



8.	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 Vyaktigat Co-operative Society Ltd. Nagpur, in Panchpaoli Housing Accommodation 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 Tandapeth, Nagpur.Property owned by Mr. Ramdas Chudaman Nikhare (Deceased)	Rs. 19,18,751.93 + interest w.e.f 27.10.2021	"Demand Notice : 06.11.2021 Possession Notice: 10.02.2022 (Symbolic)	"Reserve Price : Rs. 32,50,000/- EMD : Rs. 325000/-"	Mr.Md Shayzi Mobile no. 9819757784
9.	Branch : GADCHIROLI Borrower: Mrs. Suwarna Rajesh Rebhankar and Mr. Rajesh Sharad Rebhankar	EQM of Residential Flat No G-2 situated on 1st Floor at "ANMOL APARTMENT" on Plot No 54 bearing Survey No 950, 952/54, Ayodhya Nagar, Near Sikshak Colony, Behind Bajaj Showroom,ITI Chowk, Chandrapur Road, Gadchiroli, Admeasuring Total Plot Area 525.18 Sq.Mtrs.(5655 Sq.Ft.), Undivided Land share is 3.92 % i.e.20.60 Sq.Mtrs.,Super Built Up Area 68.75 Sq.Mtrs (739.75 Sq.Ft.), Situated at Mouza Gadchiroli, P.H.No 12, Tal and District Gadchiroli.Property owned by Mrs. Suwarna Rajesh Rebhankar	Rs. 36.29 Lakh Plus intt. w.e.f 01.06.2023	"Demand Notice : 01.07.2023 Possession Notice: 30.09.2023 (Symbolic)	"Reserve Price : Rs. 14,36,400/- EMD : Rs. 143640/-"	Mr. Mayur Kadbe Mobile no. 9767688115
10.	Branch : AGRASEN MARG Borrower: Mr. Sanjivkumar Nilkanth Barsagade and Mrs. Sangita Sanjivkumar Barsagade	EQM 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 2A(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 Nilkanth Barasagade	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. 12,87,000/- EMD : Rs. 128700/-"	Mr. Kaushalkumar Tirale Mobile no. 9399796639
11.	Branch : Ajni Square Borrower : Mr Sanjay Pundlik Khandare and Mrs. Sunita Sanjay Khandare	Apartment No. 202,Covering built up area 54.238 Sq. Mtrs.,Super Built up area 85.718 Sq. Mtrs., on Second Floor of Building known as "LOTUS RESIDENCY", having undivided share of 13.71 % in all piece and parcel of land bearing Plot No 18-B., admeasuring 340.00 Sq.Mtrs., Mouza Hingna, P.H. No. 49, Kh no. 138/139, Tahsil Hingna, District Nagpur. Property owned by Mr Sanjay Pundlik Khandare and Mrs. Sunita Sanjay Khandare	Rs. 30,95,153.14 + uncharged interest & other expenses	"Demand Notice : 29.01.2024 Possession Notice: 03.04.2024"	Reserve Price :Rs. 19,62,000 /- EMD : Rs. 1,96,200/-	Mrudula Pounikar Mob No.9423102 036
12.	Branch : MAHAL Borrower: Mr.Pramod Purushottam Khope and Mr. Subodh Purushottam Khope	All that piece and parcel Shop no G-011 admeasuring 17.485 Sq.mtrs (undivided share of 1.10% in 1220.148 Sq.Mtrs),Ground Floor, Siddhesh Sai Darshan, Plot no 1-LA, Corporation House no 132/258-A/G/11, Ward no 14,Sheet no 169/5, City survey no 356,Khasra no 16/2 & 17, situated at Raghuji nagar, near Kamla Nehru College, Mauza Sakardara, Nagpur, within the limit of NIT & NMC, Tahsil & District Nagpur, in the name of Mr.Pramod Purushottam Khope	Rs. 8,98,452.62 + Interest thereon from 28-09-2023	"Demand Notice : 18.10.2023 Possession Notice: 08.01.2024"	Reserve Price :Rs. 12,54,000 /- EMD : Rs. 1,25,400/-	Mr. Manoj Sonkusare Mobile no. 9403236285
13.	Branch : Gandhibagh Borrower: M/s Dhanraj Leather Works (Prop. Mr. Dhanraj Ratan Devgune	Residential Land and building constructed thereon House No.648/b, out of House No.648 in Mouza Nagpur. Situated at Timki Having P. H. 10, Ward No.51, Circle No.17/23, Nagpur Div. No.4, City Survey No.135, Chalta No.1397, within the limit of NIT and NMC, Tahsil and Dist. Nagpur.Property owned by Mr. Dhanraj Ratan Devgune	Rs.9.51 Lakh Plus intt. W.e.f 17.04.2024	"Demand Notice : 04.05.2024 Possession Notice: 03.08.2024"	Reserve Price :Rs. 11,63,000 /- EMD : Rs. 1,16,300/-	Mr.Md Shayzi Mobile no. 9819757784

**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://ebkray.in>

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://ebkray.in>

(3) The intending purchasers/bidders are required for Online bid submission of documents with EMD amount on or before **11.11.2024** up to 5.00 P.M. by own wallet Registered with **PSB Alliance Pvt. Ltd.** On its e-auction site <https://ebkray.in>.jsp by means of RTGS/NEFT.

4) Date and time of E- Auction on **11-11-2024** 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://ebkray.in> 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 <https://ebkray.in> , suport.ebkray@psballiance.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://ebkray.in> 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://ebkray.in>

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 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 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.

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://ebkray.in> 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 **06.11.2024** 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: 01/10/2024**  
**Place: Nagpur**

**Authorized Officer,  
Bank of India, Nagpur Zone**