

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. 25.04.2025 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: 24.04.2025 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 Mega E auction: 25.04.2025 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 : Andhaghat Borrower: M/s Shakti Agency, Andhaghat Prop. Mr. Vasant Dadhupal Patkar Guarantor : Mrs. Asha Vasant Patkar	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 Chincholi, Kothalihalli, Tal. Jan Mohad, Tal & Dist. Bhandara. Property is owned by Mrs. Asha Vasant Patkar (Guarantor) Area 2539.46 Sq.Mtr (27324.80 Sq.Ft)	Rs. 36.26 lakhs + uncharged interest & other expenses	Demand Notice : 20.01.2024 Possession Notice : 06.06.2024 (Symbolic)	Reserve Price Rs. 26,49,000/- EMD : Rs. 2,64,900/-	Mr. Dinkesh Meshram Mob.No 8766824173
2.	Branch : Andhaghat Borrower: M/s Bashne Krishi Kendra Pandharibaug, Prop. Mr. Dashrath Prabhu Bashne Guarantor : 1. Mr. Prabhu Panduram Bashne 2. Mr. Shishupal Soma Bashne	All that Piece and Parcel of Land situated at Got No 168/10, P.C. No. 09, Plot No. 9, Area 229.50 Sq.Mtrs. i.e. 1650 Sq.Ft. at Majuli Taluka and District. Bhandara, Property is owned by Mr. Dashrath Prabhu Bashne	Rs. 10.21 lakhs + uncharged interest & other expenses	Demand Notice : 05.1.2024 Possession Notice : 05.03.2024 (Symbolic)	Reserve Price Rs. 8,03,000/- EMD : Rs. 80,300/-	Mr. Dinkesh Meshram Mob.No 8766824173
3.	Branch : Dighori Borrower : Mrs. Kanchen Anurop Trivedi & Mr. Anurop Ramakant Trivedi	"All that piece and parcel of Open Land bearing northern end portion of NMC House No.209, City Survey No.108, Survey No.129, Ward No.10, Ward No.40, Bastarwadi, Itwari, Nagpur, Tal & Dist. Nagpur. Admeasuring 1170.509 sq. ft. (108.743 sq. mtrs) lies near Akbar Panna 921.98 sq. ft. (90.30 sq. mtrs) Out of total Land admeasuring 180.60 sq. mtrs. Property is owned by Mrs. Kanchen Anurop Trivedi and Mr. Anurop Ramakant Trivedi."	Rs.33.33 Lakh + uncharged interest & other expenses	Demand Notice : 09.05.2023 Possession Notice : 05.10.2023 (Symbolic)	Reserve Price Rs. 20,21,000/- EMD : Rs. 2,02,100/-	Mr. Rahul Chaudhari 8600038933
4.	Branch : Kadbi Chowk Borrower: Mr. Pradeep Bhauroo Shende and Mrs. Suchita Pradeep Shende	EQM of Property situated at Flat No 101,First Floor, Building named as "Vijaylakshmi Mahalaxmi Samyog Park", Khasra No 48/18 and 49/1K, PSK No 38, Mousa Besa Vihar, Nagpur, Tah & Dist Nagpur. Property is owned by Mr. Pradeep Bhauroo Shende Super built up area 54.83 Sq.Mtr (590 Sq.Ft)	Rs.23.17 Lakh + uncharged interest & other expenses	Demand Notice : 07.12.2024 Possession Notice : 11.12.2024 (Symbolic)	Reserve Price Rs. 24,85,000/- EMD : Rs. 2,48,500/-	Ms. Seema Jain 6264611710
5.	Branch : Kadbi Chowk Borrower: Mr. Mohd Sajru Raheman and Mrs. Fouzia Mohd Sajru Raheman	"EQM of Flat No. S-3, Situated on second floor in the building known and styled as "Girja Kunji Complex" Kh. No.107 & 110, Mousa Borgaon, Sheet No.38, City Survey No.24 & 26, NMC House No.809/A/33, Ward No.6, Manjira Colony, Gorewada Road, Borgaon, Bhandara, Maharashtra. Property is owned by Mr. Mohd Sajru Raheman and Mrs. Fouzia Mohd Sajru Raheman"	Rs.27.70 Lakh + uncharged interest & other expenses	Demand Notice : 29.05.2024 Possession Notice : 05.08.2024 (Symbolic)	Reserve Price : Rs. 23,46,000/- EMD : Rs. 2,34,600/-	Ms. Seema Jain 6264611710
6.	Branch : Itwari Borrower : Mrs. Pooja Rakesh Gandhi	All that Part and Parcel of Immoveable Property Land and Building on Plot No 57, NMC House No 2713/57, Kh no 21, City Survey No 819, Sheet No 12, Mousa Hiven Layout, Shastri Nagar, Near KDM Girl College, Middle Ring Road, Nagpur, Tah and Dist Nagpur. Property is owned by Mrs. Pooja Rakesh Gandhi Area of Plot 111.48 Sq. Mtr (120 Sq. Ft) Total Built up area 113.15 Sq. Mtr (1218 Sq. Ft)	Rs. 66.82 lakhs + uncharged interest & other expenses	Demand Notice : 12.05.2024 Possession Notice : 27.05.2024 (Symbolic)	Reserve Price Rs. 84,03,000/- EMD : Rs. 8,40,300/-	Mr Arupam Kumar 9405527205
7.	Branch : Mahal Borrower: Mrs. Sankha Omprakash Waghdiwar	Plot No. R-1, Flat No 401, 4th floor, Wing C, "Sankha Vihar", House No.54/405, Kh. No.116/A, 15/A & 11/B, PH No.15, Mousa - Bhilgaon, Ward No.01, Gram Panchayat, Bhilgaon, Tah. Kamptee, Dist. Nagpur, Admeasuring area 66.758 Sq. Mtrs. In the Name of Mrs. Sankha Omprakash Waghdiwar.	Rs. 34.09 Lakh + uncharged interest & other expenses	Demand Notice : 29.11.2023 Possession Notice : 01.02.2024 (Symbolic) 24.07.2024 (Physical)	Reserve Price Rs. 18,00,000/- EMD : Rs. 1,80,000/-	Mr. Manoj Sonkware Mob.No 9403236285
8.	Branch : Mahal Borrower: Mr. Nikhil Tatorao Sawarkar & Mrs. Pallavi Nikhil Sawarkar	"EQM of Flat No.404, 4th floor, wing C, Plot No. R-1, "SANKHA VIHAR", House No.54/404, Kh. No.116/A, & 11/B, P. H. No. 15, Mousa Bhilgaon, Ward No. 1, Gram Panchayat Bhilgaon, Tah. Kamptee, Dist. Nagpur. Admeasuring area 66.758 Sq. Mtrs. In the Name of Mrs. Sankha Omprakash Waghdiwar."	Rs.23.36 Lakhs + uncharged interest & other expenses	Demand Notice : 11.07.2022 Possession Notice : 03.11.2022 (Symbolic)	Reserve Price Rs. 24,48,000/- EMD : Rs. 2,44,800/-	Mr. Manoj Sonkware Mob.No 9403236285
9.	Branch : Medical College Square Borrower : M/s Tupkari Automobiles Proprietor Mr. Pankaj Manohar Tupkari	Equitable Mortgage of all that pieces and parcel of land comprising of Commercial Tencement/Chamber/Block No F-19/Covering a Built up area of 22470 Sq.Mtrs. i.e 241.86 Sq.Ft. togetherwith 0.181 % undivided Proportionate share and interest in land bearing Municipal House No 1305/A/24, on the first floor of the building known and styled as "Shantinagar Complex" standing on all that piece of land bearing Plot Nos 6 to 11 in area measuring about 9921.48 Sq.Mtrs. being portion of entire land admeasuring about 41900 Sq.Mtrs. bearing Khara No 72,37,74 and 75, Mousa Padi, City Survey No. 158 and 159, Sheet No 467/37, Municipal House No. 1305/CF/19, Ward No 21 (New 6), situated at H.B.Town, Old Pardi Naka Square, Nagpur, Tahluk and District Nagpur. Property is owned by Mr. Radheshyam Rajaram Bishnoi	Rs. 38.82 lakhs + uncharged interest & other expenses	Demand Notice : 22.11.2024 Possession Notice : 03.03.2025 (Symbolic)	Reserve Price Rs. 33,50,000/- EMD : Rs. 3,35,000/-	Mr. Tushar Landge 8329364873
10.	Branch : Nagpur(Main) Borrower : M/s Guru Jambeshwar Freight Carriers Partners: Mr. Brijmohan Rajaram Bishnoi, Mr. Radheshyam Rajaram Bishnoi and Mr. Krishnopal Rajaram Bishnoi	All that Piece and Parcel of entire EQM Superstructure comprising of Commercial Tencement/Chamber/Block No F-19/Covering a Built up area of 22470 Sq.Mtrs. i.e 241.86 Sq.Ft. togetherwith 0.181 % undivided Proportionate share and interest in land bearing Municipal House No 1305/A/24, on the first floor of the building known and styled as "Shantinagar Complex" standing on all that piece of land bearing Plot Nos 6 to 11 in area measuring about 9921.48 Sq.Mtrs. being portion of entire land admeasuring about 41900 Sq.Mtrs. bearing Khara No 72,37,74 and 75, Mousa Padi, City Survey No. 158 and 159, Sheet No 467/37, Municipal House No. 1305/CF/19, Ward No 21 (New 6), situated at H.B.Town, Old Pardi Naka Square, Nagpur, Tahluk and District Nagpur. Property is owned by Mr. Radheshyam Rajaram Bishnoi	Rs. 90.43 lakhs + uncharged interest & other expenses	Demand Notice : 06.11.2024 Possession Notice : 09.01.2025 (Symbolic)	Reserve Price Rs. 28,58,000/- EMD : Rs. 2,85,800/-	Mr. Aditya Chinchhade 9975942422

Terms & Conditions:

- 1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER THERE IS AND WITHOUT RECOUSE 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 assets may differ and authorized officer may not be held responsible for that. Auction sale / bidding will be only through "Online Electronic Bidding" process through the website <https://BAANKNET.com>
- 2) E-Auction Tender document containing online e-auction bid form, declaration, General Term & conditions of Online auction sale are available in websites: <https://www.bankofindia.co.in> (<https://BAANKNET.com>)
- 3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before 24.04.2025 up to 5.00 PM, by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site <https://BAANKNET.com> by means of RTGS/NEFT.
- 4) Date and time of E-Auction on 25.04.2025 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://BAANKNET.com> and get their User ID and password from PSB Alliance Pvt. Ltd. w/whereupon they would be allowed to participate in online e-auction
- 7) Prospective bidders may avail online training on E-Auction from support.BAANKNET@psbaliiance.com and support.ebkray@procure247.com or Contact +912212022020
- 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 Auction portal (link given above) <https://BAANKNET.com> using his mobile number and E-mail id. Step 2): KYC Verification Bidder to upload KYC documents shall be verified by e-auction service provider (may take 2 working days) Step 3): Transfer of EMD amount to his Global EQM Wallet Online/Off line transfer of funds using NEFT/Transfer, using Challan generated on e-auction portal, <https://BAANKNET.com>
- 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 voter passport, election commission card, ration card, driving license etc. or on 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 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 Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to forfeit 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 / Authorised Officer reserves the right to cancel the sale for any reason if 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 subject to the exclusive jurisdiction of the Courts/ Tribunals at Nagpur only.
- 18) Bidders should visit <https://BAANKNET.com> 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 15.04.2025 from 11 am to 4 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 its Service provider will be responsible for any



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