Bank of India

Relationship beyond banking

ZONAL OFFICE: VIDARBHA ZONE
RAMNAGAR, WARDHA - 442001
Tel: 07152-245225 Email: ard.vidarbha@bankofindia.bank.in

STAR MEGA E AUCTION FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT 2002

E Auction sale notice for sale of Immovable Assets under the securitization and reconstruction of financial assets and enforcement of security interest act 2002 read with provision to Rule 8(2) of the Security Interest (Enforcement) Rules 2002. Notice is hereby given to public in general & in particular to following Borrower(s)/Co-Borrower(s)/Guarantor(s) that the below mentioned Immoveable properties mortgaged/hypothecated to bank of India (Secured Creditor), the **symbolic and physical possession** of which has been taken by the Authorized Officer of Bank of India will be sold on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS CONDITION"** for recovery of respective dues as detailed hereunder against the secured assets Mortgaged to Bank of India from the respective borrower(s)/Guarantor(s). The Reserve Price and Earnest Money Deposit is shown there against each secured assets. The sale will be done by the undersigned (Authorized officer of Bank of India) through e-auction platform provided hereunder. **DATE & TIME of Action for all properties: on 09.07.2026 between 11 AM to 5 PM** (With auto extensions clause in case of bid in last 10 minutes before closing). **(Request for inspection of properties can be made at Email ID ard.vidarbha@bankofindia.bank.in and/or by contacting Mr Swapnil Agrawal : 8888334383, Mr Shubham Maske: 8237771144)**

Sr. No.	Name of Borrower, Proprietor, Co Borrower - Guarantor, Mortgagor, Branch Name, Property ID	Property Details	Total Dues	Possession Type	New Auction Start Price in Rs. / EMD in Rs.
1.	Mr Mansoor Kha Mohammad Kha (Borrower-Mortgagor) Mr Mohammad Salman Javed Iqbal (Guarantor) Akola Branch Property ID – BKIDAKO164	All the part and parcel of the property consisting of residential flat/Property situated At Flat No. 402, Fourth Floor " Noor Residency", Survey. No.44/1, 44/2 & 44/3, Plot No.81, Mouje Akoli Khurd Tq & Dist Akola. Area of flat admeasuring 79.46 Sq.mtrs, in the name of Mr. Mansoor Kha Mohammad Kha".	Rs. 19.15 Lakhs + UCI from date of NPA + Other Incidental Expenses and Charges	Physical	Rs. 9,00,000.00 Rs. 90,000.00
2.	Mr Imran Sherjama Khan (Borrower-Mortgagor) Mr Sohail Amhed Iqbal Ansari (Guarantor) Mrs Shaziya Firdoas Mohammed Ali Khan Pathan (Guarantor) Buldana Branch Property ID – BKIDBULD04	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Flat No 101, Ground Floor, Tamanna Villa, Plot No 95 (A), Survey No 74, Mirza Nagar, Near Zama Masjid, Atari Layout, Ap Buldana, Tal and Dist Buldana, admeasuring 1210.50 (Total plot Area), 392.90 Sq Ft (Built up) owned by Mr Imran Sherjama Khan (Borrower-Mortgagor)	Rs. 15.78 Lakhs + UCI from date of NPA + other incidental charges	Symbolic	Rs. 9,83,000.00 Rs. 98,300.00
3.	Mr Shaikh Farooque Shaikh Karim (Borrower-Mortgagor) Mrs Karim Wahida Firdous Shaikh Farooque (Co Borrower) Mr Rasheed Ahmed Mohammad Hussain (Guarantor) Gorakshan Road Branch Property ID – BKIDGOR40	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Residential Flat No.02, On Ground Floor, In Arqam Residency, Plot No. 51B (Part), 52, 53, 54, Survey No. 44/2, Mouje Akoli Khurd, Behind Anand Vatika, Washim Bypass Road, Millat Nagar, Dongare Layout, Akola, Tal And Dist Akola 444001 (Owned by Mr Shaikh Farooq Shaikh Karim - Borrower -Mortgagor)	Rs. 13.64 lakhs + UCI from date of NPA + other incidental charges	Physical	Rs. 9,43,000.00 Rs. 94,300.00
4.	Ms Kasturi Food Product Prop. Prakash Shamrao Khobragade (Borrower-Mortgagor) Nagbhir Branch Property ID – BKIDNAGKASTURI	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon industrial land and building at Plot No A 23, Survey No. 138, 139/1, 139/2, 140, 146/1, 146/2, 149/1,149/2,150 in mini industrial development corporation Nagbhir, Mouza Navkhala, Tal Nagbhir, Dist Chandrapur, admeasuring 10764 Sq ft (Plot), 2583.36 Sq Ft (Built up) Leased by Mr Prakash Shamrao Khobragade	Rs. 22.49 lakhs + UCI from date of NPA + other incidental charges	Symbolic	Rs. 31,36,000.00 Rs. 3,13,600.00
5.	Mr Sheikh Rashid Sheikh Mehabub (Borrower) Mrs Shaban Rashid Shaikh (Mortgagor) Bamni Branch Property ID – BKIDVIDBAM02	All piece and parcel of land and building, structures, sheds, fixtures erected and installed upon Plot No 07, Survey No 41/1, TS No 05, Mouje Umari Rith/Lalman, At and near Hanuman mandir, Behind Gupt Hot Mix Plant, Near Tadali Fly Over Bridge, Nagpur Road, Umari, Tal and Dist Chandrapur, Admeasuring 2626.17 Sq Ft, Owned by Mrs Shaban Rashid Shaikh (Mortgagor)	Rs. 8.53 lakhs + UCI from date of NPA + other incidental charges	Symbolic	Rs. 2,16,000.00 Rs. 21,600.00
6.	Mr Syed Afroz Syed Bashir (Borrower-Mortgagor) Mrs Shahenaj Khatun Sayyad Afroz (Co-Borrower) Mr Shaikh Sameer Shaikh Amir (Guarantor) Buldana Branch Property ID – BKIDVIDBUL01	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Flat No A 09, 3rd floor, Saleha Apartment, Plot no 21, Survey No 74, Mirza Nagar, Near Takwa Masjid, Atari Layout, Ap Buldana, Tal and Dist Buldana, Admeasuring 2945.55 (Total Plot Area), 833.00 Sq Ft (Built up) owned by Mr Syed Afroz Syed Bashir (Borrower-Mortgagor)	Rs. 06.65 lakhs + UCI from date of NPA + other incidental charges	Symbolic	Rs. 14,47,000.00 Rs. 1,44,700.00
7.	Mr Bhaskar Nagaiah Bollu (Borrower-Mortgagor) Mr Keshavrao Subbaiah Thiriveedi (Guarantor) Rajura Branch Property ID – BKIDVIDRAJ01	All piece and parcel of land and building, structures, sheds, fixtures erected and installed upon single storied building situated on Plot No. 110, Bhumapan No. 69, Mouje Rampur, At Rampur Colony, Near Shiv Nagar and Water Filter Plant, Rampur-Shasti Road, Tal Rajura, Dist Chandrapur, admeasuring 1614 Sq Ft (Plot), 73.75 Sq Mtrs (Built up), Owned by Mr Bhaskar Nagaiah Bollu (Borrower-Mortgagor)	Rs. 9.30 lakhs + UCI from date of NPA + other incidental charges	Symbolic	Rs. 15,15,000.00 Rs. 1,51,500.00
8.#	Mr Raju Hanuman Wasekar (Borrower-Mortgagor-Beneficiary) & Mrs Jaya Raju Wasekar (Borrower-Mortgagor-Beneficiary) Babupeth Branch Property ID – BKIDBABURAJU	All piece and parcel of land and building, structures, sheds, fixtures erected and installed upon residential tenement No (E-103)/103, Building No. E1, Situated on 1st Floor, "Mhada Apartment", Auto Colony, Near Guru Sai Polytechnic, On 100/168 tenement under EWS Mhada Scheme, Survey No 328/1, 329/1, 330/1-A, Mouje Datala, Site No 124, Tal and Dist Chandrapur, allotted from Mhada to Mr Raju Hanuman Wasekar (Borrower-Mortgagor-Beneficiary) & Mrs Jaya Raju Wasekar (Borrower-Mortgagor-Beneficiary) Built up area 44.74 Sq Mtr, Carpet area 38.02 Sq Mtr	Rs.05.71 lakhs+ UCI from Date of NPA + Other Incidental Expenses	Physical	Rs. 5,94,000.00 Rs. 59,400.00
9.#	Mr Vishal Ashokrao Khairkar (Borrower-Mortgagor-Beneficiary) & Mrs Harshlata Vishal Khairkar (Borrower-Mortgagor-Beneficiary) Babupeth Branch Property ID – BKIDBABUVISHAL	All piece and parcel of land and building, structures, sheds, fixtures erected and installed upon residential tenement No (C-305)/305, Building No. C2, Situated on 3rd Floor, "Mhada Apartment", Auto Colony, Near Guru Sai Polytechnic, On 100/168 tenement under EWS Mhada Scheme, Survey No 328/1, 329/1, 330/1-A, Mouje Datala, Site No 124, Tal and Dist Chandrapur, allotted from Mhada to Mr Vishal Ashokrao Khairkar (Borrower-Mortgagor-Beneficiary) & Mrs Harshlata Vishal Khairkar (Borrower-Mortgagor-Beneficiary) Built up area 44.74 Sq Mtr, Carpet area 38.02 Sq Mtr	Rs. 5.79 lakhs + UCI from Date of NPA + Other Incidental Expenses	Physical	Rs. 5,94,000.00 Rs. 59,400.00
10.#	Mr Ramesh Bapurao Waze (Borrower-Mortgagor-Beneficiary) & Mrs Karuna Ramesh Waze (Borrower-Mortgagor-Beneficiary) Jatpura Gate Branch Property ID – BKIDJGRAMESH	All piece and parcel of land and building, structures, sheds, fixtures erected and installed upon residential tenement No (E-104)/104, Building No. D1, Situated on 1st Floor, "Mhada Apartment", Auto Colony, Near Guru Sai Polytechnic, On 100/168 tenement under EWS Mhada Scheme, Survey No 328/1, 329/1, 330/1-A, Mouje Datala, Site No 124, Tal and Dist Chandrapur, allotted from Mhada to Mr Ramesh Bapurao Waze (Borrower-Mortgagor-Beneficiary) & Mrs Karuna Ramesh Waze (Borrower-Mortgagor-Beneficiary) Built up area 44.74 Sq Mtr, Carpet area 38.02 Sq Mtr	Rs. 5.71 lakhs + UCI from Date of NPA + Other incidental Expenses	Physical	Rs. 5,94,000.00 Rs. 59,400.00
11.#	Mr Aslam Khan Mohammad Khan Pathan (Borrower-Mortgagor-Beneficiary) & Mrs Asma Aslam Khan	All piece and parcel of land and building, structures, sheds, fixtures erected and installed upon residential tenement No (E-307)/307, Building No. E2, Situated on 3rd Floor, "Mhada Apartment", Auto	Rs. 5.11 lakhs + UCI from Date of NPA + Other	Physical	Rs. 5,94,000.00

	Property ID – BKIDJGRAMESH	Bapurao Waze (Borrower-Mortgagor-Beneficiary) & Mrs Karuna Ramesh Waze (Borrower-Mortgagor-Beneficiary) Built up area 44.74 Sq Mtr, Carpet area 38.02 Sq Mtr			
11.#	Mr Aslam Khan Mohammad Khan Pathan (Borrower-Mortgagor-Beneficiary) & Mrs Asma Aslam Khan Pathan (Borrower-Mortgagor-Beneficiary) Jatpura Gate Branch Property ID – BKIDJGASLAM	All piece and parcel of land and building, structures, sheds, fixtures erected and installed upon residential tenement No (E-307)/307, Building No. E2, Situated on 3rd Floor, "Mhada Apartment", Auto Colony, Near Guru Sai Polytechnic, On 100/168 tenement under EWS Mhada Scheme, Survey No 328/1, 329/1, 330/1-A, Mouje Datala, Site No 124, Tal and Dist Chandrapur, allotted from Mhada to Mr Aslam Khan Mohammad Khan Pathan (Borrower-Mortgagor-Beneficiary) & Mrs Asma Aslam Khan Pathan (Borrower-Mortgagor-Beneficiary) Built up area 44.74 Sq Mtr, Carpet area 38.02 Sq Mtr	Rs. 5.11 lakhs + UCI from Date of NPA + Other incidental Expenses	Physical	Rs. 5,94,000.00 Rs. 59,400.00
12.#	Mr Ravi Maraiah Arnakonda (Borrower-Mortgagor-Beneficiary) & Mrs Sarita Ravi Arnakonda (Borrower-Mortgagor-Beneficiary) Jatpura Gate Branch Property ID – BKIDJGRAVI	All piece and parcel of land and building, structures, sheds, fixtures erected and installed upon residential tenement No (C-205)/205, Building No. C2, Situated on 2nd Floor, "Mhada Apartment", Auto Colony, Near Guru Sai Polytechnic, On 100/168 tenement under EWS Mhada Scheme, Survey No 328/1, 329/1, 330/1-A, Mouje Datala, Site No 124, Tal and Dist Chandrapur, allotted from Mhada to Mr Ravi Maraiah Arnakonda (Borrower-Mortgagor-Beneficiary), Mrs Sarita Ravi Arnokonda (Borrower-Mortgagor-Beneficiary) Built up area 44.74 Sq Mtr, Carpet area 38.02	Rs. 5.01 + UCI from Date of NPA + Other incidental Expenses	Physical	Rs. 5,94,000.00 Rs. 59,400.00

TERMS & CONDITIONS of E Auctions are as under:

 # Properties are to be sold only to AUTO RICKSHAW DRIVER/OWNER OF CHANDRAPUR CITY. Interested bidder must possess Valid Registration Certificate for Auto Rickshaw, Valid Commercial License (Transport Category – For Auto Rickshaw), Valid Public Service Badge, Valid Domicile Certificate.

1. E-Auction is being held on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS CONDITION"** and will be conducted online.
2. For downloading further details, process compliance, terms & Conditions please visit
a) https://bankofindia.co.in, b) Website address of E Auction service provider is- https://baanknet.com/ .Bidder may visit https://baanknet.com/ where guidelines for bidders are available. Bidders have to complete following formalities well in advance in order to participate in E Auction.
Step-1: Bidder Registration-Bidder to register on E Auction platform (link given above) using his mobile number and Email ID.
Step-2: KYC Verification-Bidder to upload requisite **KYC Documents ONLY THROUGH DIGILOCKER. KYC** documents shall be verified by the **DIGILOCKER.**
Step-3: Transfer of EMD amount to bidder EMD wallet: On-line/Off-line transfer of fund using NEFT/Transfer using challan generated on E Auction platform.
Step-4: Bidding Process & Auction Results: Interested bidders can bid online on E Auction platform after completing Step 1,2 & 3. Please note that Step 1 to 3 should be completed by the bidder well in advance, before E Auction date.
3. To the best of knowledge & information of the authorized officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put for E-Auction and claims/rights/dues affecting the property prior to submitting their bid. The E Auction advertisement does not constitute and will not deemed to constitute any commitment or any representation of the bank. The property 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 third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of On-line bid regarding properties put for sale.
4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset, encumbrances, pending charges, taxes, specification, etc. before submitting the bid. The bidder may inspect the property in consultation with the dealing official as per the details provide. Date of **Inspection of Immovable Properties: 15.06.2026 from 11.00 AM to 4:00 PM** with prior appointment with above mentioned officials.
5. Bids shall be submitted through online procedure only. (Subject to website availability)
6. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
7. The bid price to be submitted shall be above the Reserve Price & bidders shall improve their further offers in multiples of **Rs.10,000/- (Rs. Ten Thousand only)**
8. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and EMD of the unsuccessful bidders shall be refunded.
9. Physical possession of property will be handed over to successful bidder only after obtaining physical possession from District magistrate in case of property under banks symbolic possession.
10. The Earnest Monet Deposit (EMD) or any other amount deposited towards bid shall not bear any interest and further no interest and/or expenses, charges will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process. The successful bidder shall have to deposit 25% of the sale price inclusive of EMD already paid, immediately upon same day or next working day as the case may be. The balance of the purchase price shall have to be paid within 15 days of acceptance / confirmation of sale conveyed to them failing which Bank is at liberty to forfeit the amount deposited by the successful bidder.
11. Participation and bidding in the auctions on the website shall be deemed that the bidder has accepted the T&C's pertaining to the auction and is aware of all the Taxes and Duties, and other extraneous factors and the principle of caveat emptor shall apply. It shall also imply that the bidder has carefully gone through the terms and conditions, including amendments, if any, prevailing at the time of auction. No objections or complaints will be entertained once the bid is placed.
12. Neither the Authorized Officer/ Bank nor E Auction service provider will be held responsible for any Internet Network Problem/ Power failure any other technical lapses etc. In order to ward off such contingent situation, the interested bidders are requested to ensure that they are technically well equipped with adequate power back up etc. for successful participation in E Auction event.
13. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A 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/full deposit of BID amount. The purchaser shall bear the applicable stamp duties, registration charges and other incidental charges and also the statutory and non-statutory dues, taxes, assessments etc.
14. The Authorized Officer/bank has the absolute right & discretion to accept or reject any or all offers or adjourn/postpone/ cancel the E Auction or withdraw any property thereof from the auction proceedings at any stage without assigning any reason therefor. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
15. The sale certificate will be issued in the name of purchaser(s)/applicant(s) only and will not be issued in any other name(s).
16. The sale shall be subject to rules/conditions prescribed under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002. For further details, / enquiries, if any, of the terms and conditions of sale, can be obtained from the respective branches.
17. Bid once made shall not be withdrawn or cancelled. All bid made from the register user ID will be deemed to have been made by him/her only.
18. This notice is also applicable to borrower, co-borrower, guarantor and public in general.

SALE NOTICE TO BORROWERS/GUARANTORS

This Notice is also to be treated as Statuary sale notice to borrower and Guarantor (L/Rs) Under Rules 8(2) Security Interest (Enforcement), Rule 2002.

Dear Sir/Madam,

The undersigned being the Authorized Officer of Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under. You have committed default in payment of the outstanding dues and interest with monthly rests, costs and charges etc in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notice to all of you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officer, in exercise of the powers conferred under Section 13(4), took physical possession of the secured assets, more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the immovable properties will be sold and balance due, if any, will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc. shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Place: Wardha, Date: 04.06.2026

AUTHORIZED OFFICER, BANK OF INDIA
NOTICE UNDER SARFAESI ACT, 2002