

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 9 (6) of the security Interest (Enforcement) Rules 2002 notice is hereby given to the public in general & in particulars to the Borrowers & Guarantor(s) that the below described immovable properties mentioned /changed to the secured creditor, the constructive possession of which has been taken by the Authorized Officer Bank of India, secured creditor, will be sold on AS is where it is, AS is what it is & Whatever there is on D1. 09.04.2025 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> b) <https://BAANKNET.com>

Last date and time of submission of EMD and document on or before: 09.04.2025 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 Special E auction: 09.04.2025 from 11 am to 5 pm

Sc. 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 : Gandhibaug Borrower: M/s Bankei Foods Partners: Mr. Ashishkumar Manoharlal Makhija & Mrs. Neha Ashish Makhija	Hypothecation of Machineries i. e. Air Compressor, Pouch Packing Machines, Mixer and Fryer, Sev Making Machine, Dough Machine, etc. utilized for pouch packing and larsan making situated at M/s Bankei Foods, Plot No.22, Kh. No.10/2, Krishna Krupa Layout, Kamptee Kapsi BU, Kapsi Village, Nagpur, 440 035. sit and District Nagpur.	Rs. 38.45 Lakh Plus int. And other expenses	Demand Notice : 14.05.2024 Possession Notice : 05.09.2024 (Symbolic)	Reserve Price : Rs. 995000/- EMD : Rs. 99500/-	Mr.Md Shaygi Mobile no. 9819757784
2.	Branch : Gandhibaug Borrower: Mr. Nilesh Madanadas Bhamode & Mrs. Shraddha Nilesh Bhamode	All that Piece and Parcel of Residential Apartment/MHADA Tenement No. P1/A1-1-102, Khasra No. 121, Mouza Wanjari (Plot No. 1) Nagpur within the Limit of NMC and NIT, Carpet Area of Flat is 28.53 Sq Mtrs in the name of Mr. Nilesh Madanadas Bhamode & Mrs. Shraddha Nilesh Bhamode	Rs. 8.41 Lakh Plus int. And other expenses	Demand Notice : 14.05.2024 Possession Notice : 05.09.2024 (Symbolic)	Reserve Price : Rs. 6,98,000/- EMD : Rs. 6,9800/-	Mr.Md Shaygi Mobile no. 9819757784
3.	Branch : Gandhi Baug Borrower: Pritam Raju Bodke	All that piece and parcel of residential apartment no 204 with built up area 50.36 Sq mtrs situated on second floor, in the building named as "Gulmarg Green Building D" with undivided share 0.49 % survey no 147/1/2, PH no. 15 near Kamptee road , Village Bhalgaon Mouza Bhalgaon , Tahsil Kamptee and District Nagpur	Rs.20.06 Lakhs + uncharged interest & other expenses	Demand Notice : 06.07.2024 Possession Notice : 05.09.2024 (Symbolic)	Reserve Price : Rs. 16,02,000/- EMD : Rs. 1,60,200/-	Mr.Md Shaygi Mobile no. 9819757784
4.	Branch : Gandhibaug Borrower: M/s R S Wine Products (Prop. Mrs. Radha Sunil Anand)	EDM of MIDC Leasehold Property situated at Piece and Parcel of land bearing Plot No.B-8/9 in Buburhi Industrial Area within the village limits of Tembhar, admeasuring 1000 sq. mtrs. Mouza Tembhar, Tahsil Hingn & Dist Nagpur. Property owned by Mrs. Radha Sunil Anand	Rs. 94.98 Lakh Plus int.	Demand Notice : 14.05.2024 Possession Notice : 05.09.2024 (Symbolic)	Reserve Price : Rs. 67,89,000/- EMD : Rs. 6,78,900/-	Mr.Md Shaygi Mobile no. 9819757784
5.	Branch : Gandhibaug Borrower: Mr.Ramdas Chudaman Nikhare (Deceased) and Mr.Rakesh Ramdas Nikhare (Co-Borrower)	All that piece and parcel of land with building, shed and structures standing thereon at present and future, situated at leasehold plot no 143 in the layout of Adarsh Vinayak Vyaktigat Co-operative Society Ltd. Nagpur, in Panchpura Housing Accommodation Scheme of NIT Nagpur, Mouza Hansapur, Sheet no 325/21, City survey no 1932, NMC House no 780/133, ward no 41 at Vinkar Colony Tanapeth, Nagpur. Property owned by Mr. Ramdas Chudaman Nikhare (Deceased)	Rs.19.19 Lakhs Plus int. And other expenses	Demand Notice : 06.11.2021 Possession Notice : 10.02.2022 (Symbolic)	Reserve Price : Rs. 28,00,000/- EMD : Rs. 2,80,000/-	Mr.Md Shaygi Mobile no. 9819757784
6.	Branch : Gadchiroli Borrower: Mr. Shambhuvidhi Devidas Gedam & Mrs. Ranjana Shambhuvidhi Gedam	All the piece and parcel of building constructed on plot no. 06, Bhupmara no 125/2, mouze Devapur, T.S.no 15. Admeasuring area 200 Sq Mtrs. at Jhamshi Rani nagar, Near Nobel Hospital, ITI Chowki, Gokul nagar road, Devapur,Tahsil & District Gadchiroli.	Rs. 3.28 Lakhs Plus int. And other expenses	Demand Notice : 13.02.2023 Possession Notice : 22.04.2024 (Symbolic)	Reserve Price : Rs. 35,47,000/- EMD : Rs. 3,54,700/-	Mr. Mayur Kadbe Mobile no. 9767688115
7.	Branch : College Square Borrower : M/s Aryam Auto Services Prop. Mrs. Rita Sangidhi Hirkane	All that Piece and parcel of non-Agriculture land bearing Khasra Survey 388/42 admeasuring 1410.75 Sq mtrs. PH no. 53 Mouza -Khar. situated near burial ground behind petrol pump, opposite to Kuli MIDC industrial area near Jai kali Mata Lawn Kuli Tahsil Kuli District Nagpur	Rs.37.49 Lakhs + uncharged interest & other expenses	Demand Notice : 12.04.2016 Possession Notice : 04.02.2017 (Symbolic)	* Reserve Price : Rs. 25,65,000/- EMD : Rs. 2,56,500/-	Mr.Tushar Landge Mobile No. 9329364873
8.	Branch : Shitalwadi Borrower : M/s Hatwar Services Prop. Mr. Chetan Umashankar Hatwar	EDM of Plot No.19, out of N.A.S. No.1/3 at Mouza No.270, C. No.38, Mouza Bhojpur, Ward No.1, within Limits of Gram Panchayat Manapur, Ramtek, Tah Ramtek, Dist Nagpur.	Rs. 16.27 Lakhs + uncharged interest & other expenses	Demand Notice : 31.12.2023 Possession Notice : 02.03.2024 Physical : 04.12.2024	Reserve Price : Rs. 12,10,000/- EMD : Rs. 1,21,000/-	Mr. Ashish Waghmare Mobile No. 9420563260
Branch : Trimburi Nagar Borrower : Mr. Rajkumar Jaijal Bisen & Mrs. Durga Rajkumar Bisen	EDM of Apartment No.304, 3rd Floor, Ranjanji Hills, Plot No.2, admeasuring carpet area of 43.918 sq. mtrs. built up area 48.798 sq. mtrs. Super Built Up Area 65.500 sq. mtrs. Khasra No.50/1 PSK No.46, Gaywadi, behind Minav Nagar, Mouza Wagdi, Comm. within limits of Gram panchayat Isasani, Tah. Hingna & Dist. Nagpur. 440 016.	Rs. 36.52 lakhs + uncharged interest & other expenses	Demand Notice : 19.06.2024 Possession Notice : 27.09.2024	Reserve Price : Rs. 22,71,000/- EMD : Rs. 2,27,100/-	Mr. Durvesh Tarjule Mobile No. 9823473292	

Terms & Conditions:

- E-Auction is being held on AS WHERE IS, AS IS WHAT IT IS, WHATEVER IS 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 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 for Online bid submission of documents with EMD amount on or before 09.04.2025 up to 5.00 PM. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site <https://BAANKNET.com> jsy means of RTGS/NEFT.
- Date and time of E- Auction on 09.04.2025 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 +918291210220
- 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 service provider (may take 2 working days) Step (3): Transfer of EMD amount to his Global EMD Wallet Online/Off-line transfer of funds using NEFT/Transfer, using Challan generated on E-auction portal. <https://BAANKNET.com>
- 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 the passport, election commission card, ration card, driving license etc., on or before last date of submission.
- 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.
- 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 on 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 Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable for forfeiture and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount.
- 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 sale 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 duty/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 credit shall not be responsible in any way for any third party claims / rights / dues.
- 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.
- 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.
- Bidders should visit <https://BAANKNET.com> for registration and bidding guidelines.
- 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.
- Date of inspection of Property 12.03.2025 from 11 am to 04 pm

SPECIAL INSTRUCTION / CAUTION

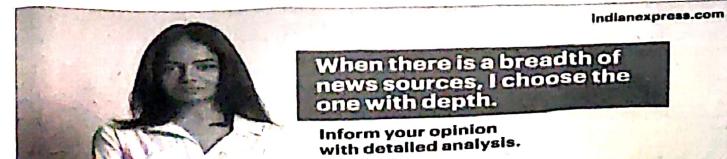
Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent 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: 04/03/2025

Place: Nagpur

Authorized Officer,
Bank of India, Nagpur Zone

Indianexpress.com



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