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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. 09.01.2026 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:

08.01.2026 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 Special Mega E auction: 09.01.2026 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 :Asset Recovery Branch BORROWER : Veebhada Trading Co. Proprietor : Mr. Nikit Prakash Dalal	Commerical cum residential unit No. 3A & 4A, First Floor of building "Dalal Mansion", on House No. 956, Circle No. 13/19, City Survey No. 488, Ward No. 44, Situated at Sambaji Kasar 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/- + unchanged interest & other expense	Demand Notice : 27.03.2023 Possession Notice: 15.06.2023 (Symbolic) (Physical) 24.01.2025	Reserve Price : Rs.22,71,000/- EMD :2,27,100/-	Mr.Sanjay Tripathi. No. 9559726802
2.	"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 Bidganesapur area admeasuring 540 Sq. mtrs along with construction standing there upon in the name of M/s Nisarg Enterprises in Butburi MIDC Industrial Area, Near Fire Station, Village, Bidganesapur, Tahashil Hingna, Dist Nagpur. Google Map Location : Latitude :20.917356; Longitude: 78.965926 Hypothecation of Plant and Machinery for the production of Chocolate, Toffee of M/s Nisarg Enterprises, Situated at Plot No.13/29, MIDC Butburi, Tah. Hingna, Dist Nagpur. Consist of Automatic Candy Depositing Plant, Dissolving Tank, Chocolate Beams forming Machine with conveyor Etc.	Rs. 1,68,33,000 /- + unchanged interest & other expenses	Demand Notice : 17.10.2023 Possession Notice: 07.01.2024 (Symbolic) 27.08.2024 (Physical)	Reserve Price : Rs.22,71,000/- EMD : Rs. 9,13,400/-	
3.	Branch :Asset Recovery Branch Borrower : M/s Runicha Oil Industries Prop: Mr. Vijay Pukhraj Tiwari Guarantor: Mr. Pukhraj Tiwari	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 Sq Mtr situated at Mouza Pimpalgaon(M), Tah Hinganghat, Dist Wardha owned by Mr. Pukhraj Ramprasad Tiwari(Guarantor). Google Map Location : Latitude:20.535372; Longitude: 78.840566	Rs. 3,36,00,000 /- + uncharged interest & other expenses	Demand Notice : 27.05.2022 Possession Notice: 23.08.2022 (Symbolic) 15.07.2025 (Physical)	Reserve Price : Rs.40,01,000/- EMD : Rs.4,40,100/-	
4.	"Branch : Asset Recovery Branch Borrower :M/S Anand Rice Mill Partners: i) Mrs. Shridevi Srinivas Yalavarthi ii) Mr. Ravindranath Pralhadrao Yadlapati	1)Land & Building :- 1)All the piece and parcel of Non-Agriculture land bearing Khasara no. 7/2 with buildings sheds and structures standing thereon admeasuring area 0.40 H.R.(4000 Sq Mtr) of Mouza- Dhamangaon, P.H. no.72, bearing Account no. 66, along with the Factory/Mill Superstructure standing thereon within the Limits of Gram Panchayat-Dhamangaon, Tah-Mouda, Dist-Nagpur. Owned by M/s Anand Rice Mill Google Map Location : Latitude : 21.190489; Longitude : 79.429707	Rs. 4,52,00,000/- + uncharged interest & other expenses"	Demand Notice : 09.05.2023 Possession Notice: 04.08.2023 (Symbolic) (Physical) 01.10.2024	Reserve Price : Rs. 1,47,94,000/- EMD : Rs. 14,79,400/-	
5.	"Branch : Asset Recovery Branch Borrower :M/S Tiwari Agro Industries Partners : i) Mr.Pukhraj Ramprasad Tiwari ii) Mrs. Shital Manish Joshi	EQM of Non-Agricultural land at Field Survey No.11 admeasuring 1.06H.R. and S.No 13, admeasuring 2.10 HR, situated at Mouza-Italapur, Tah-Hinganghat, Dist-Wardha owned by Mr. Pukhraj Ramprasad Tiwari. Google Map Location : Latitude : 20.521012; Longitude : 78.833453	Rs. 6,56,95,000/- + uncharged interest & other expenses	Demand Notice : 29.06.2022 Possession Notice: 13.09.2022 (Symbolic) 19.05.2023 (Physical)	Reserve Price : Rs. 2,24,25,000/- EMD : Rs. 22,42,500/-	

Terms & Conditions:

- 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>
- 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://BAANKNET.com>
- The intending purchasers/ bidders are required to bring bid submission documents with EMD amount on or before 08.01.2026 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.
- Date and time of E- Auction on 09.01.2026 between 11.00 AM to 5.00 PM. (IST). Unlimited extension of 5 Minutes each.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-
- 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
- Prospective bidders may avail online training on E-Auction from support.BAANKNET@psballiance.com and support.ebkray@procure247.com or Contact +918291220220
- 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://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 generated on e-auction portal. <https://BAANKNET.com>
- The Bidding process will be conducted through the website <https://BAANKNET.com> and the successful bidder/ purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid.
- 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.
- 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.
- 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.
- 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.
- Payment of sale consideration at the time of deposit of remaining 75% of the bid amount.
- The successful bidder only at the time of deposit of remaining 75% of the bid amount.
- 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.
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- Bidders should visit <https://BAANKNET.com> for registration and bidding guidelines.
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- In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail.
- 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.
- 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.
- Interested Buyers can visit/inspect the property on any working days from 11 am to 04 pm till 07.01.2026.

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: 09/12/2025, Place: Nagpur

Authorized Officer, Bank of India, Nagpur Zone