



Bank of India
Relationship beyond banking

ZONAL OFFICE : Star House, Plot No. 9-RCScheme No. 134, MR-10,
Near Star Chouraha, INDORE - 452010, Ph.: 2445122-117-147

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Date of E-Auction - 25.11.2025

Time : 11.00 AM to 5.00 PM

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 proviso to Rule 8 (6) Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that immovable properties as described in column 5 in table hereunder mortgaged/charged to Bank of India (Secured Creditor), the Physical possession of which has been taken by the Authorised Officer of Bank of India (Secured Creditor), will be sold on. **"As is where is", "As is what is", and "Whatever there is"** on 25.11.2025 for recovery of the amount(s), as stated in column 3 of the table hereunder, due to Bank of India (the secured creditor) from the borrowers/guarantors as mentioned in column 2 of the following table. The reserve price and earnest money deposit will also be applicable as stated in the following table in column 6 & 7 respectively:

(1) Name of Branch : ARB, Indore	(2) Name of the Borrower : M/s Krishidhan Seeds Private Limited, Address 1: 302, Royal House, 11/3, Usha Ganj, District- Indore MP -452001, Address 2: 9th Floor Sai Capital Blog, Opposite Hotel J.W. Marriott, Senapati Bapat Road, Shivaji Nagar, Pune, Maharashtra -411016, Mr. Jainarayan Karwa S/o Pusaram Karwa (Director/Guarantor), Address: Jai Building Civil Club Road, District- Jalna, Maharashtra -431203, Mr. Sushil Karwa S/o Jainarayan Karwa (Director/Guarantor), Address: Jai Building Civil Club Road, District- Jalna, Maharashtra -431203, Shri Mukund Karwa S/o Subhash Karwa (Director/Guarantor), Address: Jai Building Civil Club Road, District- Jalna, Maharashtra -431203, M/s Marigold Infratech Pvt Ltd. (Corporate Guarantor), Address: 302, Royal House, 11/3 Ushaganj Indore MP -452001, Mr. Vishnu Karwa S/o Jainarayan Karwa (Guarantor), Address: H. No. 78, Kanchanbag Colony District-Indore MP - 452001, Mr. Manish Karwa S/o Jainarayan Karwa (Guarantor), Address: 9B Janki Nagar Annex, District-Indore MP -452001, Mrs. Sudha Karwa W/o Sushil Karwa (Guarantor), Address: Jai Building Civil Club Road, District-Jalna, Maharashtra -431203, Mrs. Archana W/o Manish Karwa (Guarantor), Address: 9B Janki Nagar Annex, District-Indore MP -452001, Mrs. Suvarna W/o Vishnu Karwa (Guarantor), Address: H. No. 78, Kanchanbag Colony, District- Indore MP -452001, Mr. Madhav S/o Ambadasji Dande (Guarantor), Address: A3 kapil Malhar, Baner Road Pune Maharashtra-411007
(3) Dates of Demand Notice U/s 13(2) : 26.06.2015 & Amount : 35,34,00,000.00 + Interest + Other Charges	Exclusive charge by way of registered mortgage of Open Plot No.1,2,3,4,5,6,7,8,9,10,11,12,13,14,17,22,25,26,37,38,49,50 ,61,62,73,141. Out of field survey no. 60,61 and 62 ,Panchvati Nagri, Mouji Umari, Birla Ram Mandir Road, Near Railway Gate, Akola Maharashtra owned by M/S Krishidhan Seeds Private Limited.
(4) Date of Possession / Types 04.08.2017 / Physical	
(5) Description of Property :-	

Sr. No.	Plot No.	Area in Sqft	Boundaries				(6) Reserve Price (Amount in Lakh)	(7) EMD (Amount in Lakh)
			East	West	North	South		
1	1	4237.07	Road	Drainage Line / Gaddam plot Colony	Plot No. 2	Road	149.37	14.94
2	2	2768.97	Road	Drainage Line / Gaddam plot Colony	Plot No. 3	Plot No. 1	95.18	9.52
3	3	2716.15	Road	Drainage Line / Gaddam plot Colony	Plot No. 4	Plot No. 2	93.36	9.34
4	4	2663.53	Road	Drainage Line / Gaddam plot Colony	Plot No. 5	Plot No. 3	91.56	9.16
5	5	2611.34	Road	Drainage Line / Gaddam plot Colony	Plot No. 6	Plot No. 4	89.76	8.98
6	6	2587.03	Road	Drainage Line / Gaddam plot Colony	Plot No. 7	Plot No. 5	88.92	8.90
7	7	2589.18	Road	Drainage Line / Gaddam plot Colony	Plot No. 8	Plot No. 6	89.00	8.90
8	8	2587.03	Road	Drainage Line / Gaddam plot Colony	Plot No. 9	Plot No. 7	77.40	7.74
9	9	2585.63	Road	Drainage Line / Gaddam plot Colony	Plot No. 10	Plot No. 8	77.35	7.74
10	10	2602.20	Road	Drainage Line / Gaddam plot Colony	Plot No. 11	Plot No. 9	77.85	7.79
11	11	2674.94	Road	Drainage Line / Gaddam plot Colony	Plot No. 12	Plot No. 10	80.03	8.01
12	12	2753.05	Road	Drainage Line / Gaddam plot Colony	Plot No. 13	Plot No. 11	82.36	8.24
13	13	2818.69	Road	Drainage Line / Gaddam plot Colony	Proposed Garden	Plot No. 12	81.46	8.15
14	14	2840.64	Plot No. 25	Road	Proposed Garden	Plot No. 15	82.10	8.21
15	17	2840.64	Plot No. 22	Road	Plot No. 16	Plot No. 18	89.70	8.97
16	22	2840.64	Road	Plot No. 17	Plot No. 23	Plot No. 21	89.70	8.97
17	25	2840.64	Road	Plot No. 14	Proposed Garden	Plot No. 24	82.10	8.21
18	26	2453.28	Plot No. 37	Road	Proposed Garden	Plot No. 27	70.90	7.09
19	37	2453.28	Road	Plot No. 26	Proposed Garden	Plot No. 36	70.90	7.09
20	38	2453.28	Plot No. 49	Road	Proposed Garden	Plot No. 39	70.90	7.09
21	49	2453.28	Road	Plot No. 38	Proposed Garden	Plot No. 48	70.90	7.09
22	50	2453.28	Plot No. 61	Road	Proposed Garden	Plot No. 51	70.90	7.09
23	61	2453.28	Road	Plot No. 50	Proposed Garden	Plot No. 60	70.90	7.09
24	62	2453.28	Plot No. 73	Road	Proposed Garden	Plot No. 63	70.90	7.09
25	73	2453.28	Road	Plot No. 62	Proposed Garden	Plot No. 72	70.90	7.09
26	141	3727.05	Other Building	Plot No. 142	Road	Birla Colony	121.54	12.16

The Purchaser Shall bear the stamp duty, Charges including those of sale certificate/s, registration charges, TDS, all Statutory dues payable to the government, taxes and rates and any other outgoings both existing and future relating to the properties. The sale certificate will be issued only in the name of successful bidder.

Website address of our e-Auctions Service Provider - <https://baanknet.com> Bidder may visit <https://baanknet.com> where "Guidelines" for bidders are available with educational videos. Bidders have to complete bid registration formalities well in advance. The bidder shall be responsible for obtaining all auction related information before the date of e-auction.

- A. The bidder declared successful, shall pay immediately after such declaration, a deposit of 25% (less EMD already paid) of sale price.
- B. In case of the auction - sale proceeding concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted by next working day.
- C. The balance amount of sale price shall be paid on or before the 15th (Fifteenth) day from the date of the sale.
- D. In default of payment within the period mentioned as above, the deposit and earnest money shall be forfeited and the property shall be resold.
- E. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194-IA of Income Tax Act if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filling form 26QB & TDS Certificate to be issued in form 16B. The purchaser has to produce the proof of having deposited the income tax into the government account.
- F. Bids shall be submitted through online procedure only.
- G. The Authorised Officer reserves the right to withdraw the above e-Auction without assigning any reason.
- H. The Bid will be accepted only if at least one increment is added to the Reserve Price.

Date : 18.10.2025, Place : INDORE

Authorized Officer, BANK OF INDIA