बैंक ऑफ इंडिया BOI
Bank of India
Relationship beyond banking

ASSET RECOVERY DEPARTMENT

Navi Mumbai Zone plot No.30, Sector-11,
Cbd Belapur, Navi Mumbai-400 614

E-AUCTION FOR SALE OF 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 proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank Of India (secured creditor),the constructive/physical possession of which has been taken by the Authorized Officers of Bank Of India will be sold on "as is where is " ,"as is what is " and "whatever there is" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank Of India from the respective Borrower(s) and Guarantor(s).The reserve price and the earnest money deposit is shown there against each secured asset

The sale will be done by the undersigned through e-auction platform provided here under.

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWER/ GUARANTOR **(Rs. In Lakh)**

Sr. No	Names of the Branch/ Borrower/Guarantor	Description of the properties	Reserve price/ EMD Amount	O/s Dues (Excluding Int, Penal int & Exp) In Lakh	Date/Time of on site inspection of property	Contact No
1	**Asset Recovery Branch-Navi Mumbai Borrower:M/s Supreme Engineering Ltd. (Original facility with ThaneBranch)**	Plant & Machinety: Plot No. R-222 & R-223 MIDC, TTC Industrial Area, Rabale, Navi Mumbai. Unit (1st pari passu) **(Symbolic Possession with Bank)**	32.00/ 3.20	8195.86	02.01.2025	8861604742
2	**Asset Recovery Branch-Navi Mumbai Borrower: M/s Supreme Engineering Ltd. (Original facility with Thane Branch)**	**Leasehold industrial Land & Bldg:**Plot No. R-222 (area 2363 sq.mtrs) (Leasehold for 95 years commenced from 01.01.1992) & R-223 (area1380 sq. mtrs) (Leasehold for 95 years commenced from 01.03.1987), MIDC,TTC Industrial Area, Rabale, Navi Mumbai.Owned by the company(1st pari passu) (Lessor- MIDC) (Lessee Supreme Engineering Ltd (**Symbolic Possession with Bank)**	1556.00/ 155.60	8195.86	02.01.2025	8861604742
3	**Asset Recovery Branch-Navi Mumbai Borrower:M/s Supreme Engineering Ltd. (Original facility with Thane Branch**	**Residential Bungalow:** Row House No.9, Divya Sapna Co-op Hsg. Society, Chembur owned by the company (Exclusive charge) **(Symbolic Possession with Bank)**	492.00/ 49.20	8195.86	03.01.2025	8861604742
4	**CHEMBUR Branch Prakash Dilip Khemani (Borrower)**	**Residential Flat:** Flat no. 302, 3rd floor, Building no. A-10, Mateshwari Regency, Near Good Shephard School, Survey no. 1 & 2, Hissa no. 2 & 3, Mouje-Gundage, Taluka -Karjat, District - Raigad, 410201 **(Built up Area-537 sq. ft.) (Physical possession iswith bank)**	20.25/ 2.03	36.71	10/01/2025 11 am to 4 pm	8169623240
5	**NEW PANVEL Branch Amit Dashrath Rokade (Borrower)**	**Residential Flat:-** Flat no. 12, 2nd floor, Shivtirth Co- operative housing society ltd., Plot no. 20, Survey no. 4, Hissa no. 9, Village-Lodhivali, Taluka-Khalapur, Dist-Raigad 410206 **(Built up Area - 507 sq. ft.)(Physical possession is with bank)**	13.50/ 1.35	13.32	10/01/2025 11 am to 4 pm	6392575328
6	**GAVHAN Branch Bharat Jagannath Deshmukh (Borrower)**	**Residential Flat:** Flat no. 201, 2nd floor, Building no. L-01, LIG type, Mass Housing Scheme, Sector no. 12, Dronagiri, Navi Mumbai, Taluka-Panvel, District-Raigad 400702 **(Built up Area-385 sq. ft.) (Symbolic Possession with bank)**	26.25/ 2.63	24.43	10/01/2025 11 am to 4 pm	9999604896
7	**KAMOTHE Branch Swati Santosh Mohite (Borrower) Santosh Vinod Mohite (Co- borrower)**	**Residential Flat:**Flat No. 201, 2nd Floor, VCAN Homes, Plot no. – 146, Sector-17, Village- Ulwe, Taluka - Panvel 410206 **(Built up Area-676 sq. ft.)(Symbolic Possession with bank)**	45.75/ 4.76	28.39	10/01/2025 11 am to 4 pm	8888804882
8	**BELAPUR Branch Balasaheb Suryabhan Roham (Borrower) Manisha Balasaheb Roham (Co-borrower)**	**Residential Flat:**Flat no. 401, 4th Floor, A Wing, Building no. 4, Shankar Dwarka-1, Survey no. 195, Hissa no. 1,2 & 4, Village-Morbe, Panvel, Raigad - 410206 **(Built up Area-297 sq.ft.) (Physical Possession is with bank)**	13.65/ 1.37	16.69	10/01/2025 11 am to 4 pm	9629965498
9	**KHARGHAR SECTOR – 19 Branch Dhananjay Chandrakant Gandhi (Borrower) Reshma Dhananjay Gandhi (Co-borrower)**	**Residential Flat:**Flat no. 103, 1st floor, A Wing, Sai Greens Building, House no 191 A, Brahman Ali, Palaspe, Taluka Panvel, District Raigad -410221 **(Built up Area- 493 sq.ft.) (Symbolic Possession with Bank)**	28.07/ 2.81	23.82	10/01/2025 11 am to 4 pm	8454084680
10	**KHANDA COLONY Branch Tukaram Narayan Surywanshi (Borrower) Savita Tukaram Suryawanshi (Co-borrower)**	**Residential Flat:**Flat no.502, 5th floor, A Wing, Shreeji Sangh Co-operative Housing Society Ltd., Plot no. 15/ 16, Sector no. 07, Khanda Colony, New Panvel (West), Taluka -Panvel, District – Raigad 410206 **(Built up Area-620 sq. ft.)(Symbolic Possession with Bank)**	51.00/ 5.10	50.59	10/01/2025 11 am to 4 pm	7979933187
11	**KALWA Branch Bhau Ukha Chavan (Borrower) Muktabai Bhau Chavan(Co-borrower)**	**Residential Flat:**Flat no. 306, 3rd floor, B Wing, Building no.1, Om Sai Park, Reti Bandar Road, Kalher, Bhiwandi, Thane -421302 **(Built up Area-635 sq. ft.)(Symbolic Possession with Bank)**	21.59/ 2.16	13.43	10/01/2025 11 am to 4 pm	6204985200
12	**KOPARKHAIRANE Branch Mr. Vaibhav Kisan Gharge (Borrower)& Mrs. Sunanda Kisan Gharge (Co-Borrower)**	**Residential Flat:** Flat no104, 1st floor, building no.E-11, EWS Type, Swapnapurti Housing Scheme, Sector-36, Kharghar, Taluka -Panvel, Dist-Raigad 410210 **Built up area- 370 sq.ft. (Symbolic possession is with bank)**	27.75/ 2.775	30.15	10/01/2025 11 am to 4 pm	8976160308
13	**KOPARKHAIRANE Branch Mr. Balaji Pralhad Arjune (Borrower) & Mrs. Ashvini Balaji Arjune (Co-Borrower)**	**Residential Flat:** Flat no. 902, 9th Floor, Building no E-09, Asawari Mass Housing Scheme, Sector no. 27, Taloja, Taluka Panvel, District Raigad - 410208 **Built up area – 333 sq. ft.(Symbolic Possession with Bank)**	31.50/ 3.15	14.71	10/01/2025 11 am to 4 pm	8976160308
14	**New Panvel Branch Mr. Santosh Shankar Dongare (Borrower) & Mrs. Arti Santosh Dongare (Co-Borrower)**	**Residential Flat:** Flat no. 401, 4th floor, Prayag Meadows, Phase 1, Village Vichumbe, New Panvel - 410206 **Built up area:341.47 Sq.ft.(Symbolic possession is with bank)**	22.55/ 2.255	24.14	10/01/2025 11 am to 4 pm	6392575328
15	**Ghansoli Branch Mr. Ibrar Hakiulla Shah (Borrower) & Mrs. Rukhsana Shah (Co- Borrower)**	**Residential Flat:**Flat no. 1201, 12th Floor, Building A, Summit Apartment CHS LTD, Village-Maroshi, Aarey Milk Colony, Goregaon - 400065 **Built up area: 952 Sq.ft (Symbolic Possession with Bank)**	84.15/ 8.415	58.12	10/01/2025 11 am to 4 pm	9930848376
16	**PANCHPAKHADI Branch Mr. Shailesh Mohan Chavan (Borrower) & Mrs. Neeta Shailesh Chavan (Co-Borrower)**	**Residential Flat:** Flat no. 205 B & 206 B, 2nd floor, New Anand Sagar CHSL, Plot no.226, Panchpakhadi, Near Talwalkar Gym, Madanlal Dhingra Road, Thane (West)-400602 **(Built Up Area-1280 sq.ft.)(Symbolic Possessionwith Bank)**	197.26/ 19.726	103.10	10/01/2025 11 am to 4 pm	9819537442
17	**BADLAPUR WEST Branch Viki Kashinath Parab (Borrower) & Nanda Viki Parab (Co-borrower)**	**Residential Flat:**Flat no. 24, 4th floor, Wing no. 9, Tulsi Aangan, CTS no. 556, 557, 558, 559Situated in Village – Bhisegaon, Near Tahsil Office Karjat, Taluka – Karjat, District – Raigad 410201 **(Built-up Area:641.06 Sq.Ft.)(Symbolic Possession with Bank)**	22.12/ 2.22	28.61	10/01/2025 11 am to 4 pm	6206130257
18	**TAMBENAGAR Branch Shankarlal G Patel (Borrower) & Champa Shankarlal Patel (Co-borrower)**	**Residential Flat:**Flat no. 908, 9th floor, Building no. 30, Regency Sarvam, Gupta Estate, Ganesh Mandir Road, Near Titwala Station, Village Manda, Titwala East, Taluka Kalyan, District Thane – 421605 **(Built up area: 516 sq.ft.) (Symbolic Possessionwith Bank)**	29.90/ 2.99	22.87	10/01/2025 11 am to 4 pm	9067340535
19	**KALWA Branch Rajesh Bajirao Kadam (Borrower)**	**Residential Flat:** Block no. B – 303, 3rd floor, Karuna CHS Ltd., Near Vitawa Gate no. 1, Village - Vitawa, Thane Belapur Road, Kalwa,Thane – 400605 **(Built up area: 480 sq. ft.)(Symbolic Possession with Bank)**	30.60/ 3.06	18.63	10/01/2025 11 am to 4 pm	6204985200
20	**TAMBENAGAR Branch Himanshu Manhar Sheth (Borrower) & Afrin Khan (Co-borrower)**	**Residential Flat:** Flat no. 701 & 702, 7th floor, 'C' Wing, Asha Nagar Phase 1 Co- operative Housing Society Ltd., Village Nahur Near Minerva Industrial Estate,P.K. Cross Road, Mulund (West), Mumbai – 400080 **(Built up area: 979 sq. ft.)(Symbolic Possession with Bank)**	173.09/ 17.31	81.31	10/01/2025 11 am to 4 pm	9067340535
21	**KHARGHAR SECTOR - 10 Branch Ashok Bairi (Borrower)**	**Residential Flat:** Flat no. G -001, Ground Floor, Shree Krupa Yash, Plot no. 130, Sector-10, Kopara- Kharghar, Taluka Panvel, District Raigad – 410210 **(Built up Area: 199 sq.ft.) (Symbolic Possession with Bank)**	27.23/ 2.73	26.80	10/01/2025 11 am to 4 pm	9939824176
22	**PALAVA CITY (NILJE) Branch Rajeshkumar Keshwaram Upadhyay (Borrower)**	**Residential Flat:** Flat no. 603, 6th floor, Wing C-1, Gokuldham Complex, Old Survey no. 122, Hissa no. 2B & new survey no. 73, Hissa no. 2B, Village-Nilje, Lodha Heaven, Kalyan-Shil Road, Dombivli (East) - 421204 **Built up area: 440 sq. ft.(Physical Possession with Bank)**	23.19/ 2.32	32.31	10/01/2025 11 am to 4 pm	9029152124
23	**RAJAJIPATH Branch Madhividevi Deepak Bist (Borrower) & Deepak Diwansingh Bist (Co-borrower)**	**Residential Flat:** Flat no. 1008, 10th floor, B- Wing, Building no. 3, Shree Sai Raj Park CHS, Ltd., Near Madhavi Bungalow, Survey no. 42,43 99, Hissa no.1, Village Ayre Dombivli (East) - 421201 **Built up area: 668 sq. ft.(Symbolic Possession with Bank)**	57.12/ 5.72	40.51	10/01/2025 11 am to 4 pm	9867034584
24	**TALOJA Branch Rohit Rameshwar Singh (Borrower)**	**Residential Flat:** Flat no. 201, 2nd floor, B- Wing, Building no.10, Phase- II, Sai Moreshwar Complex, Survey no. 15/ 02, Village -Vanjarpada, Taluka Karjat, District Raigad 410101 **Built up area: 548 sq. ft.(Symbolic Possession with Bank)**	16.50/ 1.65	23.62	10/01/2025 11 am to 4 pm	7378798164
25	**TALOJA Branch Jamirul Anwar Hasan (Borrower)**	**Residential Flat:** Flat no.201,2nd floor, Building no.3, Phase- I, Sai Moreshwar Complex, Survey no. 15/ 02,Village - Vanjarpada, Taluka Karjat, District Raigad 410101 **Built up area: 504 sq. ft.(Symbolic Possession with Bank)**	17.25/ 1.73	29.23	10/01/2025 11 am to 4 pm	7378798164
26	**TALOJA Branch Abbas Hussain (Borrower)**	**Residential Flat:** Flat no.102, 1st floor, Building no.10,D -Wing, Phase-I, Sai Moreshwar Complex, Survey no. 15/ 02, Village-Vanjarpada, Taluka Karjat, District Raigad 410101 **Built up area: 559 sq. ft.(Physical Possession with Bank)**	16.50/ 1.65	23.74	10/01/2025 11 am to 4 pm	7378798164
27	**TALOJA Branch Kapila Dhanraj Fulsunge (Borrower)**	**Residential Flat:** Flat no. 302, 3rd floor, Building no. 4, Phase-I,Sai Moreshwar Complex, Survey no. 15/ 02, Village-Vanjarpada, Taluka Karjat, District Raigad 410101 **Built up area: 348 sq. ft.(Physical Possession with Bank)**	9.00/ 0.90	17.29	10/01/2025 11 am to 4 pm	7378798164
28	**TALOJA Branch Asmat Haroon Shaikh (Borrower) & Aisha Asmat Shaikh (Co-borrower)**	**Residential Flat:**Flat no. 301 & 302, 3rd floor, Building no. 8, Phase – I, Sai Moreshwar Complex, Survey no. 15/ 02, Village – Vanjarpada, Taluka Karjat, District Raigad 410101 **Built up area: 852 sq. ft. (Physical Possession with Bank)**	**22.50/ 2.25**	**36.80**	10/01/2025 11 am to 4 pm	7378798164
29	**TALOJA Branch Kanaram Khetaram Kumavat (Borrower)**	**Residential Flat:** Flat no. 104, 1st floor, Building no. 1, Phase – I, Sai Moreshwar Complex, Survey no. 15/ 02, Village – Vanjarpada, Taluka Karjat, District Raigad 410101 **Built up area: 504 sq. ft.(Physical Possession with Bank)**	15.00/ 1.50	18.88	10/01/2025 11 am to 4 pm	7378798164
30	**TALOJA Branch Zamir Mohammad Saiyed (Borrower) & Tabassum Bano Mohd Zamir (Co-borrower)**	**Residential Flat:** Flat no. 104, 1st floor, E – Wing, Building no. 10, Phase – II, Sai Moreshwar Complex, Survey no. 15/ 02, Village – Vanjarpada, Taluka Karjat, District Raigad 410101 **Built up area: 565 sq. ft. (Physical Possession with Bank)**	17.25/ 1.73	23.32	10/01/2025 11 am to 4 pm	7378798164
31	**TALOJA Branch Umesh Upendranath Singh (Borrower)**	**Residential Flat:**Flat no. 204, 2nd floor, B – Wing, Building no. 10, Phase – II, Sai Moreshwar Complex, Survey no. 15/ 02, Village – Vanjarpada, Taluka Karjat, District Raigad 410101 **Built up area: 586 sq. ft.(Physical Possession with Bank)**	17.25/ 1.73	24.41	10/01/2025 11 am to 4 pm	7378798164
32	**ASANGAON Branch Ajit Bhaskar Panda (Borrower)**	**Residential Flat:**Flat no. 502, 5th Floor, E Wing, Building – Harmony Enclave Co-op Hsg, Soc. Ltd., Thanekar Hillcrest Road, Bhosle Nagar, Badlapur (East), Village – Shirgaon, Taluka – Ambernath, Thane – 421503 **(Carpet Area: 440.25 Sq.Ft.)(Symbolic Possession with Bank)**	22.45/ 2.25	18.40	10/01/2025 11 am to 4 pm	8793614055
33	**ASANGAON Branch Amit Sukhsagar Dubey (Borrower)**	**Residential Flat:**Flat no. 502, 5th Floor, E Wing, Building – Harmony Enclave Co-op Hsg, Soc. Ltd., Thanekar Hillcrest Road, Bhosle Nagar, Badlapur (East), Village – Shirgaon, Taluka – Ambernath, Thane – 421503 **(Carpet Area: 440.25 Sq.Ft.)(Symbolic Possession with Bank)**	22.45/ 2.25	22.12	10/01/2025 11 am to 4 pm	8793614055
34	**KALWA Branch Amit Kumar Devisharan Singh (Borrower) & Ajeet Devisharan Singh (Co-borrower)**	**Residential Flat:** Flat no. 1002, 10th floor, Tower no.14, Atlanta Eden World, Survey no. 69/1(p) 67/4(p),81(p),2(p) and 83, near Atlanta Edenworld Tower – 2, Temghar, Taluka Bhiwandi, District Thane – 421302 **(Carpet Area – 716 Sq. ft.)(Symbolic Possession with Bank)**	28.97/ 2.90	55.16	10/01/2025 11 am to 4 pm	6204985200
35	**BHANDUP WEST Branch Nilesh Chandrakant Ahire (Borrower) Ashwini Chandrakant Ahire (Co- Borrower) Shradha Chandrakant Ahire (Co-Borrower)**	**Residential Flat:** Flat no.1305, 13th floor, B-Wing,Marathon Neohills-1, Shivaji Nagar, Tembi Pada Road, Near Icchapurti Ganesh Mandir, Bhandup, Bhandup West,Mumbai – 400078 **(Carpet Area-323.00 Sq. ft.)(Symbolic Possession with Bank)**	49.79/ 4.98	37.02	10/01/2025 11 am to 4 pm	7219425441
36	**Asset Recovery Branch-Navi Mumbai Borrower:M/s Savitri Agrotech Pvt. Ltd. (Original facility with Chembur branch)**	**Unit no. 501,** 5th Floor, Shree Platinum Commercial Premises Co- Operative Society Ltd., CTS no. 4935 to 4947, Jawahar road, Ghatkopar (East) Mumbai – 400077 **Built up area: 1699 Sq. ft.Carpet area: 1415 Sq. ft.** (**Physical possession is with bank)**	454.75/ 45.47	251.29	03.01.2025	8861604742
37	**Asset Recovery Branch-Navi Mumbai Borrower JM Farms Pvt. Ltd. Guarantors: Mr. Bhawmick Narendra Dave & M/s Inspire Precious Metal Pvt. Ltd. (Original facilitywith Chembur**	**Shop no. 08,** Ground floor, Shree Platinum Commercial Premises Co- operative Society Ltd., CTS no. 4935 to 4947, Village Ghatkopar (Kirol), Jawahar road, Ghatkopar (East), Mumbai – 400077 **Built-up area – 174 sq. ft.(Physical Possession is with Bank)**	72.00/ 7.20	122.48	03.01.2025	8861604742

Date and Time of E-auction – For Property Sr. Nos. 1 to 35 is 27-01-2025 from 11.00 AM to 5.00 P.M. (IST)
And for Property Sr. No. 36 & 37 is 09-01-2025 from 11.00 AM to 5.00 P.M. (IST) with unlimited extensions of 5 minutes duration.

Inspection date and time of properties- as mentioned above from 11 am to 4 pm with prior appointment with above mentioned respective branches on the contact nos. given against branches.

Terms and Conditions of the E-auction are as under:

E-Auction is being held on "as is where basis", "is as is what is basis" and "whatever there is basis" and will be conducted "On Line". The auction will be conducted through Government of India approved service provider e-**बक्रय** Integrated Portal **(https://Baanknet.com).** E-Auction bid form, Declaration, General Terms and Conditions of online auction sale are available in website **(https://www.bankofindia.co.in)**

The Auction sale will be 'on line E- Auction/Bidding through website https://Baanknet.com **on For Property Sr. Nos. 1 to 35 is 27-01-2025 from 11.00 AM to 5.00 P.M. (IST) and for Property Sr. No. 36 & 37 is 09-01-2025 from 11.00 AM to 5.00 P.M. (IST) with unlimited extensions of 5 minutes' duration.**

1. The sale will be done by the undersigned through e-Auction platform provided at the website **https://Baanknet.com** on the date and time mentioned above. The intending Bidders/Purchasers are requested to register on portal **https://Baanknet.com** using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-Auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online Global EMD wallet well in advance before the auction time. In case EMD amount is not available in Global EMD wallet, system will not allow to bid. The Registration, Verification of KYC documents and transfer of EMD in wallet must be completed well in advance before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-Auction. Bidder's Global Wallet should have sufficient balance (>= EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.
2. Intending bidders shall hold a valid e-mail address. For further details and query, please contact Baanknet, **Help Line No. 011-41106131 Help Line e-mail ID: psba@psballiance.com.**
3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
4. Earnest money deposit (EMD) shall be deposited through RTGS/NEFT/Fund transfer to the bucket account as guided and mentioned in IBAPI portal before participating in the bid online.
5. Successful Bidder has to submit Hard copy of KYC documents to respective branches as mentioned in above table and scan copies to be forwarded to the authorised officers to **ARD.Navimumbai@bankofindia.co.in.**
6. **The KYC documents are (i) proof of identification (KYC) viz. Voter ID Card/Driving Licence/Passport etc. ii) Current address proof for communication, iii) PAN card of the bidder iv) valid e-mail ID v) contact No.(Mobile/Landline) of the bidder etc.**
7. **Date of inspection will be on as mentioned in table above from 11.00 AM to 4.00 PM ONLY with prior appointment with above mentioned respective branches on the contact nos. given against branches.**
8. Prospective bidders may avail online training on e-auction from Baanknet portal.
9. Bids shall be submitted through online procedure only in the prescribed format with relevant details.
10. Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
11. **The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiplies of Rs. 1,00,000/- (Rupees One Lakh only) for Property Serial no. 2 and in multiples of Rs. 25,000/- (Rupees Twenty-Five Thousand only) for all the other listed properties.**
12. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
13. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
14. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to pay 25% of the purchase amount (including Earnest money) already paid, immediately on acceptance of bid price by Authorised officer on the same day or maximum by next day and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder at any stage would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of the property/ amount.
15. The prospective qualified bidders may avail online training on e-auction from Baanknet portal, prior to the date of e-auction. Neither the Authorised officer nor the Bank will be held responsible for any Internet Network problem/Power failure/any other technical lapses/failure etc. In order to ward off such contingent situation, the interested are requested to ensure that they are technically well equipped with adequate power back-up etc. For successfully participating in the E-Auction event.
16. The purchaser shall bear the applicable stamp duties/Registration fees/other charges etc. and also all the statutory/non statutory dues, taxes, assessment charges etc. owing to anybody.
17. The Authorised officer/Bank is not bound to accept the highest offer and has absolute right and discretion to accept or reject any or all offer/s or adjourn/postpone/ cancel the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
18. The sale certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).
19. The Sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches or on the contact Nos. given.
20. If any of the participant deposits the EMD after registering himself and afterwards opt not to bid can reverse the bid amount through system as specified in IBAPI portal.

SALE NOTICE TO BORROWERS/GUARANTORS

The undersigned being the Authorised Officers of Bank of India are having full powers to issue this notice of sale and exercise all powers of sale under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under.

You have committed default in payment of the dues with interest and costs and charges etc. in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notices to all of you under section 13(2) to pay the amount mentioned thereon within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorised Officers in exercise of the powers conferred under section 13(4) took possession of the secured asset, more particularly described in the schedule mentioned above & e-auction sale notice to be published in Free Press Journal and Mumbai Nav Shakti publication dated **24.12.2024** respectively.

Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold and balance due, if any, will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc. shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Place: Navi Mumbai
Date: 24.12.2024

Authorised Officer(S)
BANK OF INDIA