

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-Borrow (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 Auction for all properties: on 28/04/2026 and on 08/05/2026 between 11AM to 5PM

(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 Prakash Khadiolkar : 9826322490, Mr Shubham Maske: 8237771144)

Name of Borrower, Proprietor, Co-Borrower, Guarantor, Mortgagor, Property ID, Branch Name	Property Details	Total Dues	Possession Type	Reserve Price in Rs.	EMD in Rs.	Date and Time of Auction
Borrower/Mortgagor: Mr Sachin Janardanrao Mohod BKIDCBSMOHOD Branch : Chandurbazar	All the piece and parcel of land and building, shed and structures installed and erected upon property situated at plot no. 5A, Survey No 8/1, At Krishnakunj Colony, Opp. Gulabrao Maharaj Mandir, Amravati road, Mouje Pralhadpur, GP Shirajgaon Band, Tal Chandur Bazar, Dist Amravati, 444704, in the name of Mr Sachin Janardanrao Mohod (Borrower-Mortgagor)	Rs. 06.77 Lakhs + UCI from Date of NPA + Other incidental Charges	Symbolic	Rs. 20,94,000/-	Rs. 2,09,400/-	08.05.2026 (From 11:00 AM to 17:00 PM)
Borrower/Mortgagor: Mr Saurabh Sunil Deshmukh Co-borrower: Mrs Rakhi Chhagan Shukla BKIDVIDE001 Branch :Deorankar Nagar	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon residential flat No 303B, 4th floor, Sumeru Mangalam, Plot No 10A, 10B, 11A, Survey no. 42/1, Sahoo Layout, Behind Vaibhav colony, Opposite Gond Baba Mandir, Mouje Jewad, Pragne Badnera, Mini Bypass Road, Tal and Dist. Amravati, admeasuring 781.46 Sq Ft (Built up) Owned by Mr Saurabh Sunil Deshmukh (Borrower-Mortgagor)	Rs. 33.13 Lakhs + UCI from Date of NPA + Other incidental Charges	Physical	Rs. 26,30,000/-	Rs. 2,63,000/-	28.04.2026 (From 11:00 AM to 17:00 PM)
Borrower/Mortgagor: Mrs Anita Ashokkumar Sancheti Mr Ashokkumar Gyanchandji Sancheti BKIDHINGSANCHETI Branch : Hinganghat	All that piece and parcel of land and under construction double storied building/structure (Only RCC structure) standing thereon situated at Nazul Plot No 180/1, Mouza Hinganghat, Block No 10, Sheet no 26, Jain Mandir Ward, Municipal House No 19, Behind Ramdeobaba Mandir, Hinganghat, District Wardha, Pin 442301, Admeasuring 287.30 Sq mtr (3092 Sq Ft) in the name of Mrs Anita Ashokkumar Sancheti and Mr Ashokkumar Gyanchandji Sancheti (Borrower-Mortgagor)	Rs. 26.71 Lakhs + UCI from Date of NPA + Other incidental Charges	Symbolic	Rs. 1,52,11,000/-	Rs., 15,21,100/-	08.05.2026 (From 11:00 AM to 17:00 PM)
Borrower/Mortgagor: Mr Pratik Prakash Lonkar BKIDNACHPRATIK Branch : Nachangaon	All piece and parcel of NA land situated at Plot no 21, Survey No 363/2 admeasuring 175.00 Sq Mtr Mouza Nachangaon, Deshpande Layout, Near Tukdoji Maharaj Temple, Panch dhara Road, Nachangaon Tal Deoli, Dist Wardha, 442306, Owned by Mr Pratik Prakash Lonkar (Borrower-Mortgagor)	Rs. 11.04 Lakhs + UCI from Date of NPA + Other incidental Charges	Physical	Rs. 12,50,000/-	Rs., 1,25,000/-	28.04.2026 (From 11:00 AM to 17:00 PM)

- Terms & Conditions :**
- 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.bank.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 be 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 provided. **Date of Inspection of Immovable Properties: 17.04.2026 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 Monet 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 on the contact numbers given.
 - 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 : 07-04-2026

AUTHORISED OFFICER
Bank of India