



Indian Bank



Indian Bank



Indian Bank

Zonal Office Nagpur Palm Road Civil Lines Nagpur 440001

Phone:-0712- 2530666, 2566784, E-Mail:zonagpur@indianbank.co.in,

[Under Rule (8(1) of Security Interest (Enforcement) Rules, 2002]

Possession Notice (for Immoveable property)

Whereas, The undersigned being the authorised officer of the Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) read with rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated mentioned on below column calling upon the borrower to repay the amount mentioned in the notice being and interest thereon and other charges within 60 days from the date of receipt of the said notice.

The borrower/mortgager/guarantors having failed to repay the amount, notice is hereby given to the borrower/ mortgager/ guarantors and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Ordinance Act read with rule 8 and 9 of the said rules.

The borrower/mortgager/guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Indian Bank for an amount and interest thereon.

Sr. No.	Name of Borrower's	Branch	Description of the property	Date of Demand Notice	Amount O/s. (Rs.)	Date of Possession
1.	borrower Mr. Vishal Prhalad Bhaisare (Borrower & Mortgagor) and Mrs. Neha Vishal Bhaisare (Co-Borrower) Address at- Plot No 204, Erose Housing Society, Om Nagar, Koradi Road, Near WOX Cooler, Nagpur	Nagpur Branch	All that piece and parcel of residential house Ground + 1st floor in the land bearing plot no 204 on layout of Eros Co-operative Housing Society Limited Nagpur, out of Khasha No 188/1 and 190/1 of Mouza Nara, bearing Corporation House No 3080/A/204, Ward No 57, Patwari Halka No 11, City Survey No 488, sheet No 656/95, plot admeasuring about 1363.40 sq. ft (126.4890 sq. mtr) situated at Koradi Road, Tehsil Nagpur, District Nagpur within the limits of Nagpur Improvement Trust Nagpur and Nagpur Corporation and District Nagpur Adjoining properties/boundaries Towards East: 9.00 Mtr Road,Towards West: Plot No 203, Towards North: Plot No 202 (Actual) and Plot No 205 (As per RL Letter), Towards South: 9.00 mtrs	13.05.2024	Rs. 74,46,055.21 (Rupees Seventy-Four Lakhs Forty- Six Thousands Fifty-Five and Twenty-One Paisa Only) and interest thereon from 13.05.2024	24.07.2024

Date: **31.07.2024**
Place: **Nagpur**

Chief Manager Cum Authorised Officer
For Indian Bank



GIC HOUSING FINANCE LTD.

Regd. Office : National Insurance Building, 6th Floor, 14, Jamshedji Tata Road, Churchgate, Mumbai-400020

Nagpur Branch Office : 5-A, 1st Floor, Pushpkunj Commercial Complex, Central Bazar Road, Ramdaspath, Nagpur - 440010.

Ph. : 0712 - 2440064, E-mail : nagpur@gicfindia.com

POSSESSION NOTICE
(UNDER SUB-RULE (1) OF RULE 8 OF RULES UNDER SARFAESI ACT,2002)

WHEREAS the undersigned being the Authorized Officer of GICFHL, pursuant to the demand notices issued on its respective dates, under section 13(2) of SARFAESI Act 2002 calling upon you/Borrowers, the under named, to pay Outstanding dues within 60 days from the date of receipt of the respective notices. You/Borrowers all have failed to pay the said outstanding dues within stipulated time, hence GICFHL is in exercise and having right as conferred under the provisions of sub section (4) of section 13 of SARFAESI ACT,2002 read with rules thereunder, taken SYMBOLIC POSSESSION of the secured Assets as mentioned herein below.

Sr No.	File No./ Customer Name	Property Address	Total Outstanding due as per Demand Notices	Date of 13(2) Demand Notice	Date of Symbolic Possession	Total Outstanding as on 30.06.2024
1.	MH0410610001470 MRS. DEEPAVENI CHOKLINGAM BHARTI	KH NO 108/3 PH NO 15, RAZA TOWN, HOUSE NO: TENAMENT NO 40, KAMPTEE ROAD, MADARSA, MHASALA, KAMTHI CITY, NAGPUR, MAHARASHTRA, PIN CODE: 441002.	RS. 10,37,499/-	02-04-2024	30-07-2024	Rs. 10,75,440/-

FURTHER, to this notice, the Borrowers are hereby called upon to hand over vacate and the peaceful possession of the respective properties to **GICFHL** within **7 days** from the date of this notice, else the undersigned shall be constrained to proceed to take PHYSICAL POSSESSION of the above properties forcibly by adopting method/s and/or may dispose the properties in line with the provisions provided under the SARFAESI Act, 2002 and the rules thereto.

The **BORROWERS** and the **PUBLIC IN GENERAL** is hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of **GICFHL** for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.

Date : 31/07/2024
Place : Nagpur

For GIC Housing Finance Ltd.
Sd/-
Authorised Officer



HDFC Bank Ltd

Branch: Civil Lines Nagpur

CIN L65920MH1994PLC080618 Website: www.hdfcbank.com

DEMAND NOTICE

Under Section 13 (2) of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002.

Whereas the undersigned being the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / Legal Heir(s) / Legal Representative(s) / Guarantors listed hereunder, to pay the amounts mentioned in the respective Demand Notice/s, within 60 days from the date of the respective Notice/s, as per details given below. The undersigned have, caused these Notices to be pasted on the premises of the last known respective addresses of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) / Guarantors. Copies of the said Notices are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) / Guarantors may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Borrower(s) / Legal Heir(s) / Legal Representative(s) / Guarantors to pay to HDFC, within 60 days from the date of publication of this Notice, the amounts indicated here in below in their respective names, together with further interest, cost, expenses and charges as applicable and as detailed in the said Demand Notices from the respective dates mentioned below in column (c) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HDFC by the said Borrower (s) respectively.

Borrower(s) / Legal Heir(s) / Legal Representative(s) / Guarantors attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s

Sr. No.	NAME OF BORROWER(S)/GURANTOR (S)/LEGAL HEIR(S)/LEGAL REPRESENTATIVE(S)	TOTAL OUTSTANDING DUES(RS)	DATE OF DEMAND NOTICE	DESCRIPTION OF SECURED ASSET(S)/IMMOVABLE PROPERTY (IES)
(A)	(B)	(c)	(D)	(E)
1.	MR SINGH VIKRAM KUMAR	Rs 33,64,116/- (Thirty-Three Lakh Sixty-Four Thousand One Hundred and Sixteen Only) as on 31-MAY-2024	10-Jul-24	ALL THAT R.C.C SUPER STRUCTURE consisting of Apartment No. 402 containing by admeasurements approx. 55.31 Sq. Mtrs. at Fourth of the building known as "A SINGAPORE LIFE CITY THE MILLENNIUM" on the piece and parcel of land as described in the above schedule a with right to hold appropriate 2.43% undivided variable proportionate share and interest in the said piece and parcel of land. The other area as under- Unit No. 402, B. Up area 61.08 Sq.m Carpet area 55.31 Sq.m , Balcony area 3.918 Sq.m Exclusively usable connected terrace area 7.709 Sq.m, Stairs& lift area 4.840 Sq.m , Passage area 9.707 Sq.m Fire area 4.781, Stilt area 9.24 Sq.m Total area 101.28 Undivided share in land as per carpet area 2.43 %
2.	MRS GAJBHIYE ROHINI PRAFUL MR GAJBHIYE PRAFUL CHARANDAS	Rs. 5,02,740/- (Five Lakh Two Thousand Seven Hundred and Forty Only) as on 31-MAY-2024	10-Jul-24	THE UNDIVIDED 0.1026 PERCENT share and interest in ALL THOSE Pieces and Parcel of land bearing Plot No. 1 and 2, containing by total admeasurement 6989.96 Sq. Mtrs.(OR 75240 Sq. Ft) being a part or portion of the entire land bearing Kh. No. 70, having a total area of 1.90 Hectors, Rental Rs. 380.00 held in Occupancy Class-I Rights of Mouza -Bori together with the entire R.C.C Superstructure comprising APARTMENT NO. 351 covering a carpet area of 16.46 Sq. Mtrs on the THIRD FLOOR of a building constructed thereon and known and styled as "TULSI CITY" situated at Bori, in Tahsil - Nagpur (Rural) and District-Nagpur
3	MR. GAIKWAD VIJAY MOTIRAM	Rs. 7,88,540/- (Seven Lakh Eighty-Eight Thousand Five Hundred and Forty Only) as on 31-MAY-2024	10-Jul-24	All that peace and parcel of Plot No. 13 total admeasuring 270.00 Sq. Mtrs (2905.20.50 Sq. Ft) out of it 135.00 Sq. Mtrs having area of 120.00 sq mtr (1291.20 Sq ft) East West -15 meter by North South 18 Meter. situated at Mouza - Chincholi, Kasbe Shegaon Part No. 2, within Municipal counsel limits of Shegaon Tqg, Shegaon Dist. Buldhana along with construction thereon present and future or thereabouts.
4	MIR PANDE AMIT ASHOKRAO MRS PANDE SUNANDABAI ASHOKRAO	Rs. 18,03,673/- (Eighteen Lakh Three Thousand Six Hundred and Seventy-Three Only) as on 31-MAY-2024	10-Jul-24	All that parcel of PLOT 25 (MIDDLE PART), admeasuring 139.40 Sq. Mtrs (1500.50 Sq. Ft.), Shet Gut No. 112 (AS PER 7/12-112/32), S No. 38/3, House No. 25, having construction on. Situated at Laxmi Nagar, Jalamb Road, Near Boys Hostel Mouza Wadi, at Khargaon, Dist. Buldhana, along with construction thereon present and future or thereabouts.
5	MIR JOSHI VIJAY RAMESH MRS JOSHI KARUNA VIJAYRAO	Rs. 10,95,482/- (Ten Lakh Ninety -Five Thousand Four Hundred and Eighty-Two Only) as on 31-MAY-2024	10-Jul-24	ALL THAT R.C.C Superstructure comprising FLAT NO. D 408 on the Fourth Floor of Wing D, in the Complex to be known and styled "SDPL AASHRAY APARTMENTS" on the aforesaid Plot of land covering a CARPET ADMEASURING 23.59 Sq. Mtrs + Enclosed Balcony 2.89 Sq. Mtrs = 26.48 Sq. Mtrs THE UNDIVIDED 0.61% share and interest in ALL THAT Piece and Parcel of land admeasuring 6,944.50 Sq. Mtrs Bearing Khasha No. 18/3, City Survey No.260, Sheet No. 45.48, Ward No. 68, situated at Dabha, Nagpur (City) within the limits of Nagpur Municipal Corporation, Tahsil & Dist. Nagpur
6	Mr. /Mrs./Ms. Husband/ Son Daughter / Wife of MS. YADAV SHITAL VIKAS [since deceased] AND MRS. MANDABAI DWARKANATH NIGOTE AS WELL AS KNOWN AND UNKNOWN LEGAL HEIRS OF MS. YADAV SHITAL VIKAS [since deceased]	Rs. 7,66,239/- (Seven Lakh Sixty-Six Thousand Two Hundred and Thirty-Nine Only) as on 31-MAY-2024	10-Jul-24	ALL THAT Piece and parcel of land bearing PLOT NO. 27 out of the sanctioned layout, containing by admeasurement 112.50 Sq. Mtrs.(i.e. 1210.95 Sq. Ft.) , being a portion of the entire land bearing Khasha No. 57/1 of Mouza -JAMTHA, Patwari Halka No.42, including all other easementary right appurtenant and belonging thereto, in the entire layout known and styled as "GOKUL RESIDENCY-II, situated at village- JAMTHA, in Tahsil- Nagpur (Rural) and District- Nagpur
7	Mr./Mrs./Ms./Husband/Son/Daughter/Wife of KHADSE GOVARDHAN DADAJI [since deceased] AND other MR MITHUN GOVARDHAN KHADSE known and unknown Legal Heir(s), Legal Representative(s), Successors and Assigns of KHADSE GOVARDHAN DADAJI [since deceased]	Rs. 8,54,254/- (Seven Lakh Twenty-Six Thousand Two Hundred and Thirty-Nine Only) as on 31-MAY-2024	10-Jul-24	All that piece and parcel of land area 128.00 sq. mtr Plot No 39, Survey No 39, P/H No 14, situated at Mouza-Borda, within the limits of Village Panchayat Borda Tah-Warora Dist Chandrapur, along with construction thereon present and future or thereabouts.
8	MR KALASKAR SUNIL BHUJINGRAO MRS KALASKAR DURGA SUNIL	Rs. 9,30,631/- (Nine Lakh Thirty Thousand Six Hundred and Thirty-One Only) as on 31-MAY-2024	10-Jul-24	FLAT No - F3 (admeasuring 64.59 Sq. Mtrs) Super Built up area) situated on First Floor in the building popularly known as "KANHA RESIDENCY", constructed on Plot No 13/2 B total admeasuring 42120 Sq. Ft., with 17.75 undivided share and interest in the land, situated at Mouza Tajnagar, Dist. Akola, S NO 28/2, SHEET NO.63B, GADDAM PLOT, TAPADIYA NAGAR within city limit of Akola.
9	MR BAJPAI SUNEET KUMAR MRS. BAJPAI NEHA	Rs. 37,90,048/- (Thirty-Seven Lakh Ninety Thousand and Forty-Eight Only) as on 31-MAY-2024	10-Jul-24	YAMUNA NAGAR Duplex Apartment, Duplex No. 01(ONE) of Yamuna Nagar Wing No.04 along with plot admeasuring 1058 Sq. Ft. (98.57 Sq. Mtrs.) , on lay out plot No. 02 and having built up area of 104.82 Sq. Mtr & Super Built up area of . 1356.00 Sq. Ft. (126.00 Sq. Mtrs) at Mouza malkapur Survey No.70(Part) Tq. And Dist. Akola.
10	MR BORADE VISHAL SUDHAKAR MRS BORADE SULOCHANA SUDHAKAR	Rs. 12,60,348/- (Twelve Lakh Sixty Thousand Three Hundred and Forty-Eight Only) as on 31-MAY-2024	10-Jul-24	MOUZA-GHATPURI, Taluka & Sub division-Kharggaon, Jilha parishad Buldhana, Old Shet Bhupapan No 27/3,3,6, Shet Survey No (as per 7/12 Extract), 4 Row Houses built on Plot no 77-admeasuring area of 276.00 sq mtr and Known as "Pawanputra Row Houses."

* Together with further interest, costs, expenses and charges as applicable till payment and/or realization

If the said Borrowers shall fail to make payment to HDFC as aforesaid, then HDFC shall proceed against the above Secured Asset(s) / Immovable Property (ies) under Section 13 (4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) / Guarantors as to the costs and consequences.

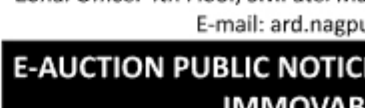
The said Borrower (s) / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset (s) / Immovable Property (ies), whether by way of sale, lease or otherwise without the prior written consent of HDFC. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 31/07/2024
Place: Nagpur

Sd/-
Authorised Officer- HDFC Bank Ltd.



Bank of India



Bank of India



Bank of India

Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur Tel: 0712-2557596

E-mail: ard.nagpur1@bankofindia.co.in

E-AUCTION PUBLIC NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES

Relationship beyond banking...

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. **26-08-2024**. 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> b) <https://ebkgray.in>

Last date and time of submission of EMD and document on or before:

23.08.2024 up to 5 pm by bidders own wallet registered with PSB Alliance Pvt. Ltd. its e-auction site <https://ebkgray.in>

Date & time of E auction: 26-08-2024. 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 (Symbolic /Physical)	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	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 Plus intt. w e f 28.11.2023	Demand Notice :29.11.2023 Possession Notice: 01.02.2024 (Symbolic) 24.07.2024 (Physical)	Reserve Price : Rs.22,00000/- EMD : Rs. 220000/-	Mr. Manoj Sonkusare 9403236285
2.	Branch : Chacher Borrower:M/s. Shri Sairam Rice Mill (Prop. Mr. Karry Ganga Reddy)	1.Registered Mortgage of Factory Land & Building, Survey No. 300/4, PH No.46, at Dudhala-Barshi Road, At & Post Dudhala, Tah Mouda, Dist Nagpur. Land area 4100 Sq. Mtrs and built up area 880.64 Sq. Mtrs. Owned by "Shri Sairam Rice Mill" Shri Karry Ganga Reddy S/o Shriram Reddy.	Rs.211.57 Lakh Plus intt. w e f 26.10.2023	Demand Notice :30.10.2023 Possession Notice: 17.02.2024 (Symbolic)	Reserve Price : Rs.45,20000/- EMD : Rs. 452000/- Reserve Price : Rs.14,50000/- EMD : Rs. 145000/-	Mr.Anand Guru Mobile no. 7798066100
3.		Plant & Machinery, Survey No. 300/4, PH No.46, at Dudhala-Barshi Road, At & Post Dudhala, Tah Mouda, Dist Nagpur.				
4.	*Branch : Dighori Borrower:Mrs. Kanchan Anuroop Trivedi & Mr. Anuroop Ramakant Trivedi	All that piece and parcel of Open Land bearing nortnen side portion of NMC House No.208, City Survey No.108, Sheet No.129, Situated in NMC ward No.40, Bastarwadi, Itwari, Nagpur. Tah & Dist. Nagpur. Admeasuring 1170.509 sq. ft. (108.743 sq. mtrs) and as per Akhiv Patrika 971.98 sq. ft (90.30 sq. mtrs) Out ot total Land admeasuring 180.60 sq. mtrs.	Rs.33.33 Lakh Plus intt. w e f 16.04.2023	Demand Notice :09.05.2023 Possession Notice: 05.10.2023 (Symbolic)	Reserve Price : Rs.25,65000/- EMD : Rs. 257000/-	Mr.Rahul Chaudhari Mobile no. 8600038893
5.	*Branch : Katol Borrower:M/s. Kartik Corporation Partners: Mr. Kapil Narendra Dhote Mr. Ashish Vijay Gotmare Mr. Vijay Hokchand Patil	All that piece of land with building sheds and structures standing thereon situated at Plot No. A-38, Situated in the Katol Industrial Area within the Village limit of Dongargaon. Taluka Katol, Dist Nagpur. Admeasuring 570.00 Sq. Mtrs.	Rs.76.43 Lakh Plus intt. w e f 21.10.2023	Demand Notice :02.11.2023 Possession Notice: 25.01.2024 (Symbolic)	Reserve Price : Rs.25,50,000/- EMD : Rs. 255000/- Reserve Price : Rs.19,00,000/- EMD : Rs. 190000/-	Mr.Anna Thakre Mobile no. 9893944150
6.		Plant & Machinery situated in the Katol Industrial Area within the Village limit of Dongargaon. Taluka Katol, Dist Nagpur. (Machineries utilized for production of Nut & Bolts of Various Sizes & Length. It consists of Cold Forging Machine, Rolling M/c, Trimming M/c, CNC Wire Cutting M/c, Polishing Drum etc.				
7.	*Branch: Kalamna BORROWER : Mr. Vinod Gangadhar Kale Co-App. Mrs. Sangita Vinod Kale	EDM of Land & Building and other structure and other fixture and fitting erected on installed thereon (both present and furure). 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. 2436598.10 + interest and others charges w.e.f 28.06.2023	Demand Notice Dt. 30.06.2023 Possession Notice 06.10.2023 Symbollic	Reserve Price:20,80,000 EMD : Rs. 2,08,000	Mr. Pravin Supe Mob.no 9975783978
8.	Branch: Kalameshwar Borrower : Mr. Suraj Surendra Kodhe Co-App. Mrs. Jyoti Surendra Kodhe	Flat No.301 A, 3rd Floor, "Shreekrupa Apartment", Plot No.26, Kh No.132/2, Mouza Zingabai Takli, P. H. No.11, C S No.223, Sheet No.655/24, Ward No.61 Nagpur. Tah & Dist Nagpur. 440 030 (m.S.). Property owned by Mr. Suraj Surendra Kodhe	Rs. 2473774.00 + interest and others charges w.e.f 28.01.2023	Demand Notice Dt. 30.01.2023 Possession Notice 14.06.2023 Symbollic	Reserve Price:17,85,000 EMD : Rs.1,80,000	Mr.Sharad Choudhari Mob.no 9096246532
9.	Branch : Mahal Borrower: M/s Rajesh Contractor & Traders Prop. Mr. Rajesh Ramrao Radke	Open Plot No.95, in the layout of Amar Asha Co-op. Housing Society Ltd., C S No.33, Sheet No.54, K. H. No.159/160/1, P. H. No.7, Mouza Sabba, Tah. & Dist. Nagpur-440 023.	Rs.95.11,868.2 9 Plus intt. w.e.f. 30.06.2015	*Demand Notice : 12.10.2022 Possession Notice: 26.12.2022 (Symbolic)	Reserve Price : Rs.23,00,000/- EMD : Rs. 230000/-	Manoj Sonkusare Mob No. 9403236285
10.	*Branch : Mahal Borrower: Mr. Mahesh Narayan Chakankar & Mr. Madan Narayan Chakankar	Flat No. UGF-01 in Shri Gurudeo Niwas on NMC House No.707, Sheet No.207, Coty Survey No.513, Ward No.27, Situated at Bhosale Ved Shala, Mahal Nagpur. Area of Flat is 89.186 Sq. Mtrs	Rs.12,30,338.0 4 Plus intt. w. e. f. 29.12.2022	*Demand Notice :29.03.2023 Possession Notice: 25.07.2023 (Symbolic)	Reserve Price : Rs.27,90000/- EMD : Rs. 279000/-	Manoj Sonkusare Mob No. 9403236285
11.	Branch :Butibori Borrower: M/s Nisarg Enterprises Partners: Mrs. Seema Pradip Hedau &	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.	Rs.1,68,33,150. 00 + unchanged interest & other expenses	Demand Notice : 17.10.2023 Possession Notice: 07.01.2024 (Symbolic)	3) Reserve Price : Rs.49,20,000/- EMD : Rs. 4,92,000/-	Madhu Golcha Mob.No. 9827476162
12.	Mrs. Rajshree Prashant Moundekar	Hypothecation of Plant and Machinery: M/s Nisarg Enterprises, Situated at Plot No.13/29, MIDC Butibori, Tah. Hingna, Dist Nagpur			Reserve Price Rs. 67,50,000/- EMD : Rs. 675000/-	

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://ebkgray.in>

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://ebkgray.in>

(3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before **23.08.2024** up to 5.00 P.M. by own wallet Registered with **PSB Alliance Pvt. Ltd.** On its e-auction site <https://ebkgray.in>. jsp by means of RTGS/NEFT.

4) Date and time of E- Auction on **26-08-2024** between 11.00 AM to 5.00 P.M. (IST). Unlimited extension of 10 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://ebkgray.in> 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 **PSB Alliance Pvt. Ltd.** Help Desk Number **8291220220** (e-mail) support.ebkgray@psballiance.com

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://ebkgray.in> 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://ebkgray.in>

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 already 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://ebkgray.in> 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) Date of Inspection of Property **19.08.2024** 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: 31/07/2024
Place: Nagpur

Authorized Officer,
Bank of India, Nagpur Zone

NAGPUR