

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 Authorized Officer Bank of India, secured creditor, will be sold on AS IS WHERE IS, AS IS WHAT IS & WHATEVER there is on DT: 09/07/2025 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: 08/07/2025 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: 09/07/2025 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 : Aheri Borrower: Mr. Sunil Balaji Munjanekar	Property consists open plot of NA Land On Survey No.22, Plot No. 58, T.S. No. 05, Situated at Mouza - Burkamlampalli, Within the limit of Gram panchayat area Nagepalli, tahsil- Aheri and District Gadchiroli, Owned by Mr. Sunil Balaji Munjanekar. Area 150 Sq.mtr(1614.60 Sq.ft.)	Rs. 10.33 lakhs + uncharged interest & other expenses	Demand Notice : 12.09.2022 Possession Notice: 23.11.2022 (Symbolic) 12.10.2023 (Physical)	* Reserve Price : Rs. 9,90,000/- EMD : Rs. 99,000/-	Mr. Uday Gadmade Mob No. 9423551987
2.	Branch : Aheri Borrower: M/s Nayya Traders Alapalli Prop Mrs. Vidya Sunil Mujankar	Property consists open plot of NA Land On Survey No.22, Plot No. 20, T.S. No. 05, Situated at Mouza - Burkamlampalli, Within the limit of Gram panchayat area Nagepalli, Tahsil- Aheri and District Gadchiroli, Property owned by Mr. Sunil Balaji Munjanekar. Area 150 Sq.mtrs(1614.60 Sq.ft.)	Rs. 10.07 lakhs + uncharged interest & other expenses	* Demand Notice : 12.09.2022 Possession Notice: 23.11.2022 (Symbolic) 13.10.2023 (Physical)	* Reserve Price : Rs. 7,11,000/- EMD : Rs. 71,100/-	Mr. Uday Gadmade Mob No. 9423551987
3.	Branch : Ajni Square Borrower: Mr. Bhushan Prabhakarao Jain and Mrs. Ruchi Bhushan Jain	*Flat No 404, on Fourth Floor in the building name and styled as "Majesty Tower" in "Orbital Empire", Kh no. 110 & 111, Corporation House No 871A/MT/404, Sheet No 582/42, CTS No 637, Mouza Jaitala, PH No. 44, Ward No 74, within the limit of NIT and NMC, Tahsil and District Nagpur. Property is owned by Mr. Bhushan Prabhakarao Jain and Mrs. Ruchi Bhushan Jain. Built up area 65.94 Sq.mtr(709.56 Sq.ft.), Super built up area 96.24 Sq.mtr(1035.54 Sq.ft.)	Rs. 36.04 Lakh + uncharged interest & other expenses	Demand Notice : 17.08.2024 Possession Notice: 30.10.2024 (Symbolic)	* Reserve Price : Rs. 32,45,000 /- EMD : Rs. 3,24,500 /-	Ms. Mrudula Panikar Mobile no. 9423102036
4.	Branch : Fetri Borrower: Mr. VAIBHAV BABURAV FUNDE and Mr. VIKAS BABURAO FUNDE	Leasehold Residential land and Ground Plus One Storied Residential Building bearing Plot No 1282, situated in Wanji Housing Accomodation Scheme, NIT Kh No 35, Ward No 43, City Survey No 35, Sheet No 861/21, Situated at Mouza-Wanji, within the limits of NIT & NMC in Tahsil and District Nagpur. Property is owned by Mr. VAIBHAV BABURAV FUNDE and Mr. VIKAS BABURAO FUNDE. Area of Plot 55.500 Sq.mtrs(597 Sq.ft.), Built up area GF + FF 25.733Sq.mtr(276.99 Sq.ft.)	Rs. 23.12 Lakh + uncharged interest & other expenses	Demand Notice : 01.10.2024 Possession Notice: 17.12.2024 (Symbolic)	* Reserve Price : Rs. 16,04,000/- EMD : Rs. 1,60,400/-	Mr Prashik Shelare Mobile no. 9730396526
5.	Branch : Gadchiroli Borrower: Mr. Vishal Shankar Kankadawar and Mrs. Devki Vishal Kankadawar	Residential Flat bearing no 201 with built up area 46.854 Sq.mtrs (504.14 Sq.ft.), situated on Second Floor at building styled and named as "Gurukrupa Niwas Apartment" constructed on plot no 07 admeasuring 281.125 Sq.Mtrs (3024.94 Sq.ft.), survey no 862, T.S. no 12, Mouza Gadchiroli, Revenue Colony, Opposite Fule Ambedkar College, Chandrapur road, Tahsil & District Gadchiroli in the name of Mr. Vishal Shankar Kankadawar.	Rs. 8.16 lakhs + uncharged interest & other expenses	Demand Notice : 06.11.2021 Possession Notice: 18.05.2022 09.09.2022 (Symbolic)	* Reserve Price : Rs. 13,41,000/- EMD : Rs. 1,34,100/-	Mr Premal Nandankar Mobile no. 9595181848
6.	Branch : Gandhibagh Borrower: Mr. Ramdas Chudaman Nikhare (Deceased) and Mr. Rakesh Ramdas Nikhare (Co-Borrower)	All that piece and parcel of land with building, shed and structure standing thereon at present and future, situated at leasehold plot no 143 in the layout of Adarsh Vinkar Vasahat Vayaktgat Co-operative Society Ltd. Nagpur, in Panchpaoli Housing Accomodation Scheme of NIT Nagpur, Mouza Hansapuri, Sheet no 325/21, City survey no 1932, NMC House no 780/133, ward no 41 at Vinkar Colony Tandapath, Nagpur. Property owned by Mr. Ramdas Chudaman Nikhare (Deceased). Plot Area 139.35 Sq. mtrs. Sanctioned built up area 65.99 Sq. mtrs.	Rs. 19.18 lakhs + uncharged interest & 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 Shayzi Mobile no. 9819757784
7.	Branch : Gandhibagh Borrower: Mr. Pritam Raju Bokde	All that piece and parcel of residential apartment no 204 with built up area 50.35 Sq. mtrs situated on second floor, in the building named as " Gulmihar Greens Building with undivided share 0.49 % survey no 1471/2, PH no. 15 near Kamptee road , Village Bhilgaon Mouza Bhilgaon, Tahsil Kamptee and District Nagpur. Property is in the name of Mr. Pritam Raju Bokde	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 Shiyazi Mob No. 9819757784
8.	Branch : Gandhibagh Borrower: M/s Bankaji Foods Partners: Mr. Ashishkumar Manoharal Makhija & Mrs. Neha Ashish Makhija	Hypotheccation of Machineries i. e. Air Compressor, Pouch Packing Machines, Mixer and Fryer, Sev Making Machine, Dough Machine, etc. utilized for pouch packing and farsan making situated at M/s Bankaji Foods, Plot No 22, Kh No.70/2, Krishna Krupa Layout, Kamptee Kapsi BU, Kapsi Village, Nagpur. 440 035.	Rs. 38.45 Lakh + uncharged interest & other expenses	* Demand Notice : 14.05.2024 Possession Notice: 05.09.2024 (Symbolic)	* Reserve Price : Rs. 9,36,000 /- EMD : Rs. 93,600 /-	Mr. Md Shayzi Mobile no. 9819757784
9.	Branch : KADBI CHOWK Borrower: Mr. Lokesh Prabhakar Chole and Mrs. Sindhu Lokesh Chole	EGM of 2BHK Residential Apartment No 101 on First Floor in building known and styled as "SHRAWAN APARTMENT" on NIT Regularised Plot No 46, Corporation House No. 2241/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 Kalish Gruh Nirman Sanstha Ltd., Wathoda, Vidya Nagar, Near Divan Primary School, Shrikrishna Square, Wathoda, Nagpur, within the limit of NMC and NIT, Tahsil and District Nagpur, Super Built up area 76.179 Sq. Mtr. (820 Sq. Ft.). Property owned by Mr. Lokesh Prabhakar Chole.	Rs. 34.02 Lakh + uncharged interest & other expenses	Demand Notice : 30.03.2024 Possession Notice: 04.06.2024 (Symbolic)	* Reserve Price : Rs. 29,83,000/- EMD : Rs. 298,800/-	Ms. Seema Jain Mobile no. 6264611710
10.	Branch : Shahpur Borrower: Mr. Shubham Dilip Wankhede and Mr. Dilip Maroti Wankhede	*Residential building at Ground Floor, First Floor on Plot No 30, bearing Gt No 193/6/1/B/4, PH No 12 at Mouza Chhapur, Taluka & District Bhandara. Area of plot 1650 Sq.ft (153.34 Sq. mtrs.). Property is owned by Mr. Dilip Maroti Wankhede	Rs. 20.47 Lakhs + uncharged interest & other expenses	Demand Notice : 17.02.2025 Possession Notice: 22.04.2025 (Symbolic)	* Reserve Price : Rs. 27,15,000/- EMD : Rs. 2,71,500 /-	Mr. Avinash Dhok Mob.No. 9309037372

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 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 08/07/2025 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.
- Data and time of E-Auction on 09/07/2025 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 +91829120220
- 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 forfeited 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 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 duties/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 creditor shall not be responsible in any way for any third party claims / right/ 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 11/06/2025 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: 31/05/2025
Place: Nagpur

Authorized Officer,
Bank of India, Nagpur Zone