



MEGA E-AUCTION PUBLIC NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES

Bank of India is offering for sale the Securitization and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 and with provision of Rule 8(a) of the security Interest Enforcement Rules 2002 notice is hereby given to the public in general to participate in the E-auction and to bid for the below described immovable properties managed/charged to the secured creditor, the constructive possession on which has been taken by the Authorized Officer of Bank of India. Secured creditor will be sold on AS IS where as, As is what is as a bidder there is on DT 25.07.2025 for recovery of the amount as tabulated below for the Bank of India. Secured creditor from the E-auction. 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 at <https://www.bankofindia.co.in/https://BAANKNET.com>)

Last date and time of submission of EMD and document on or before: 24.07.2025 up to 5 pm by bidders own wallet registered with M & PSE Alliance Pvt. Ltd. as e-auction site <https://BAANKNET.com>

Date & Time of Mega E-auction: 25.07.2025 from 11 am to 5 pm

Sl. No.	Name of the Borrower/Accountant & contact info.	Description of the Property	Estimated Value	Mode of Auction & Possession Date	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of the Auctioneer/Company.
1	Branch: Asset Recovery Branch BORROWER: M/s. Mahakali Agro Processing Co. Prop: Mrs. Jayshri Jandharan Gharge Guarantor: Mr. Jandharan Reshav Gharge Mr. Ravish Shamraoj Dhade	1) EOM of Land & building, Factory Sheds situated at Plot No. 1, 2, 3 Survey No. 86 situated near kannarwar village on heli kund kuta to bangadapur road, approx. 1.6km in distance N.H. No. 6, Nagpur- Amravati Highway, Mouza: Bhanwar Tah. Karanj & Dist. Wardha, M.A. Land area ADM 10126.33 Sq. Mtr. consist of Factory shed, Land to shed, Meter Room, Office & Store/Godown. Property owned by Jayshree Jandharan Gharge Google Map Location: Latitude: 21.059899, Longitude: 78.518660 2) EOM of the property situated bearing Tenement No. 431 on 3rd floor having built up area 31.25 Sq. Mtr. Ls. 338.5 Sq. Ft. in Building No. M at Survey No. 70/1, 10/2, 10/3 and 23 situated at Muzga Khambho (Phy) Plot No. 42, within the limit of Maharashtra Airport Development Co. Ltd. Nagpur (MAAD) Tah & Dist. Nagpur Owned by Mrs. Jayshree Jandharan Gharge Google Map Location: Latitude: 21.049996, Longitude: 79.029155	Rs. 3,76,00,000/- + uncharged interest & other expenses	Demand Notice: 26.04.2021 Possession Notice: 14.07.2021 (Symbolic) (Physical) 29.11.2023	1) Reserve Price: Rs. 83,55,000/- EMD: Rs. 8,75,500/- 2) Reserve Price: Rs. 9,72,000/- EMD: Rs. 97,200/-	Mr. Sanjay Tripathi No. 9559726802
2	Branch: Asset Recovery Branch BORROWER: M/s. Capier Enterprises Partner: Mr. Ashish Santosh Jaiswal Mr. Sumesh Sadanand Zade	LAND & BUILDING Lease hold Plot No. B 15 in MIDC near growth centre, near Ghugusmat Wari, Tah. Wan & Dist. Yavatnar Land area ADM 740.00 Sq. Mtr. & Built Up area ADM 366.316 Sq. Mtr. It consists of main shed & office room Property owned by M/s Capier Enterprises Google Map Location: Latitude: 20.036408, Longitude: 78.955568 Plant & Machinery: Hypothesis of Plant & Machinery Situated at Plot No. B 15 in MIDC growth centre, Consist of Pyralysis Machine (with standard Accessories), Cooling Tower, Incidental Charges Electrical MSEDCL/Transformer & Other Charges etc.	Rs. 1,04,00,000/- + uncharged interest & other expenses	Demand Notice: 15.02.2015 Possession Notice: 15.02.2015 (Symbolic) (EM Permission) 20.11.2021	1) Reserve Price: Rs. 21,83,000/- EMD: Rs. 2,18,300/- 2) Reserve Price: Rs. 16,17,000/- EMD: Rs. 1,61,700/-	Mr. Sanjay Tripathi No. 9559726802
3	Branch: Asset Recovery Branch BORROWER: M/s. RLR Enterprises Partners: 1) Mr. Ramesh Wasudeo Ingole, 2) Mrs. Ragini Milind Ingole, 3) Mrs. Lata Mohan Shirat	EOM of all the part and parcel of NA Commercial 2 Rural Godown (Leasehold right and Ownership right) Situated at Alora - Wadgaon Road, Gal. no. 545, At & Post Bhanwar, Tah. Balapur, Dist- Akola. Administrative Area 43,040.00 Sq. Ft. Built up area 9729.00 Sq. Ft. Owned by M/s RLR Enterprises & M/s PIG Enterprises. Google Map Location: Latitude: 20.591215, Longitude: 76.507310	Rs. 1,14,66,000/- + uncharged interest & other expenses	Demand Notice: 15.07.2016 Possession Notice: 04.10.2016 (Symbolic) (Physical) 29.05.2018	Reserve Price: Rs. 47,68,000/- EMD: Rs. 4,76,800/-	Mr. Sanjay Tripathi No. 9559726802
4	Branch: Asset Recovery Branch BORROWER: M/s. J. J. Industries Proprietor: Mrs. Vaishali Nilin Dhaisi	2 EOM of Residential Apartment No. 7, Situated on 2nd Floor Building Known as "Mooli Apartment" at Ghugusmat, Tah. Karanj, Survey No. 3/1-A, N2 Sheet No. 12-D, Plot No. 10, Mouza Khambho, Tahsil Khambho Dist. Duldand Super Built up area - 910 Sq. Ft. Owned by Mr. Devendra Vaidhidas Bhatia Google Map Location: Latitude: 20.708357, Longitude: 76.557032	Rs. 4,00,00,000/- + uncharged interest & other expenses	Demand Notice: 21.03.2021 Possession Notice: 20.04.2021 (Symbolic)	Reserve Price: Rs. 11,16,000/- EMD: Rs. 1,13,600/-	Mr. Sanjay Tripathi No. 9559726802
5	Branch: Asset Recovery Branch Borrower: M/S SOM Ginning & Pressing Industry Partner: Mr. Ashish Santoshrao Waghmare Mrs. Sneha Ashish Waghmare Guarantor: Mr. Chetan Sanmeharao Waghmare Mrs. Sangita Rajadhar Dantale Mr. Vijay Pulkraj Tiwari	Property 1) All the part and parcel of the Plot No. 3 Survey No. 43, PH No. 49, Mouza No. 13, Mouza Itapur, Tah. Hingarghat, Dist. Wardha, Area of Plot 602.00 Sq. Mtr (6479.92 Sq. Ft.) Owned by Mr. Vijay Pulkraj Tiwari. Google Map Location: Latitude: 20.52091, Longitude: 78.83464 Property 2) All the part and parcel of the Plot No. 04 Survey No. 43, PH. No. 49, Mouza No. 13, Mouza Itapur, Tah. Hingarghat, Dist. Wardha Area of Plot 584.26 Sq. Mtr (6358.61 Sq. Ft.) Owned by Mr. Vijay Pulkraj Tiwari. Google Map Location: Latitude: 20.52091, Longitude: 78.83464 Property 3) All the part and parcel of plot No. 10, Survey No. 43, PH. No. 49, Mouza No. 13, Mouza Itapur, Tah. Hingarghat, Dist. Wardha, Area of plot 651.00 Sq. Mtr (7007.26 Sq. Ft.) Owned by Mr. Vijay Pulkraj Tiwari. Google Map Location: Latitude: 20.52091, Longitude: 78.83464 Property 4) All the part and parcel of plot No. 01, Survey No. 43, PH. No. 49, Mouza No. 13, Mouza Itapur, Tah. Hingarghat, Dist. Wardha, Area of plot 999.05 Sq. Mtr (10793.77 Sq. Ft.) Owned by Mr. Vijay Pulkraj Tiwari. Google Map Location: Latitude: 20.52091, Longitude: 78.83464	Rs. 3,37,49,000/- + uncharged interest & other expenses	Demand Notice: 07.03.2020 Possession Notice: 23.07.2020 (Symbolic) 25.05.2024 (Physical)	1) Reserve Price: Rs. 6,67,000/- EMD: Rs. 66,700/- 2) Reserve Price: Rs. 8,57,000/- EMD: Rs. 85,700/- 3) Reserve Price: Rs. 9,11,000/- EMD: Rs. 91,100/- 4) Reserve Price: Rs. 14,60,000/- EMD: Rs. 1,46,000/-	Mr. Sanjay Tripathi, No. 9559726802
6	Branch: Asset Recovery Branch Name of Account: M/s B Y Agra & Infr Ltd Director: Mr. Hasan K. Shafig, Mrs. Sara H. Shafig.	1. Residential Flat No. 801 on Eight Floor, Apartment "KAMAL SPACIA" Near Plot No. 49, Sheet No. 20B, C.S. No. 8, Kh. No. 89 W.R. No. 63, Layout Road Near Kaals Square, Clark Town, Nagpur. Tah. Nagpur, Dist. Nagpur. Total Super Bldg area 210.393 Sq. Mtr. Property in the Name of Mr. Hasan Shafig. Google Map Location: Latitude: 21.17019, Longitude: 78.09118	Rs. 15,45,57,954/- + uncharged interest & other expense	Demand Notice: 15.02.2018 Possession Notice: 26.05.2018 & 28.05.2018 (Symbolic)	1) Reserve Price: Rs. 95,77,000/- EMD: Rs. 9,57,700/-	Mr. Sanjay Tripathi, No. 9559726802

Terms & Conditions:

- 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 herself 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 24.07.2025 up to 5.00 PM, by own wallet Registered with PSE Alliance Pvt. Ltd. On its e-auction site <https://BAANKNET.com> by means of RTGS/NEFT.
- Date and time of E-auction on 25.07.2025 between 11:00 AM to 5:00 PM (IST). Un-limited extension of 5 Minutes each.
- Auctioneer will announce the Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-.
- The intending bidders should visit a valid e-mail and register their names at portal <https://BAANKNET.com> and get their User ID and password from PSE Alliance Pvt. Ltd. when opportunity arises to allow to participate in e-auction.
- Prospective bidders may avail online training on E-auction from support.BAANKNET@psalliance.com and support.ebuddy@procure247.com or Contact + 91291220220
- Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT Fund Transfer to Step 1) Bidder/ Auctioneer/ Registrar to register on Auction portal (in green above) <https://BAANKNET.com> using his mobile number and E-mail id. Step 2) KYC Verification Bidder to upload required KYC documents, transfer of funds using RTGS/NEFT mode using Bank of India. Step 3) Transfer of EMD amount to the Global EMD Wallet Online/Off line.
- The BID Forms shall be submitted online along with all the terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidder identity proof and proof of assistance such as copy of the passport, auction commission card, ration card, driving license etc. on or before the date of submission.
- The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with PSE Alliance Pvt. Ltd. The bidder has to place a request with PSE Alliance Pvt. Ltd. for refund of the same back to his bank account. The bidder will not be entitled to claim any interest, costs, expenses and any other charges (any).
- The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the next working day of the acceptance of the bid price by the officer or at the balance 75% of the sale price to be deposited on or before 15th day of the sale or within an extended period as agreed upon in writing by and solely at the discretion of the Auctioneer/Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be forfeited and assets shall be put to auction and the highest bidder shall have no claim right or respect of asset/amount.
- The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned above only when he/she has paid the above actual Bank / Auctioneer/Officer in full.
- Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to take the above actual Bank / Auctioneer/Officer in full.
- 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, less all saving to anybody.
- The intending bidders should make their own independent inquiry as regarding the amount/price, title of the asset/s put on auction and claims / rights / dues / affecting 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 / rights / dues.
- Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-I 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 & Machinery is one of the secured assets, the sale of immovable properties associated with Plant & Machinery would be effective only if there is valid sale bid for plant & machinery.
- 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 23.07.2025 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 avoid of such contingent situation, bidders are requested to be able to participate in the e-auction successfully.