Pune : 20cm (w) x 34cm (h)

Bank of India
Relationship beyond banking

Pune Recovery Branch: 1162/6, Ganesh Khind-University Road, Near Observatory, Next to Hardikar Hospital, Shivajinagar Pune 411005 **Ph. No.:** 020-25531312
Email: Recovery.Pune@bankofindia.co.in,

E-Auction and 30 Days Sale Notice of Immovable Assets charged to the Bank on 26/09/2024, between 11.00 AM To 5.00 PM (IST)

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 Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged / charged to the Secured Creditor, the Symbolic/Physical possession of which has been taken by the Authorized Officer of Bank of India (secured creditor), will be sold on **"As is where is"** , **"As is what is"** and **"Whatever there is"** basis on the below mentioned date for recovery of the sum due to the secured creditor from the Borrower(s) and Guarantor(s) as mentioned below.

S. N.	Name of Branch and Name Address of Borrowers / Guarantors & Outstanding Amount	Brief Description of Property	Reserve Price / EMD (Rs. in lakhs)	Date of Demand Notice / Date & type of Possession	E-mail Id / Contact No. of Authorised Officer
1	**Branch: Karve Road** **Name of the A/c. :- Mr. Rohit Mahadev Dudhal, Flat No. 15, 4th Floor, CTS No. 1128/B, Laxmi Prasad Appartment, Sadashiv Peth, Tal. Haveli, Dist. Pune - 411030 Amount Outstanding : Rs. 86.73 Lakhs+interest+expenses w.e.f. 30/03/2022**	EQM of Flat No. 15, 4th Floor, CTS No. 1128/B, Laxmi Prasad Apartment, Sadashiv Peth, Tal Haveli, Dist. Pune - 411030, Admeasuring area 980 sq.fts. i.e. 91.08 Sq.mtrs **Boundaries : On the East :** By Nimbalkar Talim & Property of Shelke, **West :** CTS No. 1129 Sadshiv Peth, **North : P**assage & Flat No. 14, **South :** Open Road Side	95.67 9.56	13/04/2022 21/07/2022 (Symbolic)	KarveRoad.Pune @bankofindia.co.in
2	**Branch: Satara Road** **Name of the A/c. :-Shri. Ramdas Jagnnath Gade and Mrs. Manisha Ramdas Gade, EQM of Flat No. 205a,** 2nd floor, Mayureshwar Ashray, S. No. 38, Hissa No. 1A, Final Plot No. 486A, CTS No. 5793, T P Scheme No. 3, Parvati, Pune-411009 (1RK & Terrace) **Amount Outstanding: Rs. 15.51 Lakhs+ interest+ expenses w.e.f. 25/11/2019**	EQM of Flat No. 205A, 2nd floor, Mayureshwar Ashray, S. No. 38, Hissa No. 1A, Final Plot No. 486A, CTS No. 5793, T P Scheme No. 3, Parvati, Pune-411009 (1RK & Terrace) Admeasuring area 458.67 sq.fts. i.e. 42.61 Sq.mtrs, **Boundaries : On the East :** Open space, **West :** By passage/Entrance/ Flat No. 203, **North :** Road, **South :** By Flat No. 205	33.73 3.37	29/07/2019 02/11/2019 (Symbolic)	SataraRoad.Pune@ bankofindia.co.in
3	**Branch : Laxmi Road** **Name of the A/c. :- Nivedita Rajanish Desai**, Bunglow, Plot No 39 Old Gat No 521,522,523,524 & 525 and new Gat no 623/6/A/38,Shivanand Enclave, Mouje Kelawade Tal Bhor Pune **O/s. Rs. 65.86 Lakhs + interest + expenses w.e.f. 29.03.2021**	EQM of Residential Bunglow, Plot No 39 Old Gat No 521,522,523,524 & 525 and new Gat no 623/6/A/38,Shivanand Enclave, Mouje Kelawade Tal Bhor Pune Admeasuring area –2841.69 Sq Ft i.e 264.00 Sq mt., **Boundaries:-East –** By Road**, West –**By Plot No 40**, North** – By Road **, South** – By Plot No 37 & 38	25.74 2.57	20/04/2021 26/10/2021 (Symbolic)	LaxmiRoad.Pune@ bankofindia.co.in
4	**Branch : Jangli Maharaj Road** **Name of the A/c. :- Mr Himanshu Hemant Potdar& Mrs Sarika Himanshu Potdar,** Flat No 1203, Wing A, 12th Floor,bldg "honey Dew Condominium" Plot Gat No. 73,76,77/A2,A3 & A4,76(Part), Village Kasar Amboli, Tal Mulshi (Paud), Dist. Pune **O/s. Rs. 29.46 Lakhs + interest + expenses w.e.f. 29.03.2024**	EQM of Flat No 1203, Wing A, 12th Floor,Bldg "HONEY DEW CONDOMINIUM" Plot Gat No 73,76,77/A2,A3 & A4, 76(part), Village Kasar Amboli,Tal Mulshi (Paud), Dist Pune, Area : 653 Sq Ft., Boundaries:-**East** – Open Plot**, West** –By Mulshi Road**, North** – By Open Plot**, South** – By Mulshi Road	41.63 4.16	06/06/2024 06/08/2024 (Symbolic)	JanglimaharajRoad. Pune@bankofindia. co.in
5	**Branch : Vimannagar** **Name of the A/c. :- Mahesh Vasant Bhosale & Mrs Ashwini Mahesh Bhosale**, Flat No 301, Wing A, 3rd Floor, Wing A, Bldg "Balaji Nisarg" bearing Gat No 48, Village Shiraswadi, Gawdewadi, Near Sai sankul Apartment,Tal Haveli Dist Pune 411048 **O/s. Rs. 11.32 Lakhs + interest + expenses w.e.f. 13.08.2023**	EQM of Flat No 301, Wing A, 3rd Floor, Wing A, Bldg "Balaji Nisarg" bearing Gat No 48, Village Shiraswadi, Gawdewadi, Near S a i sankul Apartment,Tal Haveli Dist Pune 411048, Area : 464 Sq ft.**, Boundaries:-East –** By Open plot, **West –**By Shiraswadi Road, **North** – By Open Plot, **South** – By Shiraswadi Cricket Ground	16.56 1.65	16/09/2023 05/12/2023 (Symbolic)	Vimannagar.Pune@ bankofindia.co.in
6	**Branch : Chakan** **Name of the A/c. :- Mrs. Chhaya Dipak Alhat & Mr. Deepak Baban Alhat,** Flat No. 301, 3rd Floor, Wing No. B, Voyage, S. No. 97/29, Plot No. 3 to 14, 19 to 22 & 28, Gat No. 545, Borhadewadi, Moshi, Pune **O/s. Rs. 43.10 Lakhs + interest + expenses w.e.f. 25.01.2019**	EQM of Flat No. 301, 3rd Floor, Wing No. B, Voyage, S. No. 97/29, Plot No. 3 to 14, 19 to 22 & 28, Gat No. 545, Borhadewadi Moshi, Pune, Admeasuring built up area: 1487.94 sq. ft., carpet area 1139.94 sq. ft., **Boundaries:North:** Entrance, **South:** Open Space, **East**: Lift**, West:** Staircase	63.32 6.33	01/02/2023 18/07/2023 (Symbolic)	Chakan.Pune@ban kofindia.co.in
7	**Branch : Chakan** **Name of the A/c. :- Mrs. Vaishali D Lohokar**e, Flat No. 1107, Eleventh Floor, Wing B, Silver Oaks, S. No. 275, Borhadewadi, Moshi, Taluka Haveli, Dist. Pune 412105 **O/s. Rs. 26.37 Lakhs + interest + expenses w.e.f. 04.06.2022**	EQM of Flat No. 1107, Eleventh Floor, Wing B, Silver Oaks, S. No. 275, Borhadewadi Moshi, Taluka Haveli, Dist. Pune 412105, Admeasuring built up area: 612.00 sq. ft., **Boundaries: North:** Flat No. B-1108**, South:** Duct & Flat No. 1106**, East**: Passage & Flat No. 1103**, West**: Road	23.57 2.35	01/02/2023 10/07/2023 (Symbolic)	Chakan.Pune@ban kofindia.co.in

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://ebkray.in<https://ebkray.in/> Mob No. 8291220220**, **Email Id- support.ebkray@psballiance.com (2) EMD Amount be directly paid to ebkray vide generated challan,** EMD E wallet should reflect the EMD Amount before start of E-Auction process in order to participate in bidding. **(3)** Date and time of Auction on **26/09/2024 between 11.00 AM to 5.00 PM.(IST).** Unlimited extension of 10 Minutes each. **(4)** Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 10,000/- (5)** The intending bidders should hold a valid E-mail id, Mobile No., Scan Copy of Pan Card and Address Proof such as Passport, Election Commission Card, Adhar Card, Driving License etc. to register their names at portal **https://ebkray.in<https://ebkray.in/>** and get their User ID and password free of cost from ebkray whereupon they would be allowed to participate in online e-auction. **(6)** Prospective Bidders should visit **https://ebkray.in<https://ebkray.in/>** for registration and bidding guidelines, in case of any query Bidders may **contact Index No. 8291220220** and E-mail id **support.ebkray@psballiance.com**. **(7)** Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to credit the same to ebkray vide generated challan. **(8)** The BID should be submitted online along with acceptance of terms and conditions of this notice. **(9)** EMD amount shall be adjusted in case of the highest / successful bidder, otherwise refunded to E wallet on finalization of sale. The EMD shall not carry any interest. **(10)** Interested parties can inspect the assets at site tentatively on **23/09/2024 between 11.00 AM to 5.00 PM.** For inspection of assets please contact Respective Branch. **(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 to concerned branch mentioned against the property 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 Authorised 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)** If, only single bid if received, the said bidder will be declared successful only if he has quoted above the reserve price. **(14)** 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. **(15)** 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. **(16)** 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. **(17)** 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. **(18)** 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 Pune only. **(19)** In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The borrower / guarantors/ mortgagors are hereby notified to pay the sum as mentioned above along with interest, other charges and ancillary expenses before the date of e-Auction, failing which the asset will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

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 are able to circumvent such situation and are able to participate in the auction successfully.

Date : 21/08/2024 Place : Pune

Sd/-
Authorised Officer, Bank of India