

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. 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> <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.Suryakant Talmale 4. Mrs. Yenta Talmale	<p>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 &amp; Building/Shed of M/S Shantantra Talmale Rice Mills, Proprietor Mr. Purushottam S. Talmale at Survey No. 224/1/1, T.S. No.30, Khat No.125, Mouza- Pauni, Koramhi Gram Panchayat, Bhandara, Maharashtra. Latitude 20.7938808 Longitude 79.6261627</p> <p>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 &amp; Building/Shed of M/S Talmale Food Products, Proprietor Mr. Laxmikant Purushottam Talmale at Survey No.224/1/2, T.S. No.30, Khat No.1017 &amp; 1016, Mouza- Pauni, Koramhi Gram Panchayat, Bhandara, Maharashtra, Latitude 20.7938808 Longitude 79.6261627</p> <p>3) Registered Mortgaged of entire Land admeasuring Total Area 929.36 Sq. Mtrs. Belonging to Mr. Suryakant Purushottam Talmale with constructed area of factory Land &amp; Building/Shed of M/S Talmale Rice Industries, Proprietor Mr. Suryakant Purushottam Talmale at Survey No.224/1/3, T.S. No.30, Khat No.1017 &amp; 1018, Mouza- Pauni, Koramhi Gram Panchayat, Bhandara, Maharashtra, Latitude 20.7938808 Longitude 79.6261627</p> <p>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 &amp; Residential building at Survey No.224/2, T.S. No.30, Khat No.1017 &amp; 1016, Mouza- Pauni, Koramhi Gram Panchayat, Bhandara, Maharashtra, Latitude 20.7938808 Longitude 79.6261627</p> <p>5) Registered Mortgaged of entire Land admeasuring Total Area 8000.00 Sq.Mtrs. Belonging to Mr. Yenta Purushottam Talmale with constructed area of Rural Godown building at Survey No. 224/3, T.S. No. 30, Khat No. 1017 &amp; 1018, Mouza- Pauni, Koramhi Gram Panchayat, Bhandara, Maharashtra, Latitude 20.7938808 Longitude 79.6261627</p> <p>6) Registered Mortgaged of entire Land admeasuring Total Area 6000.00 Sq.Mtrs. belonging to Mr. Suryakant Purushottam Talmale with constructed area of Factory Land &amp; building at Survey No. 224/4, T.S.No. 30, Khat No. 1017 &amp; 1018, Mouza- Pauni, Koramhi Gram Panchayat, Bhandara, Maharashtra, Latitude 20.7938808 Longitude 79.6261627</p>	Rs. 9,62,25,000/- + uncharged interest & other expenses	Demand Notice : 11.04.2018 Possession Notice: 21.05.2018 (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 : Veerhadra Trading Co. Proprietor : Mr. Nikit Prakash Dalal	Commercial cum residential unit No. 3A & 4A, First Floor of building "Dal Mansion", on House No. 956, Circle No. 13/19, City Survey no. 488, Ward No. 44, Situated at Sambaji Kasar Road, Maskasath Iwari, Nagpur. Shop No. 3A Build up area 160.69 Sqft. Shop No. 4A Build up area 205.51 Sqft. 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. Netai Hiraj Sharma 3) Mr. Pukhraj Ramprasad Tiwari	<p>Property No. (1) Plant and Machineries situated 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- Ilapur situated opp. To Bajaj Dal Mill, Near Mata Mandir Yehora 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 847/day, one bale press etc. in the name of M/s BRT Industries</p> <p>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- Ilapur situated opp. To Bajaj Dal Mill, Near Mata Mandir Yehora Rd. Tah. Hinganghat, Dist Wardha, Admeasuring total plot area 14433.36 Sq Mtr. In the name of M/s BRT Industry Latitude 20.52132, Longitude : 78.83635</p> <p>Property No. (3) Industrial N.A. Plot No. 6, 6, 7, 8, 9 &amp; 10 bearing Survey no 44/1, Mouza Ilapur, PII No 07, situated in front of BRT Industries, Oppo To Bajaj dal Mill, near Mata Mandir, Yehora 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. Netai Hiraj Sharma) and Mrs. Shital Pukhraj Tiwari. Latitude 20.521334 ; Longitude : 78.835576</p> <p>Property No. (4) N.A. land for residential purpose bearing Survey No. 152/1 (new) &amp; (old) 10/7, 6/4/2/b/b 10/8, Plot No. 5, 6, 7 &amp; 8, PH. No. 34, Mouza No. 103, Mouza- Pimpalgao (MA), situated behind of Sant Gajanam Lawn, beside railway track, Nandgaon road, Hinganghat, Dist. Wardha, admeasuring total plot area 1280.00 Sq. Mtrs. in the name of Mr. Pukhraj Ramprasad Tiwari. Google Map Location : Latitude 20.535531 , Longitude : 78.840688</p> <p>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, infon of Warora- Chandankheda 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</p> <p>Property No. (6) N.A. Plots having serial no. from 1 to 16 &amp; 21 to 30 bearing Survey No. (old) 24/1, 24/2 &amp; (New) 38/1, P.H/1.S No. 07, Mouza No. 92, Mouza- Nandgaon(BU), 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</p>	Rs. 9,11,50,000/- + uncharged interest & other expenses	Demand Notice : 08.06.2022 Possession Notice: 07.11.2022 (Symbolic) (Physical) 16.01.2026 & 17.01.2025	<p>1) Reserve Price : Rs. 99,84,000/- EMD : Rs.9,98,400/-</p> <p>2) Reserve Price : Rs. 3,51,77,000/- EMD : Rs.35,17,700/-</p> <p>3) Reserve Price : Rs. 48,77,000/- EMD : Rs.4,87,700/-</p> <p>4) Reserve Price : Rs. 40,81,000/- EMD : Rs.4,08,100/-</p> <p>5) Reserve Price : Rs. 8,88,000/- EMD : Rs.88,000/-</p> <p>6) Reserve Price : Rs. 44,36,000/- EMD : Rs.4,43,600/-</p>	Mr. Sanjay Tripathi No. 9559726802

