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E-AUCTION PUBLIC NOTICE FOR SALE OF MOBILE AND IMMOVABLE PROPERTIES

Relationship beyond banking....

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 of Bank of India, secured creditor, will be sold on As is where is, As is what is & Whatever there is on DT, 10.02.2025 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:

10.02.2025 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 E auction: 10.02.2025 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 (Symbolic/Physical)	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	Branch : Agrasen Marg Borrower: Mr. Sanjivkumar Nikanth Barsagade and Mrs. Sangita Sanjivkumar Barsagade	EOM of Immovable Property Comprising Land with Residential Building Row House Ground Floor and First Floor, bearing Thak No 91, T.S. No 28, Gat No 883/2, Row House No 24/Row House No 05 as per Site) at Mouza Karanja, Behind New I.T.I.(Goregaon Road) within Gram Panchayat Limit of Karanja, Tahsil and District Gondia, Admeasuring Area of Plot 69.65 Sq.Mtrs.(750 Sq.Ft) Property owned by Mr. Sanjivkumar Nikanth Barsagade	Rs. 15.83 Lakh Plus intt. w.e.f 30.09.2017	Demand Notice : 16.10.2017 Possession Notice: 18.01.2018 (Symbolic) 19.06.2024(Physical)	Reserve Price : Rs. 12,15,000/- EMD : Rs. 121500/-	Mr. Kaushalkumar Tirale Mobile no. 9399796639
2.	Branch : Dharampeth Borrower: Mrs. Reshma Bano Ashrafi & Mr. Mohammed Qumar Sheikh	EOM of Flat/Apartment No.304, 3rd floor of a building constructed on the Plot No.170 and known and styled as "Metro Elegance" covering a built up area of about 55.74 Sq. Mtrs. along with undivided 6.779% share and interest in all that piece and parcel of the land bearing Plot No.170 total area admeasuring 579.72 sq. mtrs bearing City Survey No.179, Sheet No.5, Ward No.61 (New No.19) Situated at Police Line Takli, Nagpur within the limits of NIT & NMC in tehsil and Dist Nagpur.	Rs.37.88 Lakh Plus intt. W.E.F 30.10.2023	Demand Notice : 30.11.2023 Possession Notice: 01.03.2024 (Symbolic)	Reserve Price : Rs. 33,27,000/- EMD : Rs. 332700/-	Mr. Chandrashekhar Nimbalkar no. 9673493162
3.	Branch : Lakhani Borrower: Mr. Ashfaqe Rajik Laddhani	EOM of House Property vide Gat No.124/9/6, Plot No.4, P.C No.06, admeasuring 1875 sq. ft. situated at Mouza Lakhani, Tah Lakhani Dist. Bhandara.	Rs. 7.97 Lakh Plus intt. w.e.f 27.12.2019	Demand Notice : 01.01.2020 Possession Notice: 01.02.2021 (Symbolic)	Reserve Price : Rs. 22,46,000/- EMD : Rs. 22,46,000/-	Mr. Suyog Shingade Mobile no. 9923038178
4.	Branch : Lakhani Borrower: Mr. Pradip Motiram Mohale and Mr. Sagar Pradip Mohale	EOM of House Property vide Gat No.262/3/23, Plot No.23, having area 256.64 sq. mtr and Gat No.262/3/24, Plot No.24, having area 188.77 sq. mtr, situated at Mouza Sawari / Murradi. P.C. No.3 within the jurisdiction of Grampanchayat Sawari / Murradi. Tah Lakhani Dist. Bhandara.	Rs. 11.48 Lakh Plus intt. w.e.f 31.03.2021	Demand Notice : 19.05.2021 Possession Notice: 02.07.2024 (Symbolic)	Reserve Price : Rs. 21,18,000/- EMD : Rs. 21,18,000/-	Mr. Suyog Shingade Mobile no. 9923038178
5.	Branch : Kadbi Chowk Borrower: Mr. Mohd Saifur Raheman and Mrs. Fouzia Mohd Saifur Raheman	EOM of Flat No. S-3, Situated on second floor in the building known and styled as "Girja Kunji Complex" Kh. No.107 & 110, Mouza Bargaon, Sheet No.39, City Survey No.24 & 26, NMC House No.909/A/S/3, Ward No.62, Manjira Colony, Gorewada Road, Bargaon. Having 8.160% undivided share interest on Plot admeasuring about 695.40 sq. mtrs covering built up area of about 53.631 sq. mtrs. Mouza Bargaon, City Survey No.26, Ward No.01, not within the limits of NMC & NIT Tah & Dist Nagpur.	Rs. 27.70 Lakh Plus intt. w.e.f 29.05.2024	Demand Notice : 29.05.2024 Possession Notice: 06.08.2024 (Symbolic)	Reserve Price : Rs. 24,93,000/- EMD : Rs. 24,93,000/-	Ms. Seema Jain Mobile no. 62646111710
6.	Branch : Kadbi Chowk Borrower: Mr. Lokesh Prabhakar Chole and Mrs. Sindhu Lokesh Chole	EOM of 2BHK Residential Apartment No 101 on First Floor in building known and styled as "SHRAWAN APARTMENT" on NIT Regulated Plot No.46, Corporation House No. 1624/A/46, Kh No 49/4, PH No 34, City Survey No.160, Sheet No 45/160, Mouza Wathoda, Ward No.21, Situated in Layout of Kailash Gruh Nirman Sanstha Ltd., Wathoda, Vidya Nagar, Near Divan Primary School, Shrikrishna Square, Wathoda, Nagpur, within the limit of NMC & NIT, Tahsi and District Nagpur, Super Built up area 76.179 Sq.Mtr. (820 Sq.Ft.) Property owned by Mr. Lokesh Prabhakar Chole and Mrs. Sindhu Lokesh Chole	Rs. 34.02 Lakh Plus intt. w.e.f 29.02.2024	Demand Notice : 30.03.2024 Possession Notice: 04.06.2024 (Symbolic)	Reserve Price : Rs. 29,68,000/- EMD : Rs. 298800/-	Ms. Seema Jain Mobile no. 62646111710
7.	Branch : Medical College Square Borrower: Mrs. Madhu Ashok Paroi & Mr. Abhi Ashok Paroi	EOM of piece and parcel of the Land bearing Flat/Apartment No.407 (Wing C), at containing by admeasuring 11,417 Sq. Mtrs. Built up area at Fourth Floor in the Wing C of Building Known as "SANIKA VIHAR" together 2.3687% undivided variable proportionate share in Land of Plot No.R-1, Adm. 2905.95 Sq. Mtrs out of Kh No.116/B, Kh No.116/A and Kh No.116/B, Bhilgaon Grampanchayat, House No.50/401, Situated in Mouza Bhilgaon, P.H. No.15, ward No.01, within the limits of Grampanchayat Bhilgaon, Tal. Kamptee, Dist Nagpur. Property in the Name of Mrs. Madhu Ashok Paroi and Mr. Abhi Ashok Paroi.	Rs.32.48 Lakh Plus intt. W.E.F 30.11.2023	Demand Notice : 16.02.2024 Possession Notice: 03.05.2024 (Symbolic)	Reserve Price : Rs. 23,18,000/- EMD : Rs. 231800/-	Mr. Tushar Landge Mobile no. 8329364873
8.	Branch : Medical College square Borrower: Mrs. Yasha Ashok Paroi Guarantor :- Mr. Vishwanath Damodhar Shettigar	EOM of piece and parcel of the Flat/Apartment No.304 (Wing C), containing by admeasuring 65,665 Sq. Mtrs. Built up area at Third Floor in Wing C of Building Known as "SANIKA VIHAR" together 2.2403% undivided variable proportionate share in Land of Plot No.R-1, Adm. 2905.95 Sq. Mtrs out of Kh No.116/B, Kh No.116/A and Kh No.116/B, Bhilgaon Grampanchayat, House No.50/401, Situated in Mouza Bhilgaon, P.H. No.15, ward No.01, within the limits of Grampanchayat Bhilgaon, Tal. Kamptee, Dist Nagpur. Property in the Name of Mrs. Yasha Ashok Paroi.	Rs.33.69 Lakh Plus intt. W.E.F 30.11.2023	Demand Notice : 16.02.2024 Possession Notice: 03.05.2024 (Symbolic)	Reserve Price : Rs. 21,62,000/- EMD : Rs. 216200/-	Mr. Tushar Landge Mobile no. 8329364873
9.	Branch : Medical College Square Borrower: Mr. Jayesh Sanjayrao Nilavar & Mr. Sanjay Madhukarrao Nilavar	EOM of piece and parcel of the Flat/Apartment No.405, Situated at Fourth Floor covering built up area 77.14 sq. mtrs. with undivided shared Land area 20.20 sq. mtrs of building styled as "V. M. PARADISE APARTMENT", constructed on Plot Nos.73 & 74, Mouza Narsala, Kh. No.208 C, P. H. No.37, NMC House No.13/405, Ward No.77, Zone No.5, Situated at Grampanchayat, Narsala, Nagpur.	Rs.21.43 Lakh Plus intt. w.e.f 28.11.2023	Demand Notice : 20.12.2023 Possession Notice: 01.03.2024 (Symbolic) 19.11.2024 (Physical)	Reserve Price : Rs. 18,90,000/- EMD : Rs. 1,89,000/-	Mr. Tushar Landge Mobile no. 8329364873
10.	Branch : Medical College Square Borrower: Mr. Yogendra Motisingh Jaganya & Mrs. Rajshree Yogendra Jaganya	EOM of piece and parcel of the Flat/Apartment No.205 (Second Floor), admeasuring 65,665 sq. mtrs. built up area, "SANIKA VIHAR", Plot No.R-1, Layout Kh. No.116/K, 116/A and 116/B, P. H. No.15, Situated at Gram Panchayat Road, Bhilgaon, Tal Kamptee, Dist Nagpur.	Rs.33.65 Lakh Plus intt. W.E.F 29.07.2023	Demand Notice : 31.07.2023 Possession Notice: 17.10.2023 (Symbolic) 22.08.2024 (Physical)	Reserve Price : Rs. 26,33,000/- EMD : Rs. 2,63,300/-	Mr. Tushar Landge Mobile no. 8329364873

Terms & Conditions:

1) 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>

2) 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>

3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before 10.02.2025 up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site <https://BAANKNET.com> jsp by means of RTGS/NEFT.

4) Date and time of E- Auction on 10.02.2025 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. whereupon they would be allowed to participate in online e-auction

7) Prospective bidders may avail online training on E-Auction from support.BAANKNET@psbaliance.com and support.ebkray@procure247.com or Contact +918291220220

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 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>

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 the passport, election commission card, ration card, driving license etc, on or 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 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 to be forfeited 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 / 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.

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 TaxAct 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 subjects 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: 28.01.2025 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 are able to circumvent such situation and are able to participate in the auction successfully.

Date: 08/01/2025
Place: Nagpur



AU SMALL FINANCE BANK LIMITED

A SCHEDULED COMMERCIAL BANK

Regd. Office: 19-A, Duhleshwar Garden, Ajmer Road - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

APPENDIX- IV-A

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF 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 proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules 2002 Notice is hereby given to the public in general and in particular to the Borrower /Co-Borrower/Guarantor/s that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of AU Small Finance Bank Limited A Scheduled Commercial Bank, the same shall be referred herein after as AUSFB . The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AUSFB viz. Secured Creditor. It is hereby informed you that we are going to conduct public E-Auction through website