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Bank of India

Relationship beyond banking

**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 particular to the Borrower(s) & Guarantor(s) that the India, secured creditor will be sold on AS is where is, As is what is & whatever there is on DT 28.07.2026
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:
27.07.2026 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: 28.07.2026 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 : M/s. Mahakali Agro Processing Co. Prop: Mrs. Jayshri Janardhan Ghage Guarantor: Mr. Janardhan Keshav Ghage Mr. Eknath Shamraoji Bhade	EQM of the property situated bearing Tenement No. 401 on 3rd floor having built up area 31.25 Sq. Mt. i.e. 336 Sq Ft. in building No. M of Survey No. 10/1, 10/2, 10/3 and 223 situated at Mouza Khapri (Rly) P.H. No. 42, within the limit of Maharashtra Airport Development Co. Ltd. Nagpur (MADC) Tah. & Dist. Nagpur Owned by Mrs. Jayshree Janardhan Ghage Google Map Location : Latitude : 21.049996; Longitude : 79.039755	Rs. 3,10,49,000/- + unchanged interest & other expenses	Demand Notice : 26.04.2016 Possession Notice : 14.07.2021 (Symbolic) (Physical) 13.03.2024	Reserve Price : Rs. 8,00,000/- EMD : Rs. 80,000/-	Mr. Abhay Kumar Singh No. 7759809720
2.	Branch: Asset Recovery Branch BORROWER : M/s. Bhattad Food Prop : Mr. Santosh Murlidhar Bhattad	1) Industrial Sheds on Plot No. A-35, Gadchiroli Industrial Area, Kotalga, Near MIDC Gadchiroli Ground, within the limits of Grampanchayat Navegaon, Mouza-Navegaon, Tahsil-Gadchiroli & District-Gadchiroli. Area Of Plot 32,076.00 Sq Ft., Built-up of Ground Floor 6,525.00 Sq Ft. Owned by M/s Bhattad Food Products through its Prop: Mr. Santoshkumar Murlidhar Bhattad. Google Map Location Latitude 20.172990, Longitude 79.960744 2) Plant & Machinery situated at Plot No. A-35, MIDC, Gadchiroli consist of Diesel Operated Rotary Rack oven with Automation and steaming Facility-Capacity, Dough Sheet Foldable with Detachable Table, Maxi Molder 06 Cylinder fully automatic, Bread Slicer, Hwener-100, Spiral kneader, Fully PLC Controlled Cookies Machine, Flour Shifter with 55 pot, CCEPHS 60 Planetary Mixture, Trolleys, Electrification System.	Rs. 59,03,000/- + unchanged interest & other expenses	Demand Notice : 29.07.2022 Possession Notice : 07.10.2022 (Symbolic) 20.12.2022 (Physical)	1) Reserve Price : Rs. 51,60,000/- EMD : Rs. 5,16,000/- 2) Reserve Price : Rs. 10,26,000/- EMD : Rs. 1,02,600/-	
3.	Branch: Asset Recovery Branch BORROWER : M/s. RLR Enterprises Partners : 1) Mr. Ramesh Wasudeo Ingole, 2) Mrs. Ragini Millind Ingole, 3) Mrs. Lata Mohan Shirast	"EQM of all the part and parcel of NA Commercial 2 Rural Godown (Leasehold right and Ownership right) Situated at Akola - Wadegaon Road, Gat no. 549, At & Post Bharatpur, Tah. Balapur, Dist-Akola. Admeasuring 43,040.00 Sq. ft. Build up area 9229.00 Sqft. Owned by M/s RLR Enterprises & M/s RLG Enterprises. Google Map Location : Latitude : 20.591215 ; Longitude: 76.907370	Rs. 1,14,66,000/- + unchanged interest & other expenses	Demand Notice : 15.07.2016 Possession Notice : 04.10.2016 (Symbolic) (Physical) 29.05.2018	Reserve Price : Rs. 41,40,000/- EMD : Rs. 4,14,000/-	
4.	Branch: Asset Recovery Branch BORROWER : M/s Hindustan Semiconductor Limited Directors : 1) Mr. Ajay Yashwantora Kadam, 2) Mr. Umesh Dinkar Oke, 3) Mrs. Rajesh Chandrashekhkar Moharil.	Land & Building: All that pieces and parcels of Non Agricultural land bearing Kharsa No. 18,19,20 & 21 total admeasuring 5.15 H.R. equivalent to 12.72 Acres, with occupant class 1 rights situated at Mouza Sawalapur, Mouza No. 202, P.H. No. 7, Zone No. 3, Account No. 57, Consist of Main factory building admeasuring 1523.59 Sq Mtr, Guest House admeasuring 232.25 Sq Mtr, Total admeasuring 1,755.84 Sq Mtr. Owned by M/s Hindustan Semiconductors Ltd. Google Map Location : Latitude : 20.996205; Longitude : 78.263875 Plant and Machinery of M/s Hindustan Semiconductors Limited situated at Mouza No-202, Kharsa No 18,19,20,21, Plot No. 1, 2, 3, 4, 5, 6 & 7, Survey No. 18 to 21, P.H. No. 7, Mouza-Sawalapur, Near Agragami High School, Tah Arvi & Dist: Wardha. Consist of Nagon Die Bonder, Musashi Dispenser, Nihon Garter Sorter, Nihon Garter Taping, Nihon Garter Singulation, LF Magazine spare, Silicon Dies Spare, Room Shower etc	Rs. 5,46,00,000/- + unchanged interest & other expenses	Demand Notice : 26.05.2016 Possession Notice : 16.11.2017 (Physical) 18.10.2024	Reserve Price : Rs. 37,05,000/- EMD : Rs. 37,30,500/-	
5.	Branch: Asset Recovery Branch BORROWER : M/s. Sadgururupa Bio Oil Process Industries Prop : Mr. Shrikant S Tajnekar	Land & Building: The Leasehold Plot A-9 & Factory Building MIDC Industrial Area, Near Highway Toll Plaza, Mouza-Karanja Ghadge, Tah. Karanja & Dist. Wardha Plot Area Adm-600.00 Sq Mtrs Factory Shed: 133 Sq Mtrs Front Room: 12 Sq Mtrs Owned by Mr. Shrikant S Tajnekar. Google Map location : Latitude : 21.160567 Longitude : 78.390888 Plant and Machinery of M/s Sadgururupa Bio Oil Process Industries consist of Pre treatment vessel having MS Cylindrical, Dryer Cum Slurry Mixer, Esterification Reactor MS Cylindrical, Thermic Fluid Heating Model Etc.	Rs. 60,87,000/- + unchanged interest & other expenses	Demand Notice : 20.05.2016 Possession Notice : 22.08.2015 (Physical) 12.12.2025	Reserve Price : Rs. 9,87,900/- EMD : Rs. 98,790/-	
6.	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 Butnori MIDC Industrial Area, Near Fire Station, Village, Bidganeshpur, Tahasil Hingna, Dist Nagpur. Google Map Location : Latitude 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 Butnori, Tah. Hingna, Dist Nagpur. Consist of Automatic Candy Depositing Plant, Dissolving Tank, Chocolate Beans forming Machine with conveyor Etc.	Rs. 1,68,33,000/- + unchanged interest & other expenses	Demand Notice : 17.10.2023 Possession Notice : 07.01.2024 (Symbolic) 27.08.2024 (Physical)	Reserve Price : Rs. 79,50,000/- EMD : Rs. 7,95,000/-	

Terms & Conditions:
1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOVERY 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) <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 27.07.2026 up to 5.00 P.M. by own wallet registered with PSB Alliance Pvt. Ltd. On its e-auction site <https://BAANKNET.com> by means of RTGS/NEFT.
4) Date and time of E-Auction on 28.07.2026 between 11.00AM 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 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 15 Days 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 for 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 sell 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 / rights / dues.
16) Payment of bid 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 & Machinery is one of the secured assets the sale of Immovable properties Associated with Plant & Machinery would be effective only if there is valid sale/bid for plant & machinery.
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) Date of inspection of Property 24.07.2026 from 11 am to 04 pm

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: 26/06/2026, Place: Nagpur

Authorized Officer, Bank of India, Nagpur Zone