

**E-AUCTION PUBLIC NOTICE FOR SALE OF MOBILE 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. **25.11.2024** 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>

Last date and time of submission of EMD and document on or before:

25.11.2024 up to 5 pm by bidders own wallet registered with M/s **PSB Alliance Pvt. Ltd.** Id its e-auction site <https://ebkrajin>

Date & time of E auction: 25.11.2024 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 (Symbolic /Physical)	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	Branch : Mahal Borrower: Mrs. Sarika Omprakash Waghdhare	Plot No. R-1, Flat No.401, 4th floor, Wing C, "Sanika Vihar", House No. 54/405, Kh. No.116/K, 116/A & 116/B, PH No.15, Mouza- Bhilgaon, Ward No.01, Gram Panchayat, Bhilgaon, Tah. Kamptee, Dist. Nagpur. admeasuring Build up area 66.758 Sq. Mtrs. In the Name of Mrs. Sarika Omprakash Waghdhare.	Rs.34.09 Lakh Plus intt. w e f 28.11.2023	Demand Notice :29.11.2023 Possession Notice: 01.02.2024 (Symbolic)	Reserve Price : Rs.19,8000/- EMD : Rs. 198000/-	Mr. Manoj Sonkusare Mob.No 9403236285
2.	Branch : Dighori Borrower: Mrs. Kanchan Anurop Trivedi & Mr. Anurop Ramakant Trivedi	All that piece and parcel of Open Land bearing northern side portion of NMC House No.208, City Survey No.108, Sheet No.129, Situated in NMC ward No.40, Bastarwadi, Itwari, Nagpur. Tah & Dist. Nagpur. Admeasuring 1170.509 sq. ft. (108.743 sq. mtrs) and as per Akhiv Patrika 971.98 sq. ft (90.30 sq. mtrs) Out of total Land admeasuring 180.60 sq. mtrs.	Rs.33.33 Lakh Plus intt. w e f 16.04.2023	Demand Notice :30.10.2023 Possession Notice: 17.02.2024 (Symbolic)	Reserve Price : Rs.23,10000/- EMD : Rs. 231000/-	Mr.Rahul Chaudhari Mobile no. 8600038893
3.	"Branch : Katol Borrower: M/s. Kartik Corporation Partners: Mr. Kapil Narendra Dhone Mr. Ashish Vijay Gotmare Mr. Vijay Hokchand Patil	All that piece of land with building sheds and structures standing thereon situated at Plot No. A-38. Situated in the Katol Industrial Area within the Village limit of Dongargaon. Taluka Katol, Dist Nagpur. Admeasuring 570.00 Sq. Mtrs.	Rs.76.43 Lakh Plus intt. w e f 21.10.2023	Demand Notice :02.11.2023 Possession Notice: 25.01.2024 (Symbolic)	Reserve Price : Rs.22,95,000/- EMD : Rs. 229500/-	Mr.Anna Thakre Mobile no. 9893944150
4.		Plant & Machinery situated in the Katol Industrial Area within the Village limit of Dongargaon. Taluka Katol, Dist Nagpur. (Machineries utilized for production of Nut & Bolts of Various Sizes & Length. It consists of Cold Forging Machine, Rolling M/c, Trimming M/c, CNC Wire Cutting M/c, Polishing Drum etc.				
5.	"Branch: Kalamma BORROWER : Mr. Vinod Gangadhar Kale Co-App. Mrs. Sangita Vinod Kale	EQM of Land & Building and other structure and other fixture and fitting erected on installed thereon (both present and future), Situated at Southern Portion of Land containing 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 owned by Mr. Vinod Gangadhar Kale & Mrs. Sangita Vinod Kale.	Rs. 24.36 Lakh + interest and others charges w.e.f 28.06.2023	Demand Notice Dt. 30.06.2023 Possession Notice 06.10.2023 Symbolic	Reserve Price:20,80,000 EMD : Rs.2,08,000	Mr. Pravin Supe Mob .no 9975783978
6.	Branch : Mahal Borrower: M/s Rajesh Contractor & Traders Prop. Mr. Rajesh Ramrao Radke	Open Plot No.95, in the layout of Amar Asha Co-op. Housing Society Ltd., C S No.33, Sheet No.54, K. H. No.159/160/1, P. H. No.7, Mouza Sabba, Tah. & Dist. Nagpur-440 023.	Rs.25.12 Lakh Plus intt. w.e.f. 30.06.2015	Demand Notice : 12.10.2022 Possession Notice: 26.12.2022 (Symbolic)	Reserve Price : Rs.23,00,000/- EMD : Rs. 230000/-	Manoj Sonkusare Mob No. 9403236285
7.	Branch : Mahal Borrower: Mr. Mahesh Narayan Chakankar & Mr. Madan Narayan Chakankar	Flat No. UGF-01 in Shri Gurudeo Niwas on NMC House No.707, Sheet No.207, City Survey No.513, Ward No.27, Situated at Bhosale Ved Shala, Mahal Nagpur. Area of Flat is 89.186 Sq. Mtrs	Rs.12.30 Lakh Plus intt. w. e. f. 29.12.2022	Demand Notice :29.03.2023 Possession Notice: 25.07.2023 (Symbolic)	Reserve Price : Rs.27,90000/- EMD : Rs. 279000/-	Manoj Sonkusare Mob No. 9403236285
8.	Branch : Butibori 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 Bidganeshpur 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, Bidganeshpur, Tahashil Hingna, Dist Nagpur.	Rs.168.33 Lakh + uncharged interest & other expenses	Demand Notice : 17.10.2023 Possession Notice: 07.01.2024 (Symbolic)	3) Reserve Price : Rs.49,20,000/- EMD : Rs. 4,92,000/-	Madhu Golcha Mob.No. 9827476162
9.		Hypothecation of Plant and Machinery: M/s Nisarg Enterprises, Situated at Plot No.13/29, MIDC Butibori, Tah. Hingna, Dist Nagpur				
10.	Branch : Mahal Borrower: Mr. Nikhil Tatorao Sawarkar & Mrs. Pallavi Nikhil Sawarkar	EQM of Flat No.404, 4th floor, wing C, Plot No. R-1, "SANIKA VIHAR", House No.54/404, Kh. No.116/4, & 116/B, P. H. No.15, Mouza Bhilgaon, Ward No.1, Gram Panchayat Bhilgaon, Tah Kamptee, Dist. Nagpur. Admeasuring area of Flat No.404. B/up area 65.665 Sq. Mtrs along with undivided share is 2.2403% in 2905.95 Sq. Mtrs of Land area.	Rs.27.65 Lakh Plus intt. W.e.f 27.02.2021	Demand Notice : 11.07.2022 Possession Notice: 03.11.2022 (Symbolic)	Reserve Price Rs. 28,90,000/- EMD : Rs. 289000/-	Mr. Manoj Sonkusare 9403236285
11.	Branch : Andhalaon Borrower: M/s Shekhar Agency, Andhalaon. Prop. Mr. Vasant Dadhuji Palatkar	EQM of immovable property i.e. Plot and Godown Shed at Ground Floor on Plot No.368, Survey No.63/3/1, P. C. 08, Grampanchayat, Chicholi. Property No.150, Zone No.4, Code No.21, Mouza Chicholi, Kodhamendi Road, Tah Mohadi, Tal & Dist Bhandara.	Rs.36.26 Lakh Plus intt. wef 20.01.2024	Demand Notice : 20.01.2024 Possession Notice: 06.06.2024 (Symbolic)	Reserve Price Rs. 31,28,000/- EMD : Rs. 312800/-	Mr. Dinkesh Meshram Mob.No 8766824173
12.	Branch : Medical College Square Borrower: M/s Aryan Auto Services Prop. Mrs. Nita Sangdil Hirekhan	All that Piece and parcel of non -Agriculture land bearing Khasra /Survey 368/4/2 admeasuring 1410.75 Sq.mtrs PH no 53 Mouza ;Kuhi , Situated near burial ground behind petrol pump, opposite to Kuhi MIDC industrial area near Jai kali Mata Lawn Kuhi Tahsil Kuhi District Nagpur	Rs.37.49 Lakh Plus intt. wef 31.03.2016	Demand Notice : 12.04.2016 Possession Notice: 04.02.2017 (Symbolic)	Reserve Price Rs. 30,50,000/- EMD : Rs. 305000/-	Mr Tushar Landge Mob.No 8329364873
13.	Branch : Gandhi Baugh Borrower: Pritam Raju Bokde	All that piece and parcel of residential apartment no 204 with built up area 50.36 Sq.mtrs situated on second floor, in the building named as " Gulmohar Greens Building D " with undivided share 0.49 % survey no 147/1/2, PH no. 15 near Kamptee road , Village Bhilgaon Mouza Bhilgaon , Tahsil Kamptee and District Nagpur	Rs.20.06 Lakh Plus intt. wef 29.04.2024	Demand Notice : 06.07.2024 Possession Notice: 05.09.2024 (Symbolic)	Reserve Price Rs. 18,90,000/- EMD : Rs. 189000/-	Mr Md Shyazi Mob.No 9819757784

Terms & Conditions:

- 1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RE COURSE 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://ebkrajin>
- 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://ebkrajin>
- 3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before **25.11.2024** up to 5.00 P.M. by own wallet Registered with **PSB Alliance Pvt. Ltd.** On its e-auction site <https://ebkrajin.jsp> by means of RTGS/NEFT.
- 4) Date and time of E- Auction on **25.11.2024** 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://ebkrajin> 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 <https://ebkrajin>, suport.ebkrajin@psbaliiance.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://ebkrajin> 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://ebkrajin>
- 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 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 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://ebkrajin> 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 **11.11.2024** 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 Date: 23/10/2024

Place: Nagpur

Authorized Officer,
Bank of India, Nagpur Zone

NAGPUR