

**E-AUCTION PUBLIC NOTICE FOR SALE OF MOBILE AND 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 provision of Rule 8 (6) of the security Interest (Enforcement) Rules 2002 notice is hereby given to the public in general & in particulars 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 Bank of India, secured creditor, will be sold on As is where is, As is what is & Whatever there is on DT. **11.11.2024** 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://ebkraiy.in>

Last date and time of submission of EMD and document on or before:
11.11.2024 up to 5 pm by bidders own wallet registered with M/s **PSB Alliance Pvt. Ltd.** Id its e-auction site <https://ebkraiy.in>

Date & time of E auction: 11-11-2024 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.	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 Panchpali 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
1.	Branch : Medical College Square Borrower: Mr. Prashant Shankarrao Kale Co-borrowers: Mr. Ranjan Prashant Kale Mrs.Smita Prashant kale Mr. Sarang Prashant Kale	Equitable mortgage of all that piece and parcel of residential Flat No.301, 302 A & 302 B on second floor in building known and styled as "Shubhashish Square" covering total carpet area 153.091 Sq. Mtrs (1655.40 Sq. ft.), together with total 11.048% Undivided share & interest in all that piece and parcel of plot containing by bearing Plot No.73 admeasuring area 341.384 sq. mtrs (9056.657 sq. ft.), Corporation House No.311/A/73, City Survey No.2273, Sheet No.86, Mouza Ambazari, Ward No.74, situated at Abhyankar Nagar Layout, Shaddhanan Peth, South Ambazari Road, Nagpur. Tah & Dist Nagpur within the limits of Nagpur Municipal Corporation & NIT Nagpur	Rs.208.59 Lakh Plus intt. W.e.f 29.05.2024	"Demand Notice : 31.05.2024 Possession Notice: 03.08.2024"	Reserve Price : Rs. 2,57,50,000/- EMD : Rs. 25,75,000/-	Mr. Tushar Landge Mobile no. 8329364873	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
2.	Branch : Dharampeth Borrower: Mrs. Reshma Bano Ashrafi & Mr. Mohammed Qumar Sheikh	EQM 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.37,88,527.5 9 Plus intt. W.E.F. 30.10.2023	"Demand Notice : 30.11.2023 Possession Notice: 01.03.2024 (Symbolic)	"Reserve Price : Rs. 35,37,000/- EMD : Rs. 353700/-"	Mr. Chandra shekhar Nimbalkar no. 9673493162	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 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. 12,87,000/- EMD : Rs. 128700/-"	Mr. Kaushalkumar Tirale Mobile no. 9399796639
3.	Branch : Medical College square Borrower: Mrs. Yasha Ashok Parojo Guarantor :- Mr. Vishwanath Damodhar Shettiga	EQM 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/K, 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 Parojo.	Rs.33,69,317.1 2 Plus intt. W.E.F. 30.11.2023	"Demand Notice : 16.02.2024 Possession Notice: 03.05.2024. (Symbolic)	"Reserve Price : Rs. 22,28,000/- EMD : Rs. 222800/-"	Mr. Tushar Landge Mobile no. 8329364873	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
4.	Branch : Medical College Square Borrower: Mrs. Madhu Ashok Parojo & Mr. Abhi Ashok Parojo	EQM of piece and parcel of the Land bearing Flat/Apartment No.407 (Wing C), at containing by admeasuring 70.417 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/K, 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 Parojo and Mr. Abhi Ashok Parojo.	Rs.32,49,564.7 5 Plus intt. W.E.F. 30.11.2023	Demand Notice : 16.02.2024 Possession Notice: 03.05.2024 (Symbolic)	"Reserve Price : Rs. 23,90,000/- EMD : Rs. 239000/-"	Mr. Tushar Landge Mobile no. 8329364873	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 Raghujai 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
5.	Branch : KADBI CHOWK Borrower: Mr. Lokesh Prabhakar Chole and Mrs. Sindhu Lokesh Chole	EQM 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 Kailash Gruh Nirman Sanstha Ltd., Wathoda, Vidyagarh, Near Diwan 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 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. 31,76,000/- EMD : Rs. 317600/-"	Ms. Seema Jain Mobile no. 6264611710	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
6.	Branch : Gandhibagh Borrower: Mr.Mohanlal Arjandas Patel and Mrs.Champaben Mohanlal Patel	All that piece and parcel of RCC Superstructure comprising of Unit/Apartment no S-205, covering built up area admeasuring 66.87 sq. mtr, super built up area admeasuring 83.595 Sq.mtrs. situated at second floor in the building named and styled as Divya Arked Apartment along with undivided share of 3.6646% undivided share and interest in all those piece and parcel of residential plots bearing NIT plot no 24 admeasuring 594.00 Sq.Mtrs. & NIT plot no 25 admeasuring 594. Sq.mtrs. Total admeasuring 1188.00 Sq.Mtrs. being the portion of land bearing kh no 19,120 of Mouza Chikhli (Deo), bearing city survey no 110, sheet no 735/21,734/22,33, corporation house no 1334/24,1334/25, ward no 22, situated in the sanctioned layout of NIT Nagpur known and styled as Eastern Industrial Area Street Scheme of NIT within the limit of Nagpur Municipal Corporation & Nagpur Improvement Trust Nagpur, Tahsil & District Nagpur	Rs.24,84,374.7 6 Plus intt. 31.03.2021	"Demand Notice : 29.05.2021 Possession Notice: 06.08.2021 (Symbolic) Physical Possession: 02.01.2024"	"Reserve Price : Rs. 17,50,000/- EMD : Rs. 175000/-"	Mr.Md Shayzi Mobile no. 9819757784	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 Panchpali 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
7.	Branch : Gandhibagh Borrower: Mr. Ramnik Vithalbhai Patel & Mrs. Pragya Ramnik Patel	All that piece of RCC Superstructure Comprising Unit/Apartment No.204, Covering a Built Up Area Admeasuring 73.790 sq. mtrs. super built up area admeasuring 92.473 sq mtrs situated on second floor in the building named and styled as Divya Arked Apartment along with 4.0662% undivided share and interest in All those pieces and parcel of Residential Plots bearing NIT Plot No.24, adm. 594.00 sq mtrs. & NIT Plot No.25 adm. 594.00 sq. mtrs. Total admeasuring 1188.00 sq. mtrs being the portion of land bearing Kh no.119, 120 of mouza Chikhli (Deo), bearing City survey No.110, Sheet No. 735/21, 734/22, 33 corporation house no.1334/24, 1334/25, Ward No.22, situated in the sanction layout of NIT, Nagpur Known and styled as Eastern Industrial Area street scheme of NIT within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust Nagpur. Tah & Dist Nagpur. Property owned by Mr. Ramnik V.Patel	Rs.27.55 Lakh Plus intt. W.e.f 31.03.2021	"Demand Notice : 29.05.2021 Possession Notice: 06.08.2021 (Symbolic) Physical Possession: 02.01.2024"	"Reserve Price : Rs. 19,50,000/- EMD : Rs. 195000/-"	Mr.Md Shayzi Mobile no. 9819757784	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 Panchpali 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

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: 01/10/2024

Place: Nagpur

Authorized Officer,
Bank of India, Nagpur Zone

NAGPUR