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. **25.02.2026** 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:
24.02.2026 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: 25.02.2026 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: Asset Recovery Branch BORROWER : Veerbhadra Trading Co. Proprietor : Mr. Nikit Prakash Dalal**	Commerical cum residential unit No. 3A & 4A, First Floor of building "Dalal Mansion", on House No. 956, Circle No. 13/19, City Survey no. 488, Ward No. 44, Situated at Sambaji Kasar Road, Maskasath Itwari, Nagpur. Shop No. 3A Build up area 160.69 Sq ft Shop No. 4A Build up area 205.51 Sq ft. Google Map Location : Latitude 21.09256, Longitude 79.0639	**Rs. 87,00,000/- + uncharged interest & other expense**	**Demand Notice : 27.03.2023 Possession Notice: 15.06.2023 (Symbolic) (Physical) 24.01.2025**	**Reserve Price : Rs.22,71,000/- EMD :2,27,100/-**	**Mr.Sanjay Tripathi. No. 9559726802**
2.	**Branch :Asset Recovery Borrower: M/s Nisarg Enterprises Partners: Mrs. Seema Pradip Hedau & Mrs. Rajshree Prashant Moundekar**	All that piece and parcel of MIDC leasehold land bearing Plot No. A-13/29 of Mouza Bidganeshpur area admeasuring 540 sq. mtrs along with construction standing there upon in the name of M/s Nisarg Enterprises in Butibori MIDC Industrial Area, Near Fire Station. Village, Bidganeshpur, Tahashil Hingna, Dist Nagpur. Google Map Location : Laltitude :20.917356 ; Longitude : 78.969526 Hypothecation of Plant and Machinery for the production of Chocolate, Toffee of M/s Nisarg Enterprises, Situated at Plot No.13/29, MIDC Butibori, Tah. Hingna, Dist Nagpur. Consist of Automatic Candy Depositing Plant, Dissolving Tank, Chocolate Beans forming Machine with conveyor Etc.	**Rs. 1,68,33,000 /- + uncharged interest & other expenses**	**Demand Notice : 17.10.2023 Possession Notice: 07.01.2024 (Symbolic) 27.08.2024 (Physical)**	**Reserve Price : Rs.91,34,000/- EMD : Rs. 9,13,400/-**	
3.	**Branch :Asset Recovery Branch Borrower : M/s Runicha Oil Industries Prop: Mr. Vijay Pukhraj Tiwari Guarantor: Mr. Pukhraj Tiwari**	EQM of NA land at field survey No. 152/1 bearing plot no. 3 admeasuring 266.00 Sq Mtr. Plot No. 4 admeasuring 266.00 Sq Mtr. Plot No. 9 admeasuring 322.00 Sq. Mtr, Plot No. 10 admeasuring 322.00 Sq Mtr, Plot No. 11 admeasuring 454.00 Sq Mtr, Total admeasuring 1630.00 Sq Mtr situated at Mouza Pimpalgaon(M), Tah Hinganghat, Dist Wardha owned by Mr. Pukhraj Ramprasad Tiwari(Guarantor). Google Map Location : Laltitude :20.535372 ; Longitude : 78.840566	**Rs. 3,36,00,000 /- + uncharged interest & other expenses**	**Demand Notice : 27.05.2022 Possession Notice: 23.08.2022 (Symbolic) 15.07.2025 (Physical)**	**Reserve Price : Rs.44,01,000/- EMD : Rs.4,40,100/-**	
4.	**Branch : Asset Recovery Branch Borrower :M/S Tiwari Agro Industries Partners : I) Mr.Pukhraj Ramprasad Tiwari ii) Mrs. Shital Manish Joshi**	EQM of Non-Agricultural land at Field Survey No.11 admeasuring 1.06H.R. and S.No.13, admeasuring 2.10 HR, situated at Mouza-Italapur, Tah-Hinganghat, Dist-Wardha ownd by Mr. Pukhraj Ramprasad Tiwari. Google Map Location : Laltitude : 20.521012; Longitude : 78.833453	**Rs. 6,56,95,000/- + uncharged interest & other expenses**	**Demand Notice : 29.06.2022 Possession Notice: 13.09.2022 (Symbolic) 19.05.2023 (Physical)**	**Reserve Price : Rs. 2,24,25,000/- EMD : Rs. 22,42,500/-**	

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.
2) E-Auction Tender document containing online e-auction bid form, declaration, General Term & conditions of Online auction sale are available in websites: (a) Auction sale / bidding would be only through "Online Electronic Bidding" process through the website **https://BAANKNET.com**
(3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before **24.02.2026** up to 5.00 P.M. by own wallet https://www.bankofindia.co.in (b) **https://BAANKNET.com**
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 **25.02.2026** 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 **30th 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 23.02.2026.**

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 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.

Authorized Officer, Bank of India, Nagpur Zone

Date: 23/01/2026, Place: Nagpur

NAGPUR