

E-Auction sale notice for sale of Immovable Assets under the securitization and reconstruction of financial assets and enforcement of security interest act 2002 read with provision to Rule 8(2) of the Security Interest (Enforcement) Rules 2002. Notice is hereby given to public in general & in particular to following Borrower(s)/ Guarantor(s) that the below mentioned immovable properties mortgaged/hypothecated to bank of India (Secured Creditor), the **Symbolic and Physical Possession of** which has been taken by the Authorized Officer of Bank of India will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS CONDITION" for recovery of respective dues as detailed hereunder against the secured assets mortgaged to Bank of India from the respective borrower(s)/Guarantor(s). The Reserve Price and Earnest Money Deposit is shown there against each secured assets. The sale will be done by the undersigned (Authorized officer of Bank of India) through e-auction platform provided hereunder.

TIME of Auction for all properties is With auto extensions clause in case of bid in last 10 minutes before closing).
(Request for inspection of properties can be made at Email ID ARD.Vidarbha@bankofindia.bank.in and/or by contacting Mr Prakash Khadlikar : 9826322490, Mr Shubham Maske: 8237771144)

Name of Borrower, Co-Borrower, Mortgagor, Property ID Branch Name	Property Details	Total Dues	Possession Type	Reserve Price in Rs.	EMD in Rs.	Date and Time of Auction
Borrower: M/s Shree Poha Mill Proprietor Mr Atul Omprakash Komwar BKIDAA001 Branch : Aarni	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Singal Storey Godown Building on Plot No.19-A And 19 B Survey No.52/2 Mouza Lombehali, Tal. Arni, Dist. Yavatmal Admeasuring 2770.48 Sq.Mtrs. (Owned by Mr Atul Omprakash Komwar - Borrower-Mortgagor)	Rs. 02.72 lakhs + UCI from Date of NPA + Other incidental charges	Symbolic	Rs. 5,86,000/-	Rs. 58,600/-	10.03.2026 (From 11:00 AM to 17:00 PM)
Borrower/Mortgagor: M/s K. G. N. Minerals Through its Proprietor Fairimda Bashiruddin Khan Guarantor: Mr Sammeruddin Khan Bashiruddin Khan Mr Faizaluddin Khan Bashiruddin Khan BKIDWAN001 Branch : Wani	All that piece and parcel of land and building, shed and structures situated and erected upon Open NA Residential Plot No 35, Layout No. 2, Bypass road Wani, Survey No 50/3, Gao No. 337, Mouza Wani, Tal. Arni, Dist. Yavatmal, Admeasuring 2098 Sq Ft. Owned by Mrs Fairimda Bashiruddin Khan (Borrower-Mortgagor)	Rs. 10.89 Lakhs + UCI from Date of NPA + Other incidental charges	Symbolic	Rs. 9,22,000/-	Rs. 92,200/-	10.03.2026 (From 11:00 AM to 17:00 PM)
Borrower/Mortgagor: Late Manohar Sitaram Pawar Legal Heir : Mrs. Kamakshi Manohar Pawar BKIDACHALMANOHAR Branch : Achalpur	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon single storied residential building on door No 1712, Plot no 27, Survey No 128/2, Mouza Kandli, At Vitthalwadi, Near Sai Mandir, Paratwada, Tal Achalpur, Dist. Amravati, Admeasuring 1614 Sq.Ft. (Built Up) Owned by Late Manohar Sitaram Pawar (Borrower-Mortgagor)	Rs. 17.75 Lakhs + UCI from Date of NPA + Other incidental charges	Symbolic	Rs. 22,35,000/-	Rs. 2,23,500/-	10.03.2026 (From 11:00 AM to 17:00 PM)
Borrower: Mr.Ramikitu Mallaya Kumar BKIDVIDRAJ03 Branch : Rajura	Single Storied Residential building Situated on Property No 46/1 (Part) (Eastern portion) Ramnagar Colony, Ward No 10, Ashifabad Road, At & Tahasil Rajura Dist. Chandrapur, Admeasuring Area 187.36 Sq.Mtr (Plot) and 86.54 Sq Mtr (Built Up) (Owned By Mr.Ramikitu Mallaya Kumar - Borrower-Mortgagor)	Rs. 9.53 Lakhs + UCI from Date of NPA + Other incidental Expenses	Symbolic	Rs. 24,65,000/-	Rs. 2,46,500/-	25.02.2026 (From 11:00 AM to 17:00 PM)
Borrower/Mortgagor: Mr Syed Afroz Syed Bashir Co-borrower: Mrs Shahenaj Khatun Sayyad Afroz Guarantor: Mr Shaikh Sameer Shaikh Amir BKIDVIDBUL01 Branch : Buldhana	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Flat No A 99, 3rd floor, Saleha Apartment, Plot No 21, Survey No 74, Mirza Nagar, Near Takwa Masjid, Atari Layout, Ap Buldana, Tal and Dist. Buldana, Admeasuring 2945.55 (Total Plot Area, 833.00 Sq Ft (Built up) owned by Mr Syed Afroz Syed Bashir (Borrower-Mortgagor)	Rs. 06.65 Lakhs + UCI from Date of NPA + Other incidental Charges	Symbolic	Rs. 14,47,000/-	Rs. 1,44,700/-	10.03.2026 (From 11:00 AM to 17:00 PM)
Borrower/Mortgagor: Mr Shekh Mubin Kasam Shekh Guarantor: Mr Jagdeo Shamrao Ambhore BKIDCHIKHMOBIN Branch : Chikhali	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Flat No 79/6, 2nd floor, Nano Gold Apartment, Near Pardihi Baba Road, Chikhali Dist Buldana, Survey No 190, Sheet No 48/8, Sheet Survey No. 1791, Nazul Survey No. 23, Property No 79/6-Old Property No Z1W7001285 Owned by Mr Shaikh Mubin Kasam Shaikh (Borrower-Mortgagor)	Rs. 03.65 Lakhs + UCI from Date of NPA + Other incidental Charges	Symbolic	Rs. 11,80,000/-	Rs. 1,18,000/-	25.02.2026 (From 11:00 AM to 17:00 PM)
Borrower: Mr.Manoj Pralhadraj Joshi Mrs. Megha Manoj Joshi BKIDHING01 Branch : Hinganghat	"Registered/Legal Mortgage of the Residential property (plot as well as constructed house thereon) situated at Nazul Plot No.103,106/2,115/2, Mouza No.188, P.C.No.06, Sheet No.25, Block No.9, Gandhi Ward, Municipal Property /House No.160, Area-115.50 Sq.mts, Tal Hinganghat Dist.Wardha in the name of Mr.ManojPralhadraj Joshi"	Rs. 06.15 Lakhs + UCI from Date of NPA + Other incidental Expenses	Symbolic	Rs. 50,12,000/-	Rs. 5,01,200/-	25.02.2026 (From 11:00 AM to 17:00 PM)
Borrower/Mortgagor: Mr Mansoor Kha Mohammad Kha Guarantor : Mr Mohammad Salman Javed Iqbal BKIDAKO164 Branch : Akola	All the part and parcel of the property consisting of residential flat/Property situated at Flat No. 402, Fourth Floor "Noor Residency", Shet S. No.44/1, 44/2 & 44/3, Survey No. 44/3, Plot No.81, Mouje Akoli Khurd Tq & Dist Akola. Area of flat admeasuring 79.46 Sq.mtrs, in the name of Mr. Mansoor Kha Mohammad Kha".	Rs. 19.15 Lakhs + UCI from Date of NPA + Other incidental Expenses and charges	Physical	Rs. 10,51,000/-	Rs. 1,05,100/-	25.02.2026 (From 11:00 AM to 17:00 PM)
Borrower/Mortgagor: Mr Imran Sherjama Khan Guarantors: Mr Sohail Amhed Iqbal Ansari Mrs Shaziya Firdos Mohammed Ali Khan Pathan BKIDBUL004 Branch : Buldhana	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Flat No 101, ground Floor, Tamanna Villa, Plot No 95(a), Survey No 74, Mirza Nagar, Near Zama Masjid, Atari Layout, Ap Buldana, Tal and Dist Buldana, Admeasuring 1210.50 (Total Plot Area), 392.90 Sq Ft (Built up) owned by Mr Imran Sherjama Khan (Borrower-Mortgagor)	Rs. 15.78 Lakhs + UCI from Date of NPA + Other incidental Charges	Symbolic	Rs. 9,83,000/-	Rs. 98,300/-	10.03.2026 (From 11:00 AM to 17:00 PM)
Borrower/Mortgagor: Mr Shaikh Farooque Shaikh Karim Co-borrower: Mrs Karim Wahida Firdous Shaikh Farooque Guarantor: Mr Rasheed Ahmed Mohammad Hussain BKIDGOR40 Branch : Gorakshan Road	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Residential Flat No.02, On Ground Floor, In Arqam Residency, Plot No. 51B (Part), 52, 53, 54, Survey No. 44/2, Mou. Akoli Khurd, Behind Anand Vatika, Washim Bypass Road, Millat Nagar, Dongare Layout, Akola, Tal And Dist Akola 444001 (Owned by Mr Shaikh Farooq Shaikh Karim - Borrower-Mortgagor)	Rs. 13.64 Lakhs + UCI from Date of NPA + Other incidental Charges	Symbolic	Rs. 10,88,000/-	Rs. 1,08,800/-	25.02.2026 (From 11:00 AM to 17:00 PM)
Borrower/Mortgagor: M/s Jain Dresses And Cloth Store Through its Proprietor Mrs. Jyoti Mahendra Sabdra Guarantor: Mr Mahendra Jawarilal Sabdra BKIDARJAIN Branch : Darwah	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon New property No. 191 & 198, Old property No. 244 & 251, Ward No 3, At Bramhanpura, Near Ganesh Mandir, Mouje and Tal Darwah, Dist Yavatmal, Admeasuring 3678.50 Sq Ft, Owned By Mrs Jyoti Mahendra Sabdra (Borrower-Mortgagor)	Rs. 01.56 Lakhs + UCI from Date of NPA + Other incidental Expenses and charges	Symbolic	Rs. 21,02,000/-	Rs. 2,10,200/-	10.03.2026 (From 11:00 AM to 17:00 PM)
Borrower/Mortgagor: Ms Kasturi Food Product Through its Proprietor Prakash Shamrao Khobragade BKIDNAGKASTURI Branch : Nagbhir	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon industrial land and building at Plot No A 23, Survey No.138, 139/1, 139/2, 140, 146/1, 146/2, 149/1, 149/2, 150 in mini industrial development corporation Nagbhir, Mouza Navkhala, Tal Nagbhir, Dist Chandrapur, admeasuring 10764 Sq Ft (Plot), 2583.36 Sq Ft (Built up) Leased by Mr Prakash Shamrao Khobragade	Rs. 22.49 Lakhs + UCI from Date of NPA + Other incidental Expenses and charges	Symbolic	Rs. 31,36,000/-	Rs. 3,13,600/-	10.03.2026 (From 11:00 AM to 17:00 PM)
Borrower: Miss Mohini Manohar Yemulwar Guarantor : Mr Manohar Rajaram Yemulwar BKIDJATPURAMOHINI Branch : Jatpura Gate	All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Plot No 22/2, Old Sheet No 3 and New Sheet No 59, Block No 59, Survey No 7865, Mouza Chanda Nazul, Nazul Mohalla, Jatpura Ward No 2, Tal and Dist Chandrapur, Plot Admeasuring 427.22 Sq Ft Owned by Mr Manohar Rajaram Yemulwar	Rs. 10.12 Lakhs + UCI from Date of NPA + Other incidental Expenses and charges	Symbolic	Rs. 13,18,000/-	Rs. 1,31,800/-	10.03.2026 (From 11:00 AM to 17:00 PM)
Borrower/Mortgagor: Mr Khushal Arunrao Shrirao BKIDWARROODKHUSHAL Branch : Warood	All piece and parcel, structures, sheds erected and installed upon open plot no.2, Survey No 17, Property situated at Mouza Mangrull (peth), Mouza No 215, P H No. 83, Ward No 2 having area 171.00 Sq Mtrs, Tal Warood, Dist Amravati, 444906, in the name of Mr Khushal Arunrao Shrirao	Rs. 02.37 Lakhs + UCI from Date of NPA + Other incidental Expenses and charges	Symbolic	Rs. 4,54,000/-	Rs. 45,400/-	10.03.2026 (From 11:00 AM to 17:00 PM)

Terms & Conditions :

- 1) E-Auction is being held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS CONDITION" and will be conducted online.
- 2) For downloading further details, process compliance, terms & Conditions please visit
 - a) <https://bankofindia.bank.in>
 - b) Website address of E Auction service provider is- <https://baanknet.com/>. Bidder may visit <https://baanknet.com/> where guidelines for bidders are available. Bidders have to complete following formalities well in advance in order to participate in E Auction.
- Step-1: Bidder Registration-Bidder to register on E Auction platform (link given above) using his mobile number and Email ID.
- Step-2: KYC Verification-Bidder to upload requisite KYC Documents ONLY THROUGH DIGILOCKER. KYC documents shall be verified by the DIGILOCKER.
- Step-3: Transfer of EMD amount to bidder EMD wallet: On-line/Off-line transfer of fund using NEFT/Transfer using challan generated on E Auction platform.
- Step-4: Bidding Process & Auction Results: Interested bidders can bid online on E Auction platform after completing Step 1, 2 & 3. Please note that Step 1 to 3 should be completed by the bidder well in advance, before E Auction date.
- 3) To the best of knowledge & information of the authorized officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put for E Auction and claims/rights/dues affecting the property prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property 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 third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of On-line bid regarding properties put for sale
- 4) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset, encumbrances, pending charges, taxes, specification, etc. before submitting the bid. The bidder may inspect the property in consultation with the dealing official as per the details provided. **Date of Inspection of Immovable Properties: 16.02.2026 from 11.00 AM to 4:00 PM with prior appointment with above mentioned officials.**
- 5) Bids shall be submitted through online procedure only. (Subject to website availability)
- 6) Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- 7) The bid price to be submitted shall be above the Reserve Price & bidders shall improve their further offers in multiples of Rs.10,000/- (Rs. Ten Thousand only)
- 8) The Earnest Monet Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and EMD of the unsuccessful bidders shall be refunded.
- 9) Physical possession of property will be handed over to successful bidder only after obtaining physical possession from District magistrate in case of property under banks symbolic possession.
- 10) The Earnest Monet Deposit (EMD) or any other amount deposited towards bid shall not bear any interest and further no interest and/or expenses, charges will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process. The successful bidder shall have to deposit 25% of the sale price inclusive of EMD already paid, immediately upon same day or next working day as the case may be. The balance of the purchase price shall have to be paid within 15 days of acceptance / confirmation of sale conveyed to them failing which Bank is at liberty to forfeit the amount deposited by the successful bidder.
- 11) Participation and bidding in the auctions on the website shall be deemed that the bidder has accepted the T&C's pertaining to the auction and is aware of all the Taxes and Duties, and other extraneous factors and the principle of caveat emptor shall apply. It shall also imply that the bidder has carefully gone through the terms and conditions, including amendments, if any, prevailing at the time of auction. No objections or complaints will be entertained once the bid is placed.
- 12) Neither the Authorized Officer/ Bank nor E Auction service provider will be held responsible for any Internet Network Problem/ Power failure any other technical lapses etc. In order to ward off such contingent situation, the interested bidders are requested to ensure that they are technically well equipped with adequate power back up etc. for successful participation in E Auction event.
- 13) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A 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/full deposit of BID amount. The purchaser shall bear the applicable stamp duties, registration charges and other incidental charges and also the statutory and non-statutory dues, taxes, assessments etc.
- 14) The Authorized Officer/bank has the absolute right & discretion to accept or reject any or all offers or adjourn/postpone/ cancel the E Auction or withdraw any property thereof from the auction proceedings at any stage without assigning any reason therefor. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- 15) The sale certificate will be issued in the name of purchaser(s)/applicant(s) only and will not be issued in any other name(s).
- 16) The sale shall be subject to rules/conditions prescribed under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002. For further details, / enquiries, if any, of the terms and conditions of sale, can be obtained from the respective branches on the contact numbers given.
- 17) Bid once made shall not be withdrawn or cancelled. All bid made from the register user ID will be deemed to have been made by him/her only.
- 18) This notice is also applicable to borrower, co-borrower, guarantor and public in general.

SALE NOTICE TO BORROWERS/GUARANTORS

This Notice is also to be treated as Statutory sale notice to borrower and Guarantor (L/Rs) Under Rules 8(2) Security Interest (Enforcement), Rule 2002.

Dear Sir/Madam,

The undersigned being the Authorized Officer of Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under. You have committed default in payment of the outstanding dues and interest with monthly rests, costs and charges etc in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notice to all of you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officer, in exercise of the powers conferred under Section 13(4), took to you to pay the sum as mentioned above before the date fixed for sale, failing which the immovable properties will be sold and taking possession, valuation and sale etc. shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Place : Wardha
Date : 05-02-2026

AUTHORISED OFFICER
Bank of India