बैंक ऑफ़ इंडिया
Bank of India **BOI**

ZONAL OFFICE: STAR HOUSE, SCO 76-82, SECTOR 31-A, CHANDIGARH, PHONE NO. 0172-2671517, 2671518 Mob. 9464528861, 9468091053

E AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002 TO THE BORROWER/S & GUARANTOR/S

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with proviso to 8(6) for immovable properties of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general & in particular to the Borrower(s) & Guarantor(s) that the below described immovable property(ies), mortgaged / hypothecated / pledged / charged to the Secured Creditor, the constructive/ physical possession of which has been taken by the Authorised Officer of the under mentioned Branches of Bank of India as Secured Creditor, will be sold on **"As is Where is", "As is What is" & "Whatever there is" on 25.07.2025**, for recovery of rupees mentioned below against the relevant account due to Bank of India Secured Creditor from the Borrower (s) & Guarantor(s). The reserve price & the earnest money deposit has been mentioned against each account / properties. The sale will be done by the undersigned through e-auction platform provided at the web eBkray portal: **https://baanknet.com**

Name of Branch/ Remaining Amount Deposit Account No.	Name of Account/ Borrower/ Guarantor/ Mortgagor	Details of the property	Amount as per demand notice / Demand Notice Date / Possession Notice Date & Type	Reserve Price / EMD / Bid Increase Amount	Name of the Authorised Officer/ Br. Manager	Date/ Time of e-Auction
BRANCH: SAROG Ph: 9773856986 (Remaining Amount Deposit Account No. 790790200000033, IFSC: BKID0007907, Account Name: DISBURSEMENT)	**Shri Nuram Singh S/o Shri Shoba Ram**	Residential Land and Building situated at Mohal Dhareach-Garech, Patwar Circle Majhar, Tehsil Theog & District Shimla, Himachal Pradesh having following extent of areas: (Old Khata/Khatauni No. 127/232 Khasra No. 822) New Khata/Khatauni No. 135/238 Khasra No. 822, having entire share, measuring 0-00-91 hectares & (Old Khata/Khatauni No. 127/232 Khasra No. 823) New Khata/Khatauni No. 136/239, Khasra No. 823, having 1/3 share, measuring 0-14-92 hectares, total measuring 0-15-83 hectares.	**Rs. 19.92 Lakhs** plus interest and other charges thereon **28.02.2024** **17.01.2025 PHYSICAL POSSESSION**	**Rs. 21.55 Lakh** **Rs. 2,15,500/-** **Rs. 10,000/-**	Sh. Vinay Sharma Mobile No. 9467591735 Sh. Devender Thakur Mobile No. 9773856986	25.07.2025, 11.00 A.M. to 5.00 P.M.
JAGADHARI BRANCH DISTT. YAMUNA NAGAR Ph: 9050550207 (Remaining Amount Deposit Account No. 671290200000033, IFSC Code: BKID0006712, Account Name: DISBURSEMENT)	**Mr. Mukesh Kumar Rana S/o Sh. Mohan Singh & Mr. Robin Kumar S/o Sh. Mukesh Kumar Rana** both resident of House No. C-2, 1220/3, Ganga Nagar Colony, Jagadhri, District Yamunanagar, Haryana-135003. Guarantor: **Sh. Om Parkash S/o Mohan Singh** R/o House No. 1220, Ganga Nagar Colony, Jagadhri, Distt. Yamuna Nagar, Haryana-135003	Registered Mortgage of House No. C-2, 1220/3, Transfer Deed No. 5157 dated 09.09.2014, measuring 200 Sq. yards comprised in Khewat No. 984, Khatauni No. 1194, part of Khasra No. 51//27, H.B. No. 400 situated at Mauja Jagadhri, Tehsil Jagadhri, Distt. Yamunanagar. Bounded: On the North by: House of Sh. Jai Parkash, On the East by: Street, On the West by: House of Sh. Mehar Singh, On the South by: House of Sh. Bhopal Singh	**Rs. 19,82,717/-** plus interest & other charges thereon **12.06.2018** **21.04.2022 PHYSICAL POSSESSION**	**Rs. 23.82 Lakh** **Rs. 2,38,200/-** **Rs. 10,000/-**	Sh. Gaurav Sachdeva Mobile No. 9560183287 Sh. Krishan Saini Mobile No. 9050550207	25.07.2025, 11.00 A.M. to 5.00 P.M.
B/o: LADWA Ph: 8607677567 (Remaining Amount Deposit Account No. 671990200000033, IFSC: BKID0006719, Account Name: DISBURSEMENT)	**M/s Raghbir Singh & Sons Sanitary Store (Proprietor Sh. Raghubir Singh) and Guarantor Mrs. Shimla Devi W/o Sh. Raghubir Singh.**	Vacant Plot measuring 0K-5M-6S comprised in khewat No 474/447, khatoni No 509, Rect No 13, Khasra No 15(4-11), 16(8-0), 17/1(6-2), 25/1(1-13), total kittas-4 in the name of Mrs. Shimla Devi W/o Raghubir Singh situated at Ladwa, HB No 76, purchased vide sale deed no. 3174/1 dated 31.01.2012.	**Rs. 13,59,455.68** plus interest and other charges thereon **15.09.2023** **09.07.2024 PHYSICAL POSSESSION**	**Rs. 10.67 Lakh** **Rs. 1,06,700/-** **Rs. 10,000/-**	Sh. Ramesh Singh Mobile No. 7251057302 Bhudev Dhiman Mobile No. 8607677567	25.07.2025, 11.00 A.M. to 5.00 P.M.
CHAPPRA KHERA BRANCH DISTT. KARNAL Ph: 8160785765 (Remaining Amount Deposit Account No. 675690200000033, IFSC: BKID0006756, A/c Name: DISBURSEMENT)	**Mrs. Harprit W/o Mr. Pardeep Kumar**	Residential house {Property ID No. 104C256U23P3} having area measuring 15'x30'= 50 Sq. Yards [i.e. 0B-1B being 1/584 share of 29B-4B, comprised in Khewat No. 3884, Khatoni No. 5824, Kitta 15, as per jamabandi for the Year 2014-2015], situated at Shastri Colony, within Municipal Limits Karnal. Boundaries: North: 15' Property of Sarbati Devi, South: 15' Gali, East: 30' Property of Sudesh Rani, West: 30' House of Balkar Singh.	**Rs. 11.75 Lakhs** plus interest and other charges thereon **13.04.2022** **18.12.2023 PHYSICAL POSSESSION**	**Rs. 6.85 Lakh** **Rs. 68,500/-** **Rs. 10,000/-**	Ms. Seema Mobile No. 7870315807 Sourab Mobile No. 8160785765	25.07.2025, 11.00 A.M. to 5.00 P.M.

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

(1) The sale will be done on **"AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" is will be conducted "On Line", through e-auction BAANKNET portal https://baanknet.com (2)** E-Auction bid form, Declaration, General Terms and Conditions of online auction sale are available in websites **(a) https://www.bankofindia.co.in; (b) https://baanknet.com** Bidder may visit: **https://baanknet.com, where "Guidelines"** for bidder are available with educational videos. Bidders have to complete following formalities well in advance: **Step 1:** Bidder/purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and email-id. **Step 2:** KYC verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take two working days.) **Step 3:** Transfer of EMD amount to Bidder Global EMD Wallet: On line/off-line transfer of fund using NEFT/Transfer using challan generated on e-Auction Platform. **Step 4:** Bidder process and Auction Result: Interested registered bidder can bid online on e-Auction platform after completing step 1, 2, and 3. **(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) The date of on line E-auction will be between 11:00 AM to 5:00 PM on 25.07.2025. (5) Date of Inspection will be on 21.07.2025 to 23.07.2025 between 1:00 PM to 4:00 PM with prior appointment with above mentioned branch. (6)** Bid shall be submitted through online procedure only. **(7) The Bid price to be submitted shall be above Reserve price & bidders shall improve their further offer in multiple as mentioned above. (8)** Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings. **(9)** Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them. **(10)** It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. **(11)** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. **(12) The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid immediately or not later than next working 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 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 property / amount. (13)** Neither the Authorised Officer/Bank nor e-Auction service provider 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 bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. **(14)** The purchaser shall bear the applicable stamp duties / Registration fee/TDS on auction price/other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody. **(15)** The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right a 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. **(16)** 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). **(17)** 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 on the contact numbers given. **(18)** For more detailed term and conditions of the sale, please refer to the link provided in secured creditors website i.e **https://www.bankofindia.co.in/ https://baanknet.com.**

For Further Detail Please Contact: Mr. Paramjit Singh DZM: Mob. 9417443655, Mr. Sunny Mob. 9468091053 & Ramesh Chauhan Mob. 9464528861.

Date: 18.06.2025 **Place: Chandigarh** **Authorised Officer**