PUBLIC NOTICE

Notice is hereby given that the following Share Certificates for **600** Equity shares of FV **Rs. 10/- (Rupees Ten only)** each with Folio No. **H000944** of **PIX TRANSMISSIONS LIMITED**, having its registered office at **J-7, MIDC, Hingna Road, Nagpur, Maharashtra, 440016** registered in the name of **HIMANSHU JEETMAL PORWAL** have been lost. **HIMANSHU JEETMAL PORWAL** has applied to the company for issue duplicate certificate. Any person who has any claim in respect of the said shares certificate should lodge such claim with the company within 15 days of the publication of this notice.

Name of the Company	Certificate Nos.	Distinctive Nos. From	To	Folio No.	Securities held
Pix Transmissions Limited	17986	1798501	1798600	H000944	100
Pix Transmissions Limited	21279	2368101	2368200	H000944	100
Pix Transmissions Limited	22011	2441301	2441400	H000944	100
Pix Transmissions Limited	25557	2795901	2796000	H000944	100
Pix Transmissions Limited	25997	2839901	2840000	H000944	100
Pix Transmissions Limited	28723	3112501	3112600	H000944	100

Place: Nagpur, Date: 02-10-2024 **HIMANSHU JEETMAL PORWAL**

THE CHIKHLI URBAN CO-OP BANK LTD, CHIKHLI

H.O. Dr. Shamaprasad Mukherjee Marg, At Po Taluka - Chikhali, District - Buldana

POSSESSION NOTICE
(REGARDING IMMOVABLE PROPERTY)

The undersigned Authorized Officer of The Chikhli Urban Co-op Bank Ltd Chikhli had served a Demand Notice on 03/07/2024 as per the power derived under section 13(2) of Securitization & Reconstruction Act of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest Enforcement Rules to the Borrower of Sindhkhed Raja Branch of the Bank **Mr. Yogesh Bhikaji Yekhande** R/o.Shelu intimated them to deposit with the Bank the total loan amount receivable to the Bank to the tune of **Rs.4,77,472/-** plus interest and expenses thereon since **01/07/2024** within 60 days from the date of receipt of the said notice.

As the above borrower did not repay amount of the loan, it is being informed to the borrower, guarantor and public at large that, under the power derived under section 13(4) of said Act and section 9 of the said Rules as per the provisions of above Act **Symbolic possession** of the immovable property bearing the following description mortgaged with the Bank by the borrower & Guarantor on **25/09/2024** respectively has been taken by the Bank.

It is being informed to the borrower, guarantor and especially to public at large that in respect of the said property nobody should enter into any transaction of purchase, sale, mortgage or any other transaction. If any such transaction is entered, it would be totally illegal and the same would not be binding upon the legal rights of the Bank.

DESCRIPTION OF THE PROPERTY

Name Of :- Mr. Yogesh Bhikaji Yekhande Having ownership of Property Holder the Property situated at Shelu Tq.Sindkhed Raja Dist.Buldana Grampanchayat Property No.180, Total admeasuring area 1600 Sq. Ft along with construction thereon Boundaries :- East :- Rameshwar Yekhande West :- Sharad Yekhande North:- Road South:- Tukaram Yekhande

(Outstanding As on 30.09.2024 WCTL-19 RS.4,95,442/- plus intrest and expenses from 01.10.2024)

Head Office, Chikhli
Date: 01/10/2024

Authorized Officer
The Chikhli Urban Co-op Bank Ltd. Chikhli

Careers

A Recruitment Supplement Every THURSDAY in The Indian Express, The Financial Express & Loksatta

Advtg. Details Contact
0712-2236897
0712-2236873

SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.

Corporate Office : 425, Udyog Vihar Phase IV, Gurgaon-122015 (Haryana)
Ph.: 0124-4212530/31/32, E-Mail : customercare@shubham.co Website : www.shubham.co

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the authorized officer of the Shubham Housing Development Finance Company Limited (hereinafter called Shubham) under the Securitisation 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 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice calling upon borrowers to repay the amount within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the Security Interest Enforcement) Rules, 2002.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of Shubham Housing Development Finance Company Limited for an amount detailed below and interest thereon. The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. Details are as below:

S. No.	Loan No./Borrower(s) Name	Demand Notice Date & Amount	Secured Asset	Affixation Date
1	**Loan No. ONAG2202000005044464 & ONAG2304000005062262, Jivan Makhan Gautam, Manisha Dinesh Gautam, Dinesh Gautam Makhan, Radhika Jivan Gautam**	**20-07-2024 & ₹ 5,84,262/- & ₹ 2,27,852/-**	Plot No. 55, Corporation House No. 2338/A/55 Mouza-Wanjri, Kh No. 66, City Survey No. 83, Sheet No. 854/39, P.H. No. 17, Ward No. 43, R.N. Mandal Pardi, Wanjri, Tah. Dist. Nagpur, Maharashtra -441001	**28-09-2024**
2	**Loan No. OTNR2203000005045107, Minal Manoj Tirpude, Manoj Kisanji Tirpude, Palash Manoj Tirpude**	**20-07-2024 & ₹ 27,26,215/-**	Flat No.301, Third Floor, "Niwara Apartment-II", Plot No. 179, Corporation House No. 1408/A/179, Mouza-Gorewada, KH.No. 20/3, 20/4 City Survey No. 55, Sheet No. 37, Ward No. 61, PH No. 8-A Situated At Darshna Co-operative Housing Society, Near Nital Public School, Gorewada Tah. & Dist. Nagpur Maharashtra -441501	**28-09-2024**
3	**Loan No. OCHN2212000005054970, Tushar Liladhar Sharma, Sau Rashmi Tushar Sharma**	**20-07-2024 & ₹ 9,38,214/-**	Flat No. G-01 Ground Floor Wing 4 Ridhi Nagari Town Ship-2 Plot No. 4 R Survey No. 96/2, Ta. Sa. No.4, Mouza Wandhari Tahsil And District Chandrapur MH -442401	**28-09-2024**
4	**Loan No. ONAG2009000005029807, Pramila Laxmichand Meshram, Nitu Laxmichand Meshram**	**20-07-2024 & ₹ 23,48,114/-**	Flat No.201 On Second Floor, Shrikrushna Apartment 2, Plot No.33 And 34 Nagar Parishad House No.1533, Mouza Wadi, P.H.No.5, Ward No.4 A, Kh. No.1, Tah. And Dist.Nagpur Maharashtra -440001	**28-09-2024**
5	**Loan No. NAG_1212_003845, Vilas Krishnarav Nagardkhankar, Rekha Krishnarav Nagardhankar, Deveshri Vilas Nagardhankar**	**20-07-2024 & ₹ 3,32,037/-**	NMC House No 690/3 Panchpaoli Housing Scheme Of NIT Circle Ward No 41 City Survey No 3301 Tandape Nagpur Maharashtra -440002	**28-09-2024**
6	**Loan No. BUL_1510_046097, Shagir Bashir Ahmad, Kosarnaaz Shagir Shaikh**	**20-07-2024 & ₹ 30,31,514/-**	H No- 1550 At- Deulgaon Mahi Tq- Deul Gaon Raja Dist Buldhana Maharashtra -443206	**28-09-2024**

Place : Gurgaon
Date : 01.10.2024

Authorised Officer
Shubham Housing Development Finance Company Limited

THE CHIKHLI URBAN CO-OP BANK LTD, CHIKHLI

H.O. Dr. Shamaprasad Mukherjee Marg, At Po Taluka - Chikhali, District - Buldana

POSSESSION NOTICE
(REGARDING IMMOVABLE PROPERTY)

The undersigned Authorized Officer of The Chikhli Urban Co-op Bank Ltd Chikhli had served a Demand Notice on **03/07/2024** as per the power derived under section 13(2) of Securitization & Reconstruction Act of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest Enforcement Rules to the Borrower of Deulgaon Mahi Branch of the Bank **Mo.Rizwan Mo.Rafik** R/o.Andhera intimated them to deposit with the Bank the total loan amount receivable to the Bank to the tune of **Rs. 8,39,299/-** plus interest and expences thereon since **01/07/2024** within 60 days from the date of receipt of the said notice.

As the above borrower did not repay amount of the loan, it is being informed to the borrower, guarantor and public at large that under the power derived under section 13(4) of said Act and section 9 of the said Rules as per the provisions of above Act **Symbolic Possession** of the immovable property bearing the following description mortgaged with the Bank by the borrower on **27/09/2024** respectively has been taken by the Bank.

It is being informed to the borrower, guarantor and especially to public at large that in respect of the said property nobody should enter into any transaction of purchase, sale, mortgage or any other transaction. If any such transaction is entered, it would be totally illegal and the same would not be binding upon the legal rights of the Bank.

DESCRIPTION OF THE PROPERTY

1) Name Of :- Property Holder Mo.Rizwan Mo.Rafik (Borrower)
Having ownership of the Property situated at Andhera Tq. Deulgaon Raja Dist. Buldana, Ward No. 3 House No.305 Total admeasuring area 594 Sq. Foot. Along With Construction. Boundaries:- East:- Samadhan Waman Tejankar Property West :- Sk Hanif Sk Sharif Property North: Road South :- Vijay Dande Property

2) Name Of :- Property Holder Raisa Rafik Shaikh (Guarantor) Having ownership of the Property situated at Andhera Tq. Deulgaon Raja Dist. Buldana, Ward No. 4 House No.960 Total admeasuring area 1156 Sq. Foot. Along With Construction.
Boundaries: East: Road, West:- Sk Sheru Sk Tanu Property, North:- Madhukar Shankar Tejankar Property South :- Road

(Outstanding As on 30/09/2024 SECC-481 RS8,76,659/- Plus intrest and expences from 01/10/2024)

Head Office, Chikhli
Date: 01/10/2024

Authorized Officer
The Chikhli Urban Co-op Bank Ltd. Chikhli

Bank of India

Relationship beyond banking....

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

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. **11.11.2024** 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 **https://ebkray.in**

Last date and time of submission of EMD and document on or before:
11.11.2024 up to 5 pm by bidders own wallet registered with M/s **PSB Alliance Pvt. Ltd.** Id its e-auction site **https://ebkray.in**

Date & time of E auction: 11-11-2024 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 : Medical College Square Borrower:Mr. Prashant Shankarrao Kale Co-borrowers: Mr. Ranjan Prashant Kale Mrs.Smita Prashant kale Mr. Sarang Prashant Kale	Equitable mortgage of all that piece and parcel of residential Flat No.301, 302 A & 302 B on second floor in building known and styled as "Shubhashish Square" covering total carpet area 153.091 Sq. Mtrs (1655.40 Sq. ft.), together with total 11.048% Undivided share & interest in all that piece and parcel of plot containing by bearing Plot No.73 admeasuring area 841.384 sq. mtrs (9056.657 sq. ft), Corporation House No.311/A/73, City Survey No.2273, Sheet No.86, Mouza Ambazari, Ward No.74, situated at Abhyankar Nagar Layout, Shaddhanand Peth, South Ambazari Road, Nagpur. Tah & Dist Nagpur within the limits of Nagpur Municipal Corporation & NIT Nagpur	Rs.208.59 Lakh Plus intt. W.e.f 29.05.2024	"Demand Notice : 31.05.2024 Possession Notice: 03.08.2024"	Reserve Price : Rs. 2,57,50,000 /- EMD : Rs. 25,75,000/-	Mr. Tushar Landge Mobile no. 8329364873
2.	Branch : Dharampeth Borrower: Mrs. Reshma Bano Ashrafi & Mr. Mohammed Qumar 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 Takli, Nagpur within the limits of NIT & NMC in tehsil and Dist Nagpur.	Rs.37,88,527.59 Plus intt. W.E.F. 30.10.2023	"Demand Notice :30.11.2023 Possession Notice: 01.03.2024 (Symbolic)	"Reserve Price : Rs. 35,37,000/- EMD : Rs. 353700/-"	Mr. Chandra shekhar Nimbulkar no. 9673493162
3.	Branch : Medical College square Borrower: Mrs. Yasha Ashok Paroji Guarantor :- Mr. Vishwanath Damodhar Shettiga	EQM of piece and parcel of the Flat/Apartment No.304 (Wing C), containing by admeasuring 65.665 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 in the Name of Mrs. Yasha Ashok Paroji.	Rs.33,69,317.12 Plus intt. W.E.F. 30.11.2023	"Demand Notice :16.02.2024 Possession Notice: 03.05.2024. (Symbolic)	"Reserve Price : Rs. 22,28,000/- EMD : Rs. 222800/-"	Mr. Tushar Landge Mobile no. 8329364873
4.	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 2.3687% 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.32,49,564.75 Plus intt. W.E.F. 30.11.2023	Demand Notice :16.02.2024 Possession Notice: 03.05.2024 (Symbolic)	"Reserve Price :Rs. 23,90,000/- EMD : Rs. 239000/-"	Mr. Tushar Landge Mobile no. 8329364873
5.	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 and Mrs. Sindhu Lokesh Chole	Rs. 34.02 Lakh Plus intt. w e f 29.02.2024	"Demand Notice : 30.03.2024 Possession Notice: 04.06.2024 (Symbolic)	"Reserve Price : Rs. 31,76,000/- EMD : Rs. 317600/-"	Ms. Seema Jain Mobile no. 6264611710
6.	Branch : Gandhibagh Borrower: Mr.Mohanlal Arjundas Patel and Mrs.Champaben Mohanlal Patel	All that piece and parcel of RCC Superstructure comprising of Unit/Apartment no S-205, covering built up area admeasuring 66.87 sq. mtr, super built up area admeasuring 83.595 Sq.mtrs. situated at second floor in the building named and styled as Divya Arked Apartment along with undivided share of 3.6646% undivided share and interest in all those piece and parcel of residential plots bearing NIT plot no 24 admeasuring 594.00 Sq.Mtrs. & NIT plot no 25 admeasuring 594 Sq.mtrs. Total admeasuring 1188.00 Sq.Mtrs. being the portion of land bearing kh no 19,120 of Mouza Chikhli (Deo), bearing city survey no 110, sheet no 735/21,734/22,33, corporation house no 1334/24,1334/25, ward no 22, situated in the sanctioned layout of NIT Nagpur known and styled as Eastern Industrial Area Street Scheme of NIT within the limit of Nagpur Municipal Corporation & Nagpur Improvement Trust Nagpur, Tahsil & District Nagpur	Rs.24,84,374.76 Plus intt. 31.03.2021	"Demand Notice : 29.05.2021 Possession Notice: 06.08.2021 (Symbolic) Physical Possession: 02.01.2024"	"Reserve Price : Rs. 17,50,000/- EMD : Rs. 175000/-"	Mr.Md Shayzi Mobile no. 9819757784
7.	Branch : Gandhibagh Borrower: Mr. Ramnik Vithalbhai Patel & Mrs. Pragya Ramnik Patel	All that piece of RCC Superstructure Comprising Unit/Apartment No.204, Covering a Built Up Area Admeasuring 73.790 sq. mtrs. super built up area admeasuring 92.473 sq mtrs situated on second floor in the building named and styled as Divya Arked Apartment along with 4.0662% undivided share and interest in All those pieces and parcel of Residential Plots bearing NIT Plot No.24, adm. 594.00 sq mtrs. & NIT Plot No.25 adm. 594.00 sq. mtrs. Total admeasuring 1188.00 sq. mtrs being the portion of land bearing Kh no.119, 120 of mouza Chikhali (Deo), bearing City survey No.110, Sheet No. 735/21, 734/22, 33 corporation house no.1334/24, 1334/25, Ward No.22, situated in the sanction layout of NIT, Nagpur Khown and styled as Eastern Industrial Area street scheme of NIT within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust Nagpur. Tah & Dist Nagpur. Property owned by Mr. Ramnik V.Patel	Rs.27.55 Lakh Plus intt. W.e.f 31.03.2021	"Demand Notice : 29.05.2021 Possession Notice: 06.08.2021 (Symbolic) Physical Possession: 02.01.2024"	"Reserve Price : Rs. 19,50,000/- EMD : Rs. 195000/-"	Mr.Md Shayzi Mobile no. 9819757784
8.	Branch : Gandhibagh Borrower: Mr.Ramdas Chudaman Nikhare (Deceased) and Mr.Rakesh Ramdas Nikhare (Co-Borrower)	All that piece and parcel of land with building, shed and structure standing thereon at present and future, situated at leasehold plot no 143 in the layout of Adarsh Vinkar Vasahat Vyaktigat Co-operative Society Ltd. Nagpur, in Panchpaoli Housing Accomondation Scheme of NIT Nagpur, Mouza Hansapuri, Sheet no 325/21, City survey no 1932, NMC House no 780/133, ward no 41 at Vinkar Colony Tandapeth, Nagpur.Property owned by Mr. Ramdas Chudaman Nikhare (Deceased)	Rs. 19,18,751.93 + interest w.e f 27.10.2021	"Demand Notice : 06.11.2021 Possession Notice: 10.02.2022 (Symbolic)	"Reserve Price : Rs. 32,50,000/- EMD : Rs. 325000/-"	Mr.Md Shayzi Mobile no. 9819757784
9.	Branch : GADCHIROLI Borrower: Mrs. Suwarna Rajesh Rebhankar and Mr. Rajesh Sharad Rebhankar	EQM of Residential Flat No G-2 situated on 1st Floor at "ANMOL APARTMENT" on Plot No 54 bearing Survey No 950, 952/54, Ayodhya Nagar, Near Sikshak Colony, Behind Bajaj Showroom,ITI Chowk, Chandrapur Road, Gadchiroli, Admeasuring Total Plot Area 525.18 Sq.Mtrs.(5655 Sq.Ft.), Undivided Land share is 3.92 % i.e.20.60 Sq.Mtrs.,Super Built Up Area 68.75 Sq.Mtrs (739.75 Sq.Ft.), Situated at Mouza Gadchiroli, P.H.No 12, Tal and District Gadchiroli.Property owned by Mrs. Suwarna Rajesh Rebhankar	Rs. 36.29 Lakh Plus intt. w e f 01.06.2023	"Demand Notice : 01.07.2023 Possession Notice: 30.09.2023 (Symbolic)	"Reserve Price : Rs. 14,36,400/- EMD : Rs. 143640/-"	Mr. Mayur Kadbe Mobile no. 9767688115
10.	Branch : AGRASEN MARG Borrower: Mr. Sanjivkumar Nilkanth Barsagade and Mrs. Sangita Sanjivkumar Barsagade	EQM of Immovable Property Comprising Land with Residential Building Row House Ground Floor and First Floor, bearing Thak No 91, T.S. No 28, Gat No 883/2, Row House No 2A(Row House No 05 as per Site) at Mouza Karanja, Behind New I.T.I.(Goregaon Road) within Gram Panchayat Limit of Karanja,Tahsil and District Gondia.Admeasuring Area of Plot 69.65 Sq.Mtrs.(750 Sq.Ft) Property owned by Mr. Sanjivkumar Nilkanth Barasagade	Rs. 15.83 Lakh Plus intt. w e f 30.09.2017	"Demand Notice : 16.10.2017 Possession Notice: 18.01.2018 (Symbolic) 19.06.2024 (Physical)"	"Reserve Price : Rs. 12,87,000/- EMD : Rs. 128700/-"	Mr. Kaushalkumar Tirale Mobile no. 9399796639
11.	Branch : Ajni Square Borrower : Mr Sanjay Pundlik Khandare and Mrs. Sunita Sanjay Khandare	Apartment No. 202,Covering built up area 54.238 Sq. Mtrs.,Super Built up area 85.718 Sq. Mtrs., on Second Floor of Building known as "LOTUS RESIDENCY", having undivided share of 13.71 % in all piece and parcel of land bearing Plot No 18-B., admeasuring 340.00 Sq.Mtrs., Mouza Hingna, P.H. No. 49, Kh no. 138/139, Tahsil Hingna, District Nagpur. Property owned by Mr Sanjay Pundlik Khandare and Mrs. Sunita Sanjay Khandare	Rs. 30,95,153.14 + uncharged interest & other expenses	"Demand Notice : 29.01.2024 Possession Notice: 03.04.2024"	Reserve Price :Rs. 19,62,000 /- EMD : Rs. 1,96,200/-	Mrudula Pounikar Mob No.9423102036
12.	Branch : MAHAL Borrower: Mr.Pramod Purushottam Khope and Mr. Subodh Purushottam Khope	All that piece and parcel Shop no G-011 admeasuring 17.485 Sq.mtrs (undivided share of 1.10% in 1220.148 Sq.Mtrs),Ground Floor, Siddhesh Sai Darshan, Plot no 1-LA, Corporation House no 132/258-A/G/11, Ward no 14,Sheet no 169/5, City survey no 356,Khasra no 16/2 & 17, situated at Raghuji nagar, near Kamla Nehru College, Mauza Sakkardara, Nagpur, within the limit of NIT & NMC, Tahsil & District Nagpur, in the name of Mr.Pramod Purushottam Khope	Rs. 8,98,452.62+Interest thereon from 28-09-2023	"Demand Notice : 18.10.2023 Possession Notice: 08.01.2024"	Reserve Price :Rs. 12,54,000 /- EMD : Rs. 1,25,400/-	Mr. Manoj Sonkusare Mobile no. 9403236285
13.	Branch : Gandhibagh Borrower: M/s Dhanraj Leather Works (Prop. Mr. Dhanraj Ratan Devgune	Residential Land and building constructed thereon House No.648/b, out of House No.648 in Mouza Nagpur. Situated at Timki Having P. H. 10, Ward No.51, Circle No.17/23, Nagpur Div. No.4, City Survey No.135, Chalta No.1397, within the limit of NIT and NMC, Tahsil and Dist. Nagpur.Property owned by Mr. Dhanraj Ratan Devgune	Rs.9.51 Lakh Plus intt. W.e.f 17.04.2024	"Demand Notice : 04.05.2024 Possession Notice: 03.08.2024"	Reserve Price :Rs. 11,63,000 /- EMD : Rs. 1,16,300/-	Mr.Md Shayzi Mobile no. 9819757784

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**
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://ebkray.in**
(3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before **11.11.2024** up to 5.00 P.M. by own wallet Registered with **PSB Alliance Pvt. Ltd.** On its e-auction site https://ebkray.in. jsp by means of RTGS/NEFT.
4) Date and time of E- Auction on **11-11-2024** 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 valld e-mail id and register their names at portal **https://ebkray.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 **https://ebkray.in** , suport.ebkray@psballiance.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://ebkray.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://ebkray.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 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 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://ebkray.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 **06.11.2024** 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 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: 01/10/2024
Place: Nagpur

Authorized Officer,
Bank of India, Nagpur Zone