No. 21, Mouza-Aagargaon, Mouza No.2, Soli(Kh), Tehsil-Karanja, District -Wardha Consist of 12.5 Kw BIO Gas Generator, Biogas Plant. Google Map Location : Latitude :21.120483 ; Longitude: 78.544403	Rs. 40,63,000/- + uncharged interest & other expense	Demand Notice : 11.01.2024 Possession Notice: 04.04.2024 (Symbolic)	*Reserve Price Rs. 1,05,000/- EMD : Rs. 1,00,500/-	Mr.Sanjay Tripathi. No. 9559726802

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> (b) <https://BAANKNET.com>

3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before 26.05.2025 up to 5.00 P.M. by own vallet 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 27.05.2025 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.ebkay@procure247.com or Contact + 918291220220

8) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to Stop (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, CFC 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

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 16th 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 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 / rights / 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 & Machinery is one of the secured assets the sale of immovable properties Associated with Plant & Machineryes would be effective only if there is valid sale/bid for plant & machineryes.

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 23.05.2025 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 are able to participate in the auction successfully.

Date: 20/04/2025

Place: Nagpur

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