

**Bank of India***Relationship beyond banking*

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**E-AUCTION PUBLIC NOTICE FOR SALE  
OF MOVABLE 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. **26.09.2025** 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:  
**26.09.2025 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 Special Mega E auction: 26.09.2025 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.	<b>Branch : Andhalgaon Borrower: M/s Shekhar Agency, Andhalgaon. Prop. Mr. Vasant Dadhuji Palatkar Guarantor : Mrs. Asha Vasant Palatkar, Mr. Vaibhav Vasanta Palatkar &amp; Mr Shekhar Vasanta Palatkar</b>	EQM of immovable property i.e. Plot and Godown Shed at Ground Floor on Plot No.368, Survey No.63/3/1, P. C. 08, Grampanchayat, Chicholi. Property No.150, Zone No.4, Code No.21 , Mouza Chicholi, Kodhamendhi Road, Tah Mohadi, Tal & Dist Bhandara. Property is owned by Mrs. Asha Vasant Palatkar (Guarantor). Area 2539.48 Sq.mtrs.(27324.80 Sq.Ft.)	Rs. 36.26 lakhs + uncharged interest & other expenses	"Demand Notice : 20.01.2024 Possession Notice: 06.06.2024 (Symbolic)	Reserve Price : Rs. 26,49,000/- EMD : Rs. 2,64,900/-	Mr. Bhupendra Motghare 8421645908
2.	<b>Branch : Aheri Borrower: Mr. Sunil Balaji Munjankar</b>	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 Munjankar. 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. 9,31,000/- EMD : Rs. 93,100/-	Mr. Uday Gadmade Mob No. 9423551987
3.	<b>Branch : Aheri Borrower: M/s Navya Traders Alapalli Prop.Mrs. Vidya Sunil Mujankar</b>	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 Munjankar.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. 6,69,000/- EMD : Rs. 66,900/-	Mr. Uday Gadmade Mob No. 9423551987
4.	<b>Branch : Dharampeth Borrower: Mrs. Reshma Bano Ashrafi &amp; Mr. Mohammed Omar Sheikh</b>	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.Property is owned by Mrs. Reshma Bano Ashrafi	Rs. 37.88 Lakhs Plus intt. and other expenses	Demand Notice :30.11.2023 Possession Notice: 01.03.2024 (Symbolic)	Reserve Price : Rs. 30,20,000/- EMD : Rs. 302000/-	Ms Kripali Mishra Mob no 9926616613
5.	<b>"Branch : Gandhibagh Borrower: M/s Bankeji Foods Partners: Mr. Ashishkumar Manoharal Makhija &amp; Mrs. Neha Ashish Makhija</b>	Hypothecation of Machineris 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 Bankeji 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 Mohd Shyazi Mob.No 9819757784
6.	<b>Branch : Gandhibag Borrower: M/s Fitness Revolution Gym Proprietor : Mr. Pratik Ratan Shribas</b>	Hypothecation of GYM equipment/machinery i.e. Cycle,Treadmill,Cross Trainer,4 in 1 Stepper, Pecdec + RearDelt, Lat Pull + Row, Leg Press-45 Degree, Shoulder Press, Chest Press, Functional Trainer, Smit Machine, Seated Calf Machine, Incline Bench, Flat Bench, Decline Bench, Multi Adjustable bench, Adjustable Abs Bench, Pricher Curl Bench, Hyper Extension, Dumbbells Rack, Dumbbells, Plates, Rod 7 ft, Rod 5 ft, Rod 4 ft, Rod 4 ft.	Rs. 15.65 lakhs + uncharged interest & other expenses	"Demand Notice : 26.08.2024 Possession Notice: 16.01.2025 (Symbolic) 09.04.2025 (Physical)	Reserve Price : Rs. 3,92,000/- EMD : Rs. 39,200/-	Mr. Mohd Shayzi Mob No 9819757784
7.	<b>Branch : Itwari Borrower: Mr. NARESH MANMOHANSIGH BAIS</b>	Residential Apartment No B-407, on Fourth Floor, building No B-2, Building known as "MEGHDOOT ENCLAVE", Plot No 73, P.H.No. 37, Kh.No. 10/B, Mouza Hudkeshwar(Bz), Corporation House No. is 10/B/73/B/407, Ward No 76, Situated at Village Hudkeshwar(Bz), within the limits of Nagpur Metro Region, Tah & Dist Nagpur. Build up area 58.39 Sq.mtrs. (628.50 Sq.Ft.). Property is owned by Mr. NARESH MANMOHANSIGH BAIS.	Rs. 23.96 Lakh Plus intt. and other expenses	"Demand Notice : 30.06.2023 Possession Notice: 07.10.2023 (Symbolic) 21.08.2025 (Physical)	Reserve Price : Rs. 17,82,000/- EMD : Rs. 1,78,200/-	Mr Santosh Sajan Mob No 9009449999
8.	<b>Branch : Itwari Borrower: Mr. ZAFAR ULLAH KHAN and Mrs. ZINAT KHAN</b>	Land and Building on NMC House No 482/B, in Ward no 30, City Survey No 492, Sheet No 191, Mouza Nagpur, situated at Buddukhan Minar Road, Gawli Pura, Near Chitra Talkies, Gandhibaug, Nagpur, within the limits of NIT, Tah & Dist Nagpur. Built up area 46.840 Sq.mtr, Property is owned by Mr. ZAFAR ULLAH KHAN	Rs. 29.01 Lakh Plus intt. and other expenses	"Demand Notice : 14.03.2024 Possession Notice: 04.07.2024 (Symbolic) 20.08.2025 (Physical)	Reserve Price : Rs. 33,37,000/- EMD : Rs. 3,33,700/-	Mr Santosh Sajan Mob No 9009449999

9.	Branch : Itwari Borrower: M/s A.S.Bags Proprietor : Mr. Mohd. Arshad Mohd. Ashfaqe Guarantor : Mr. Mohd. Ashhad mohd. Ashfaqe and Mrs. Kamrunnisa Abdul Hamid	All that Piece and Parcel of the property Land & Ground + 3 Storied building consisting of House No 47/B, Ward No 40, City Survey No 549/3, Sheet No 130, Mouza Nagpur, Situated Near Taj Manjil, Dalalpura, Dahi Bazar Road, Railway Bridge, Opposite Maskasath, Itwari, within the limits of NMC/NIT, Tah & Dist Nagpur. Admeasuring area of Plot 232.40 Sq.mtrs.(2501 Sq.ft.), Built up area 180 Sq.mtr/1937 Sq.ft. of Ground and First Floor as per sanctioned building plan. Property is owned by Mr. Mohd. Arshad Mohd. Ashfaqe, Mr. Mohd. Ashhad mohd. Ashfaqe and Mrs. Kamrunnisa Abdul Hamid.	Rs. 39.85 lakhs + uncharged interest & other expenses	"Demand Notice : 30.10.2023 Possession Notice: 19.07.2025 (Symbolic)	Reserve Price : Rs. 60,67,000 /- EMD : Rs. 6,06,700 /-	Mr. Santosh Sajan Mob No 9009449999
10.	Branch : Kadbi Chowk Borrower: Mr. Mohd Saifur Raheman and Mrs. Fouziya Mohd Saifur Raheman	EQM of Flat No. S-3, Situated on second floor in the building known and styled as "Girja Kunj Complex" Kh. No.107 & 110. Mouza Bargaon, Sheet No.38, City Survey No.24 & 26, NMC House No.909/A/S/3, Ward No.62, Manjida 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 NMC House No.909/A-2 within the limits of NMC & NIT Tah & Dist Nagpur. Property is owned by Mr. Mohd Saifur Raheman and Mrs. Fouziya Mohd Saifur Raheman	Rs. 27.70 Lakh + uncharged interest & other expenses	Demand Notice : 29.05.2024 Possession Notice: 06.08.2024 (Symbolic)	Reserve Price : Rs. 23,46,000 /- EMD : Rs. 2,34,600 /-	Ms. Seema Jain 6264611710
11.	"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, Vidya Nagar, 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.	Rs. 34.02 Lakh + uncharged interest & other expenses	Demand Notice : 30.03.2024 Possession Notice: 04.06.2024 (Symbolic)	Reserve Price : Rs. 31,72,000/- EMD : Rs. 3,17,200/-	Ms. Seema Jain Mobile no. 6264611710
12.	"Branch: Kalamna BORROWER : Mr. Vinod Gangadhar Kale Co-App. Mrs. Sangita Vinod Kale	EQM of open plot Situated at Southern Portion of Land containing by admeasuring 90.30 Sq. Mtrs, out of total Land admeasuring 180.60 sq. mtrs. Of Mouza Nagpur bearing corporation House No.208, City Survey No.108, Sheet No.129, Situated at Nagpur. Within limits of the NMC Ward No.40 in tah & dist Nagpur. Property owned by Mr. Vinod Gangadhar Kale & Mrs. Sangita Vinod Kale.	Rs. 24.36 Lakhs + uncharged interest & other expenses	Demand Notice Dt. 30.06.2023 Possession Notice 06.10.2023 Symbolic	Reserve Price: 23,22,000 /- EMD : Rs. 2,32,200 /-	Ms. Archana Kumari Mob .no 7765896069
13.	Branch : Kelwad Borrower: Mr. SARAFRAJ SIRAJUDDIN PATHAN Guarantor - Mr. Shyam Chirkutrao Bhojar	Open Plot on bearing City Survey No 776, Property No 407, Ward No 1; Sheet No 4 at Kelwad, Tah Saoner, Dist Nagpur. Admeasuring area.1420 Sq.Ft. Property owned by Mr. SARAFRAJ SIRAJUDDIN PATHAN	Rs. 3.09 Lakh Plus intt. And other expenses	"Demand Notice :06.02.2021 Possession Notice: 17.06.2021 (Symbolic)	Reserve Price : Rs. 3,07,000 /- EMD : Rs.30,700 /-	Mr. Samir Borkar Mobile no. 9860819270
14.		NA Land and Residential House of Ground Plus One Storied Building on Survey No 774, Sheet No 4, Property No 177/1(Old), Situated at Mouza Kelwad, within the limits of Gram Panchayat Kelwad, Ward no 1, at post Kelwad, Tah Saoner, Dist Nagpur. Admeasuring Plot area 598.474 Sq.Ft. Built Up area 461.018 Sq. Ft., Admeasuring 68.93 Sq.Mtrs. Property owned by Mr. SARAFRAJ SIRAJUDDIN PATHAN			Reserve Price : Rs. 8,63,000 /- EMD : Rs.86,300 /-	
15.	Branch : Mahal Borrower: M/s A R ETHNICS Proprietor : Mrs Vidhi Vishal Dhomne Guarantor : Mr. Vishal Dilip Dhomne	Flat No D-401, 4th Floor in "Vishal Palace" (Wing-D) NMC House No 826-A, Ward No 13, City Survey No 540, Sheet No 173, Situated in Pothi Galli, New Itwari, Opposite ICICI Bank Itwari Branch and near to Central Bank of India Gandhibaug Branch Mouza Nagpur, Tahsil and District Nagpur within the limit of NMC and NIT Nagpur owned by Mr. Vishal Dilip Dhomne (Guarantor) Admeasuring area 68.93 Sq.Mtrs.	Rs. 12.94 Lakh Plus intt. and other expenses	Demand Notice : 03.09.2019 Possession Notice: 05.11.2019 (Symbolic)	Reserve Price : Rs. 13,05,000 /- EMD : Rs. 1,30,500 /-	Mr. Anna Thakre Mobile no. 9893944150
16.	Branch ; Mahal Borrower:Mrs. Tessy Adrian Dalby	EQM of Flat No.406, 4th floor, Wing 'C', Sanika Vihar House No.407/56, Plot No. R-1, Kh No.116/K, 116/A & 116/B, PH. No.15, Mouza Bhilgaon, Ward No.01, Grampanchyat Bhilgaon, Tah Kamptee, Dist Nagpur. Built up area 66.731 Sq.mtrs. Property owned by- Mrs. Tessy Adrian Dalby	Rs.23.36 Lakh Plus intt. And other expenses	Demand Notice :27.06.2024 Possession Notice: 27.08.2024 (Symbolic)	Reserve Price :Rs. 24,50,000/- EMD : Rs. 245000/-	Mr. Anna Thakre Mobile no. 9893944150
17.	Branch : Mahal Borrower:Mrs. Sarika Omprakash Waghdhare	Plot No. R-1, Flat No.401, 4th floor, Wing C, "Sanika Vihar", House No. 54/405, Kh. No.116/K, 116/A & 116/B, PH No.15, Mouza- Bhilgaon, Ward No.01, Gram Panchayat, Bhilgaon. Tah. Kamptee, Dist. Nagpur. admeasuring Build up area 66.758 Sq. Mtrs. In the Name of Mrs. Sarika Omprakash Waghdhare.	Rs. 34.09 Lakh + uncharged interest & other expenses	Demand Notice :29.11.2023 Possession Notice: 01.02.2024 (Symbolic) 24.07.2024 (Physical)	Reserve Price : Rs.21,06,000/- EMD : Rs. 2,10,600/-	Mr. Anna Thakre Mobile no. 9893944150

18.	<b>"Branch : Mahal Borrower: Mr. Nikhil Tatorao Sawarkar &amp; Mrs. Pallavi Nikhil Sawarkar</b>	EQM of Flat No.404, 4th floor, wing C, Plot No. R-1, "SANIKA VIHAR", House No.54/404, Kh. No.116/4, & 116/B, P. H. No.15, Mouza Bhilgaon, Ward No.1, Gram Panchayat Bhilgaon. Tah Kamptee. Dist. Nagpur. Admeasuring area of Flat No.404. B/up area 65.665 Sq. Mtrs along with undivided share is 2.2403% in 2905.95 Sq. Mtrs of Land area. property is owned by Mr. Nikhil Tatorao Sawarkar & Mrs. Pallavi Nikhil Sawarkar	Rs.23.36 Lakhs + uncharged interest & other expenses	Demand Notice :11.07.2022 Possession Notice: 03.11.2022 (Symbolic) 30.07.2025 (Physical)	Reserve Price :Rs. 24,48,000 /- EMD : Rs. 2,44,800 /-	Mr. Anna Thakre Mobile no. 9893944150
19.	<b>Branch : Medical College Square Borrower:Mrs. Madhu Ashok Paroji &amp; Mr. Abhi Ashok Paroji</b>	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 Grampanchyat, House No.50/401, Situated in Mouza Bhilgaon. P. H. No.15, ward No.01, within the limits of Grampanchyat Bhilgaon, Tal. Kamptee, Dist Nagpur. Property in the Name of Mrs. Madhu Ashok Paroji and Mr. Abhi Ashok Paroji.	Rs. 32.49 Lakhs Plus intt. and other expenses	"Demand Notice :16.02.2024 Possession Notice: 03.05.2024 (Symbolic) 16.01.2025 (Physical)	Reserve Price :Rs. 23,18,000 /- EMD : Rs. 2,31,800 /-	Mr. Tushar Landge Mobile no. 8329364873
20.	<b>Branch : Medical College square Borrower: Mrs. Yasha Ashok Paroji Guarantor :- Mr. Vishwanath Damodhar Shettigar</b>	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 Grampanchyat, House No.50/401, Situated in Mouza Bhilgaon. P. H. No.15, ward No.01, within the limits of Grampanchyat Bhilgaon, Tal. Kamptee, Dist Nagpur. Property is in the name of Mrs. Yasha Ashok Paroji.	Rs. 33.69 Lakhs Plus intt. and other expenses	"Demand Notice :16.02.2024 Possession Notice: 03.05.2024 (Symbolic) 16.01.2025 (Physical)	Reserve Price :Rs. 21,62,000/- EMD : Rs. 2,16,200/-	Mr. Tushar Landge Mobile no. 8329364873
21.	<b>"Branch : Medical College Square Borrower: Mr. Yogendra Motisingh Jagniya &amp; Mrs. Rajshree Yogendra Jagniya</b>	EQM of piece and parcel of the Flat/Apartment No.205 (Second Floor), admeasuring 65.665 sq. mtrs. build 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. Tah Kamptee, Dist Nagpur. Property is owned by Mr. Yogendra Motisingh Jagniya & Mrs. Rajshree Yogendra Jagniya	Rs. 33.65 lakhs + uncharged interest & other expenses	"Demand Notice : 31.07.2023 Possession Notice: 17.10.2023 (Symbolic) 22.08.2024 (Physical)	Reserve Price :Rs. 22,62,000 /- EMD : Rs. 2,26,200 /-	Mr. Tushar Landge Mobile no. 8329364873
22.	<b>Branch : MEDICAL COLLEGE SQUARE Borrower: Mr. Jayesh Sanjayrao Nilawar &amp; Mr. Sanjay Madhukarrao Nilawar</b>	EQM 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 No.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 Grampanchyat, Narsala, Nagpur. Property is owned by Mr. Jayesh Sanjayrao Nilawar	Rs. 21.43 Lakh Plus intt and other expenses	"Demand Notice : 20.12.2023 Possession Notice: 01.03.2024 (Symbolic) 19.11.2024 (Physical)	Reserve Price :Rs. 18,00,000/- EMD : Rs. 1,80,000/-	Mr. Tushar Landge Mobile no. 8329364873
23.	<b>"Branch : Reshimbaug Borrower: Mrs. Chhaya Sanjay Malewar &amp; Mr. Darshan Sanjay Malewar</b>	Apartment No. 401 on 4th floor of the building known and styled as "Anand Prince Golden Palace-1" Eastern side portion of Plot No.114/A, Corp House No.86/114, Mouza Narsala PH. No.37, Ward No.77, Kh No. 123A, 123B, 123D Tah & Dist Nagpur. Super Built up area 101.275 Sq.mtr.(1090 Sq.ft.). Property owned by - Mr. Darshan Sanjay Malewar & Smt. Chhayabal Sanjayrao Malewar	Rs.37.44 Lakh Plus intt. and other expenses	"Demand Notice :30.12.2023 Possession Notice: 07.03.2024 (Symbolic) 13.12.2024 (Physical)	Reserve Price :Rs. 33,35,000/- EMD : Rs. 3,33,500/-	Mr. Rakesh Bhojwani Mobile no. 9826870076
24.	<b>Branch : Reshimbag Borrower : Mr. Pankaj Narayan Sendur</b>	Residential Property situated at all that RCC Superstructure comprising of Residential Apartment No/Flat No 101 having Built up area 42.822 Sq.Mtrs. on the First Floor of the Building known as KHUSHBU APARTMENT together with 33.33 % undivided share and interest in Piece and Parcel of the land bearing Plot No 32 containing admeasuring Plot area 132.98 Sq.mtrs. as per RL in the Layout of Keshav Nagar, bearing Kh No 31/1, City Survey No 44, Sheet No 1025/47 & 1028/32, Mouza Zingabai Takli, Ward No 61, PH No 11 within the limits of NIT and NMC Nagpur. Super built up area 101-275 sq. mtr (1090 sq. ft) Property is owned by Mr. Pankaj Narayan Sendur	Rs. 34.95 Lakh Plus intt and other expenses	"Demand Notice : 23.10.2024 Possession Notice: 24.12.2024 (Symbolic)	"Reserve Price :Rs. 29,88,000/- EMD : Rs. 2,98,800 /-	Mr. Rakesh Bhojwani Mobile no. 9826870076
25.	<b>"Branch : Shitalwadi Borrower : M/s Hatwar Services, Prop. Mr. Chetan Umashankar Hatwar</b>	EQM of Plot No.19, out of N.A.S. No.1/3 at Mouza No.270, P. C. No.38, Mouza Bhojapur, Ward No.1, within Limits of Gram Panchayat Manapur, Ramtek., Tah Ramtek, Dist Nagpur.	Rs. 16.27 Lakhs + uncharged interest & other expenses	Demand Notice : 31.12.2023 Possession Notice: 02.03.2024 Physical : 04.12.2024	Reserve Price :Rs. 11,39,000 /- EMD : Rs. 1,13,900 /-	Mr. Manish Gajbhiye Mob No. 9049649656

26.	Branch : Sitabuldi Borrower: Mr. Nitin Ramesh Patil Guarantor : Mr Nandkishor Bhalchandra Kuhikar	NIT Leasehold Plot No 321 and Construction over it in Indora Housing Accomodation Layout, Angulimal Nagar, Khasra No 136,137, NMC House No 5757/321, Ward No 57, City Survey No 312, Sheet No 878/82, Mouza Nari, Tah & Dist Nagpur. Plot Area 27.00 Sq.mtr. Built up area 27.00 Sq.mtr. Property is owned by Mr. Nitin Ramesh Patil.	Rs. 9.90 lakhs + uncharged interest & other expenses	"Demand Notice : 29.05.2024 Possession Notice: 18.11.2024 (Symbolic)	"Reserve Price : Rs. 11,50,000 /- EMD : Rs. 1,15,000 /-	Ms. Shivika Tiwari Mob No 9893195655
27.	Branch : Sitabuldi Borrower: Mr. Bharat Raybhan Fokmare	Apartment No E-210, 2nd Floor in "Janki Sahaniwas Apartment", Plot No 1, NMC House No 1072/A, Ward No 74, Khasra No 180/1, PH No 44, City Survey No 685, Sheet No 562/46, Situated near Sasane/Wadskar Layout, Mouza Jaitala, Tahsil & District Nagpur. Built up area 31.54 Sq.mtr. Property is owned by Mr. Bharat Raybhan Fokmare.	Rs. 14.16 lakhs + uncharged interest & other expenses	"Demand Notice : 10.09.2024 Possession Notice: 18.11.2024 (Symbolic)	Reserve Price : Rs. 16,00,000 /- EMD : Rs. 1,60,000 /-	Ms. Shivika Tiwari Mob No 9893195655
28.	Branch : Sitabuldi Borrower : Mr. Somnath Swaminath Gupta and Mrs. Nilam Somnath Gupta	Residential Apartment/Flat No 314 on the 2nd floor of the bulding known & styled as Shantikunj commercial & Residential complex on the land bearing Plot No 2, P H No 43, Kh no 71/1, Mouza Chinchabhavan, C S No 126, Sheet No 382/35 within the limits of NMC and NIT Nagpur Dist Nagpur. Property is owned by Mr. Somnath Swaminath Gupta and Mrs. Nilam Somnath Gupta. Built up area 45.68 Sq.mtr.	Rs. 17.23 Lakh Plus intt and other expenses	Demand Notice : 11.09.2019 Possession Notice: 18.01.2020 (Symbolic)	Reserve Price : Rs. 14,76,000/- EMD : Rs. 1,47,600 /-	Ms Shrivika Tiwari Contact no. 9893195655
29.	Branch : Somalwada Borrower: Mrs. Apeksha Ravindra Atey	Open Land Plot No 21, bearing Kh. No. 17/1-A(New), Kh no 17/1(Old), Mouza Takali, Near Sitabai Nargundkar College, within the limits of NMRDA, Tahsil Hingna & District Nagpur-441108. Plot area 127.50 Sq.mtr/1372 Sq.ft. Property is owned by Mrs. Apeksha Ravindra Atey.	Rs. 22.96 lakhs + uncharged interest & other expenses	"Demand Notice : 02.05.2025 Possession Notice: 05.07.2025 (Symbolic)	Reserve Price : Rs. 14,84,000 /- EMD : Rs. 1,48,400 /-	Mr. Durvesh Tarjule Mob No 9823473292
30.	"Branch : Trimurti Nagar Borrower : Mr. Rajkumar Jailal Bisen & Mrs. Durga Rajkumar Bisen	EQM of Apartment No.304, 3rd Floor, Ranjana Hills, Plot No.2, admeasuring carpet area of 43.918 sq. mtrs. Built up area 48.798 sq. mtrs. Super Built Up area 65.99 sq. mtrs. Khasara No.50/1. PSK No.46, Gayatri Park, Behind Madhav Nagari, Mouza Wagdara comes within limits of Gram panchayat Isasani, Tah. Hingna & Dist. Nagpur. 440016.	Rs. 36.52 lakhs + uncharged interest & other expenses	"Demand Notice : 19.06.2024 Possession Notice: 27.09.2024 28.04.2025 (Physical)"	Reserve Price :Rs. 22,71,000/- EMD : Rs. 2,27,100 /-	Mr. Mrunal Wase Mob No. 9225200177

#### 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 26.09.2025 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 26.09.2025 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@psballiance.com](mailto:support.BAANKNET@psballiance.com) and [support.ebkray@procure247.com](mailto: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 také 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 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://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) Interested Buyers can visit/inspect the property on any working days from 11 am to 04 pm till 25.09.2025.

### 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: 08/09/2025  
Place: Nagpur

Authorized Officer,