30 Days Sale Notice
Pramod Sanglekar
20cm (w) x 35cm (h)

Bank of India
Relationship beyond banking

Asset Recovery Department : 1162/6, Ganesh Khind-University Road, Next to Hardikar Hospital, Shivajinagar, Pune 411005 **Ph. No.** 020-25521528
Email : ARD.Pune@bankofindia.co.in,

E-Auction and 30 Days Sale Notice of Immovable Assets charged to the Bank on 26/12/2024, 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 constructive 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 : Hadapsar** **Name of the A/c. :- Mr Pramod Vithal Sanglekar,** Flat No 304, 3rd Floor, C Wing, Bldg "Rajlaxmi Residency" Plot bearing S No 8/1E/4, Village Ambegaon Bk, Sadashiv Dangat Nagar, Vishnupuram Colony, Tal Haveli Dist Pune 411046 **Amount Outstanding : Rs. 32.66 Lakhs + interest + expenses w.e.f. 31.05.2018**	EQM of Flat No 304, 3rd Floor, C Wing, Bldg "Rajlaxmi Residency" Plot bearing S No 8/1E/4, Village Ambegaon Bk, Sadashiv Dangat Nagar, Vishnupuram Colony, Tal Haveli Dist Pune 411046, Area : 833 Sq Ft, **East –** By Flat No C 305, **West –**By Flat No C 303, **North –** By Open space and parking, **South –** By Open space and road.	42.48 4.25	27.06.2018 22.10.2018 (Symbolic)	Hadapsar.Pune @bankofindia.co.in
2	**Branch : Baramati** **Name of the A/c. :- Mr Avinkumar Sagan Bankar,** Flat No.14 at 4th Floor,Bldg "VRUNDAWAN APARTMENT" bearing Gat No 160/1/1, Plot No 17 & 18, Near Jalochi City, Bhigwan Road, Jalochi, Baramati Pune **Amount Outstanding : Rs. 14.96 Lakhs + interest + expenses w.e.f. 29.12.2023**	EQM of Residential Flat No.14 at 4th Floor,Bldg "VRUNDAWAN APARTMENT" bearing Gat No 160/1/1, Plot No 17 & 18, Near Jalochi City, Bhigwan Road, Jalochi, Baramati Pune, Admeasuring built up area: 515 sq ft., , **Boundaries : North :** Open Terrace, **South :** margin Space, **East :** Flat No.13, **West :** Margin space	13.17 1.31	01-01-2024 05-03-2024 (Symbolic)	Baramati.Pune @bankofindia.co.in
3	**Branch : Chakan** **Name of the A/c. :- Mangal Gajanan Panchal,** Flat No. 205, Govindbaug Building, Gat No 1335 (old 3534), Near Dhage Mala, Chakan, Tal Khed,dist Pune - 410501 **Amount Outstanding : Rs. 15.08 Lakhs + interest + expenses w.e.f. 29.05.2024**	EQM of Flat No. 205, Govindbaug building, Gat No 1335 (old 3534), Near Dhage mala, Chakan, Tal Khed,Dist Pune 410501 admeasuring area as Carpet area admeasuring about 26.84 Sq mt + carpet open balcony area 2.24 Sq Mtr + carpet enclose balcony area 8.83 Sq. Mtr. + carpet terrace area 2.56 Sq Mtr . **Boundries : East :** Road, **South :** Garden, **West :** Lift, **North :** Flat No 204.	16.32 1.63	30.05.2024 05-09-2024 (Symbolic)	Chakan.Pune @bankofindia.co.in
4	**Branch : Rasta Peth** **Name of the A/c. :- Abhishesh Ganpat Dabhade,** Flat No. 301, 3rd Floor, Building No. 1, Wing A, Sanvi Heights, Situated at Gat No. 2372(new)/3843(old), Ambethan Road, Village Chakan, Taluka Khed, Dist. Pune within jurisdiction of sub registrar of Rajgurunagar (Khed) **Amount Outstanding : Rs. 19.64 Lakhs + interest + expenses w.e.f. 29.04.2024**	EQM of Flat No. 301, 3rd Floor, Building No. 1, Wing A, Sanvi Heights, Situated at Gat No. 2372(new)/3843(old), Ambethan Road, Village Chakan, Taluka Khed, Dist. Pune within jurisdiction of sub registrar of Rajgurunagar (Khed), Admeasuring Area: Carpet Area 585 Sq ft, Boundaries : **North :** Lift and Flat No 304, **South :** Open Space, **East :** Duct and Flat No.302, **West :** Open Space,	29.84 2.98	02.05.2024 01.08.2024 (Symbolic)	Rastapeth.Pune @bankofindia.co.in
5	**Branch : Laxmi Road Branch** **Name of the A/c. :- Mr Chandrabhan Gorakh Patil & Mrs Nayana Chandrabhan Patil,** EQM of Commercial office No 8,9,10,11,12,13 on 2nd floor of "Morgaonkar Arihant Market phase 1" CTS No 589,651,652,& 653, Sadashiv Peth,Pune City Pune 411030 **Amount Outstanding : Rs. 818.29 Lakhs + interest + expenses w.e.f. 28.08.2023**	EQM of Commercial office No 8,9,10,11,12,13 on 2nd floor of "Morgaonkar Arihant Market phase 1" CTS No 589,651,652,& 653, Sadashiv Peth,Pune City Pune 411030, Admeasuring area – 4000 sq fts i.e. 371.74 Sq mtrs & one covered car parking & Covered two wheeler parking 280 Sq Ft i.e. 26.02 Sq Mtrs **Boundaries:- East –** By CTS 650 & 590, **West –** By CTS No 588 & 654, **North –** By Open (Laxmi Road Side), **South –** Staircase and office no. 14	805.20 80.52	30.08.2023 06.06.2024 (Physical)	Laxmiroad.Pune @bankofindia.co.in
6	**Branch : Aundh Baner** **Name of the A/c. :- Mangala Shankar Parate,** Row House No 1/4, "Shree Siddhivinayak Teak County", Mari Aai Mandir Marg,Village Varve Khurd, Tal Bhor, Dist Pune 412205 **Amount Outstanding : Rs. 12.89 Lakhs + interest + expenses w.e.f. 11.03.2024**	EQM of Row House No 1/4, "Shree Siddhivinayak Teak County", Mari Aai Mandir Marg,Village Varve Khurd, Tal Bhor, Dist Pune 412205, Admeasuring built up area: 1124 sq. ft., **Boundaries: North :** Row House No 1/5, **South :** Row House No 1/3, **East :** Row House No 2/4, **West :** By Internal Road	25.19 2.51	22.07.2024 19.10.2024 (Symbolic)	Aundhbaner.Pune @bankofindia.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 **26/12/2024 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 **23/12/2024 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 : 19/11/2024
Place : Pune

Sd/-
Authorised Officer, Bank of India