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Bank of India
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SPECIAL MEGA 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. 26.08.2025 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 at https://www.bankofindia.co.in https://BAANKNET.com

Last date and time of submission of EMD and document on or before:
26.08.2025 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: 26.08.2025 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 Munjankar**	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
2.	**Branch : Aheri Borrower: M/s Navya 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 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. 8,69,000/- EMD : Rs. 86,900/-	Mr. Uday Gadmade Mob No. 9423551987
3.	**Branch : Dharampeth Borrower: Mrs. Reshma Bano Ashrafi & Mr. Mohammed Qamar 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 Tekli, 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
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 Wanjri Housing Accomodation Scheme, NIT Kh No 35, Ward No 43, City Survey No 35, Sheet No 861/21, Situated at Mouza-Wanjri,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. 15,58,000/- EMD : Rs. 1,55,800/-	Mr Prashik Shelare Mobile no. 9730396526
5.	**Branch : Gadchiroli Borrower: Mr. Vishal Shankar Kankadalwar and Mrs. Devki Vishal Kankadalwar**	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 Kankadalwar.	Rs. 8.16 lakhs + uncharged interest & other expenses	Demand Notice : 18.05.2022 Possession Notice: 09.09.2022 (Symbolic) 09.06.2025 (Physical)	Reserve Price : Rs. 12,57,000/- EMD : Rs. 1,25,700/-	Mr Premlal Nandankar Mobile no. 9595181848
6.	**Branch : Gandhibagh Borrower: Mr. Pritam Raju Bokde**	All that piece and parcel of residential apartment no 204 with built up area 50.36 Sq mtrs situated on second floor, in the building named as " Gulmohar Greens Building D " with undivided share 0.49 % survey no 147/1/2, 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) 22.07.2025 (Physical)	Reserve Price Rs. 16,02,000 /- EMD : Rs. 1,60,200 /-	Mr Mohd Shyazi Mob.No 9819757784
7.	**Branch : Gandhibagh Borrower: M/s Bankeji Foods Partners: Mr. Ashishkumar Manoharlal Makhija & Mrs. Neha Ashish Makhija**	Hypothecation 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 Bankeji Foods, Plot No.22, Kh No.70/2, Krishna Krupa Layout, Kamptee Kapsi BU, Kapsi Village, Nagpur. 440035.	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
8.	**Branch : Itwari Borrower: Mr. NARESH MANMOHANSIGH BAIS**	Residential Apartment No B-407, on Fourth Floor, building No B-2, Building known as "MEGHDOOT ENCLAVE", Plot No 73, PH 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, Teh & 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)	Reserve Price : Rs. 17,82,000/- EMD : Rs. 1,78,200/-	Mr Santosh Sajan Mob No 9009449999
9.	**Branch : Itwari Borrower: Mr. ZAFAR ULLAH KHAN and Mrs. ZINAT KHAN**	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, Teh & Dist Nagpur. Property is owned by Mr. ZAFAR ULLAH KHAN. Built up area 46.840 sq. mtr	Rs. 29.01 Lakh Plus intt. and other expenses	*Demand Notice : 14.03.2024 Possession Notice: 04.07.2024 (Symbolic)	* Reserve Price : Rs. 33,37,000/- EMD : Rs. 3,33,700/-	Mr Santosh Sajan Mob No 9009449999
10.	**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. 6264511710
11.	**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 940, 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
12.	**Branch : Medical College Square Borrower:Mrs. Madhu Ashok Paroji & Mr. Abhi Ashok Paroji**	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 2.3887% 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
13.	***Branch : Medical College square Borrower: Mrs. Yasha Ashok Paroji Guarantor :- Mr. Vishwanath Damodhar Shettigar**	EQM of piece and parcel of the Flat/Apartment No.304 (Wing C), containing by admeasuring 65.865 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
14.	***Branch : MEDICAL COLLEGE SQUARE Borrower: Mr. Jayesh Sanjayrao Nilawar & Mr. Sanjay Madhukarrao Nilawar**	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 Grampanchayat, 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
15.	**Branch : Reshimbag Borrower: Mr. Darshan Sanjay Malewar & Smt. Chhayabai Sanjayrao Malewar**	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 Teh & Dist Nagpur. Property owned by - Mr. Darshan Sanjay Malewar & Smt. Chhayabai Sanjayrao Malewar Super Built up area 101.275 sq. mtr. (1090 sq. ft.)	Rs.37.44 Lakh Plus intt. and other expenses	*Demand Notice :30.12.2023 Possession Notice: 01.03.2024 (Symbolic) 13.12.2024 (Physical)	Reserve Price :Rs. 33,35,000/- EMD : Rs. 3,33,500/-	Mr. Rakesh Bhojwani Mobile no 9828870078
16.	**Branch : Reshimbag Borrower : Mr. Pankaj Narayan Sendar**	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 Place 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. Property is owned by Mr. Pankaj Narayan Sendar	Rs. 24.95 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 9828870078

17.	**Branch : Gandhibag Borrower: M/s Fitness Revolution Gym Proprietor : Mr. Pratik Ratan Shribas**	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 Shayzl Mob No 9819757784
18.	**Branch : Itwari Borrower: M/s A.S.Bags Proprietor : Mr. Mohd. Arshad Mohd. Ashfaque Guarantor : Mr. Mohd. Ashfaq mohd. Ashfaque 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. Ashfaque, Mr. Mohd. Ashfaq mohd. Ashfaque 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
19.	**Branch : MAHAL Borrower: M/s Kailash Enterprises (Proprietor Mr. Kailash Shrihari Meshram) Mr. Kailash Shrihari Meshram and Co-Applicant Mrs Priyanka Kailash Meshram**	All that Piece and Parcel of Residential House at Ground Floor on the Plot No 80 being the portion of Land bearing Khasra No 34/1 of Mouza Punapur, P.H.No. 34, bearing City Survey No 155, Sheet No 580/22, Corporation House No 3637/80, Ward No 21 situated in the Sanctioned Layout of Dinabandu Bhumi Vikas Sanstha, Bhawani Nagar, Nagpur, within the limits of NIT, Taluka and District Nagpur. Plot area 55.74 Sq.mtr. Sanctioned built up area 25.461 Sq.mtr. Property owned by Mr. Kailash Shrihari Meshram and Mrs Priyanka Kailash Meshram.	Rs. 24.69 Lakh Plus uncharged interest & other expenses	"Demand Notice : 31.05.2024 Possession Notice: 01.08.2024"	Reserve Price :Rs. 18,09,000 /- EMD : Rs. 1,80,900 /-	Mr. Anna Thakre Mobile no. 9893944150
20.	**"Branch : Mahal Borrower: Mr. Mahesh Narayan Chakankar & Mr. Madan Narayan Chakankar**	Residential Flat No UGF-01,Upper Ground Floor,Shri Gurudeo Niwas, NMC House No. 707, Behind Bhosalaved Shala & near House of Rodi,Mahal, City Survey No 513, Sheet No 207, Mouza-Nagpur,Tahsil & District Nagpur.Area of Flat is 89.186 Sq. Mtrs. Property is owned by Mr. Mahesh Narayan Chakankar	Rs. 12.30 Lakhs + uncharged interest & other expenses	"Demand Notice :29.03.2023 Possession Notice: 25.07.2023 (Symbolic) 04.02.2025 (Physical)	" Reserve Price : Rs. 30,60,000 /- EMD : Rs. 3,06,000 /-"	Mr. Anna Thakre Mobile no. 9893944150
21.	**Branch : Mankapur Borrower: Mr. Sandeep Annaji Waratkar**	Residential Apartment No G-3 on Ground Floor in building known and styled as "SHIV GANGA ENCLAVES" covering Built up area of 67.5258 Sq.mtr.(726.57 Sq.ft.), Super Built up area 92.56 Sq.mtrs (996 Sq Ft.). together with 3 8525 % undivided share and interest in all that piece and parcel of land beanng Plot No 27 & 28 being portion of entire land bearing Kh No 72/2,73/2,76/2,77,78/1,81,82 and 73/1, City Survey No 11, Sheet no 14, situated in the layout of Gokul/Joras Co-op Housing Society, Opposite Prathmesh Palms Apartment, Borgaon Nagpur, Ward No 61, Tahsil and District Nagpur.Property is owned by Mr. Sandeep Annaji Waratkar.	Rs. 29.92 lakhs + uncharged interest & other expenses	"Demand Notice : 13.05.2025 Possession Notice: 15.07.2025 (Symbolic)	"Reserve Price : Rs. 29,64,000 /- EMD : Rs. 2,96,400 /-"	Ms. Rashmi Sakure Mob No 8600509030
22.	**Branch : Reshimbag Borrower: Mr. Nandkishor Daulatrao Raut and Mrs. Urmila Nandkishor Raut**	Tenement No B-203, Second Floor, Building No. B-29, Khasra No 63, Mouza Tarodi (Khurd), Tahsil and District Nagpur,Carpet area 28.53 Sq.mtr. Property is owned by Mr. Nandkishor Daulatrao Raut and Mrs. Urmila Nandkishor Raut	Rs. 5.87 lakhs + uncharged interest & other expenses	"Demand Notice : 17.03.2025 Possession Notice: 12.06.2025 (Symbolic)	"Reserve Price : Rs. 7,25,000 /- EMD : Rs. 72,500 /-"	Mr. Rakesh Bhojwani Mob No 9826870076
23.	**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. Swapnil Bhoyar Mob No 7770091124
24.	**Branch : Hudkeshwar Borrower: Mr. Sheikh Farukh Sheikh Bhur Mohammad Mrs. Meharun Nisa Sheikh Farukh**	Ground Plus First Floor House covering a Built up area of 27.94 Sq.mtr (300.74 Sq.Ft.) constructed on Leasehold Plot No 9 of admeasuring area 55.780 Sq.Mtrs. (600.41 Sq.ft.), Mouza Bidipeth, City Survey No 1040, Sheet No 252/17, Municipal House No 3514/A/9, Ward no 20, Situated at Ashirwad Nagar, Behind Dada Saheb Thakre School, Situated in the sanctioned layout of NIT known and styled as Sakkardara Street Scheme situated within the limits of NIT and NMC,Nagpur.Property is owned by Mr. Sheikh Farukh Sheikh Bhur Mohammad and Mrs. Meharun Nisa Sheikh Farukh	Rs. 16.21 lakhs + uncharged interest & other expenses	"Demand Notice : 24.02.2025 Possession Notice: 30.04.2025 (Symbolic)	"Reserve Price : Rs. 21,08,000 /- EMD : Rs. 2,10,800 /-"	Mr Rahul Khandate Mob No 9890631835
25.	**"Branch : Medical College Square Borrower: Mr. Yogendra Motisingh Jagniya & Mrs. Rajshree Yogendra Jagniya**	"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
26.	**Branch : Sitabuldi Borrower: Mrs. Monali Roshan Baghele**	NIT Leasehold Plot No 492 and construction over it, Corp House No 3919/D/492 having total land area admeasuring 25.129 Sq.Mtrs. (270.489 Sq.Ft.) Ground floor area 21.528 Sq.mtr. and First Floor area 13.626 Sq.mtr.Total Built up area 35.154 Sq.Mtrs (378.40 Sq.Ft.) at Mouza Indora in the Layout of Indora Housing Accommodation Scheme, Kh No. 28/2,3, C.S.No. 29, Sheet No. 08, Ward No. 57, Khushi Nagar, Near Buddha Vihar, Indora, Tah Dist Nagpur. Property is owned by Mrs. Monali Roshan Baghele.	Rs. 21.34 lakhs + uncharged interest & other expenses	"Demand Notice : 01.10.2022 Possession Notice: 27.06.2024 (Symbolic)	"Reserve Price : Rs. 12,05,000 /- EMD : Rs. 1,20,500 /-"	Ms. Shivika Tiwari Mob No 9893195655
27.	**"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
28.	**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 160/1, PH No 44, City Survey No 685, Sheet No 552/46, Situated near Sasane/Wadskar Layout, Mouza Jartela, 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
29.	**"Branch : Kalameshwar Borrower: M/s. Harihar Kirana Bhandar Proprietor : Mr. Mahendra Shantilal Chavhan Guarantor : Mr. Virendra Shantilal Chavhan**	Two Commercial Shop No 01 & 02 on Ground Floor, Plot No 4, Khasra No 871/1, Property No. 364 at Mahatma Gandhi Ward, Ward No 11, PH No. 27, Katol nagpur Road at Kalameshwar, Mouza-Kalameshwar, Tah. Kalameshwar, District Nagpur. Built up Area of Shop No. 01 & 02 is 21.96 Sq.mtr.(236.37 Sq.ft.).Property is owned by Mr. Mahendra Shantilal Chavhan and Mr. Virendra Shantilal Chavhan	Rs. 5.46 lakhs + uncharged interest & other expenses	"Demand Notice : 09.10.2022 Possession Notice: 07.10.2023 (Symbolic)	"Reserve Price : Rs. 13,61,000 /- EMD : Rs. 1,36,100 /-"	Mr Manish Lokhande Mob No 9004074621
30.	**"Branch : Armori Borrower: Mr. Parag Bhaskar Bante**	N.A. Land and Two Storied Residential Building on Survey No 1339/1, Plot No 07, Property No 1087, PH No 04, Situated at Mouza-Armori,Behind HP Petrol Pump, Nandanwan Colony, within the limits of Municipal Council Area Armori, Tahsil Armori and District Gadchiroli. Plot Size is 175.11 Sq.mtr.i.e. 1884.88 Sq.ft.,Total Built up area 179.48 Sq.mtr.i. e. 1931.91 Sq.ft. Property is owned by Mr. Parag Bhaskar Bante	Rs. 40.92 lakhs + uncharged interest & other expenses	"Demand Notice : 02.05.2025 Possession Notice: 05.07.2025 (Symbolic) [illegible]	"Reserve Price : Rs. 41,48,000 /- EMD : Rs. 4,14,800 /-"	Mr Amit Jha Mob No 8087860898
31.	**Branch : Dharampeth Borrower: Mr. Akshay Raju Lanjewar**	Residential Apartment No L-203, on Second Floor, Building known & styled as "LOTUS CONDOMINIUM", M.B.Town, on Plot No 196,197 and 198, Layout of M/s Adiwasi Samaj Unnati Gruh Nirman Sahakari Sanstha Ltd.,P.H.No. 11, Kh No 19/2, Mouza Zingabai Takli, Corporation House No 508/196/L-203. C.S.No 24, Sheet No 1032/70 & 1032/71, Situated at Ganpati Nagar, M.B. Town, Godhani Road, within the limits of NMC & NIT Nagpur, Tah & Dist Nagpur. UDS-9.88 %,Flat area 85.867 Sq.mtr (924.27 Sq.ft.) Property is owned by Mr. Akshay Raju Lanjewar.	Rs. 24.59 lakhs + uncharged interest & other expenses	Demand Notice : 05.05.2025 Possession Notice: 08.07.2025 (Symbolic)	"Reserve Price : Rs. 27,59,000 /- EMD : Rs. 2,75,900 /-"	Ms Kripali Mishra Mob No 9926616613
32.	**"Branch : Dharampeth Borrower: Mr. Gaurav Raju Madavi, Smt Geeta Raju Madavi, Ms. Chetana Pannalal Dhurve**	Double Storied(Duplex) Residential Building bearing Duplex No 12, Property No 867/12 at 12,Regency, Leverage Greens City, Near Vaidya Nagar, Beside 2nd Flyover, Koradi Road, Ward No 04 on Plot No 12, Khasara No 174/1, PH No 12-A, Mouza Bhokara, Tah & Dist Nagpur. Plot area 181.153 Sq.mtr.(1734.00 Sq.ft.), Total Plinth area 148.42 Sq.mtr. Property is owned by Mr. Gaurav Raju Madavi and Smt Geeta Raju Madavi	Rs. 110.13 lakhs + uncharged interest & other expenses	"Demand Notice : 05.05.2025 Possession Notice: 08.07.2025 (Symbolic)	"Reserve Price : Rs. 111,38,000 /- EMD : Rs. 11,13,800 /-"	Ms Kripali Mishra Mob No 9926616613

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 **28.08.2025** up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site **https://BAANKNET.com** jap by means of RTGS/NEFT.

4) Date and time of E- Auction on **28.08.2025** 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** and **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 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**

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 been 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 TaxAct 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/inpect the property on any working days from 11 am to 04 pm till 26.08.2025.

SPECIAL INSTRUCTION / CAUTION

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India northe 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 mecessary 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: 23/07/2025
Place: Nagpur

Authorized Officer,
Bank of India, Nagpur Zone