बैंक ऑफ इंडिया
Bank of India
BOI

RAIPUR ZONAL OFFICE, STAR HOUSE, NAYA RAIPUR
MEGA E-AUCTION INFORMATION
E-AUCTION SALE NOTICE OF THE MORTGAGED PROPERTIES UNDER SARFAESI ACT'2002

E-Auction 09.10.2025 from 11.00 am to 05.00 pm

THE PROPERTIES MENTIONED BELOW ARE TO BE SOLD UNDER THE PROVISIONS OF THE SARFAESI ACT 2002 ON 'AS IS WHERE IS BASIS'

Sr. No.	Branch & Borrower/ Guarantor & Address	Description of the Mortgaged Property	Reserve Price (in Lakhs) / Earnest Money Deposit (in Lakhs) / Bid Increment Amt. (in Lakhs)	A) Demand Notice Date / B) Possession Date / C) Amount Due (in Lakhs)
01.	**Abhanpur Branch :** Shri Vinay Krishnan Yadav S/o. Shri Jagdish Prasad Yadav	**Residential House :-**All that Part and Parcel of the Property Consisting of Land and Building Admeasuring Area 560 Sq.ft. Situated at House No 165, Atal Awas Gatapar Abhanpur, Raipur, C.G. ad measuring, 560Sqft, **Bounded** : North-House No 148, South-Road, East-House No 164, West-House No 168. **(Symbolic Possession)**	₹ 3.22 / ₹ 0.32 / ₹ 0.10	A) 06.10.2021 / B) 20.01.2022 / C) ₹ 2.73 + Interest & Other Charges
02.	**Utai Branch :** Mr. Madan Chourasiya and Mrs. Rina Devi Chourasiya	**Land and Building :-** EQM of Residential Land and Building Situated at Plot No. 1 & 37, Kh. No. - 619/14, Mouza - Risali, Pragati Nagar, Risali Ward, Ward No. 61, Inside Daya Nagar, Ph. No. 19/22, RIC Durg-01, Teh. and Dist. Durg (C.G.) Admeasuring 0.010 Hect./525 Sq.ft. in name of Madan Chourasiya and Mrs. Rina Devi Chourasiya. **Boundaries:** North: Road, South : Road, East : Plot No. 02 & 36, West : Plot No. 38. **(Symbolic Possession)**	₹ 16.79 / ₹ 1.68 / ₹ 0.25	A) 20.10.2023 / B) 24.06.2024 / C) ₹ 16.68 + Interest & Other Charges
03.	**Bemetara Branch :-** Borrower: Mrs. Shashi Prabha Goswami W/o. Late Mr. Prakash Giri Goswami & Guarantor: Mr. Anupam Goswami S/o. Mr. Late Prakash Giri Goswami.	**Residential Land and Building :-** All that Part and Parcel of the Property Consisting of Residential Land and Building Situated at Part of Kh. No. 290/6, Block-D, Plot No.29, Village Fari, Tehsil Bemetara, District Bemetara. Chhattisgarh Admeasuring 1000 Sq.ft. in the name of Mrs. Shashi Prabha Goswami W/o. Late Shri Prakash Giri Goswami. **Boundaries**:North: Road, South : Plot No. 41-D, East : House on plot no.28-D, West : Plot No. 30-D.. **(Symbolic Possession)**	₹ 18.75 / ₹ 1.87 / ₹ 0.25	A) 22.07.2024 / B) 23.09.2024 / C) ₹ 12.72 + Interest & Other Charges
04.	**ARB (Raipur) Branch :-Borrower :- M/s. R.B. Agro & suppliers and or prop. Mr. Ishwar Das Mundra S/o. Ballav Das Mundra, Gaurantor:-Mrs.Krishna Choudhary W/o. Mr. Tulsidas Choudhary**	**Open Plot :-** Equitable Mortgage of Immovable Property of Freehold Diverted Land Open Plot situated at Khasara No. 1361/90, (1362/91, 1366/88, 1372/101), Plot No. 10/39 sheet No. 20, Block No. 12, P.H. No. 22/34, Mouza Torwa Block Bilha Bilaspur Owned by Mrs. Krishna Choudhary W/o. Tulsi Das Choudhary admeasuring 2320 sqft**. Boundaries:-** North - Land of Vinod Singh, South-Road, East - Land of Vinod Singh, West-Land of Others. **(Symbolic Possession)**	₹ 19.75 / ₹ 1.97 / ₹ 0.25	A) 04.06.2021 / B) 03.02.2022 / C) ₹ 42.30 + Interest & Other Charges
05.	**ARB (Raipur) Branch :- Mr. Shiva Shankar Pandey S/o. Dinbandhu Pandey (Applicant) Mrs. Madhu Pandey W/o. Shiva Shankar Pandey (Co-Applicant)**	**Residential Building:-** EQM of Immovable Property Residential Building Situated at P.H. No. 26, Kh No. 83/20, Behind Mousaji White House, Rajgharana Colony , Mouza Ameri, RNM Sakri, Districat Bilaspur C.G. in the name of Mr. Shiva Shankar Pandey S/o. Dinbandhu Pandey, Admeasuring 3850 Sqft. **Boundaries:- North-**Road, **South-**House of J.K.Das, **East-**House of Shriwas, **West-** Road. **(Symbolic Possession)**	₹ 43.00 / ₹ 4.30 / ₹ 0.25	A) 29.06.2024 / B) 03.10.2024 / C) ₹ 48.91 + Interest & Other Charges
06.	**(I)ARB (Raipur) Branch :- Borrower:- Mr. Phanindra Mishra S/o. Late. M.C. Mishra (Applicant- Housing Loan), Smt. Jyoti Mishra (Co-Applicant Housing Loan), Smt. Shyama Devi Mishra (Guarantor- Housing Loan)** **(II) M/s. Mahamaya Vaccines Prop. - Mr. Phanindra Mishra S/o. Late. M.C. Mishra.**	**A. Residential Flat :-** Flat No. 2/C, 2nd Floor, Block No. 05, Singapore City, P.H.No. 103/37, Ramkrishna Paramhans, Ward No. 02, Area 861 Sqft., Mouza - Kota (Mahoba Bazar) Raipur- C.G., in the Name of Mr. Phanindra Mishra **Boundaries:** North-Open Space, South - Flat No. 2D1. East-Open Space, West-Common Passage. **(Symbolic Possession)** **B. Commercial Property** EQM of free hold Land at KH. No 395/01 & 396/2 Gh. Sheet No. 02, Block No. 06, Plot No. 379, Commercial Shop, Situated at Shop No. A-308, First Floor, Vrindavan Complex, Telipara, Bilaspur C.G. in the name of Mr. Phanindra Mishra S/o. Lt. Mr. M.C. Mishra Admeasuring 336 Sqft. **Boundaries:** North-Property of Sanjay Agrawal, South - Shop No A-309, East-Shop No A-321, West-Nishtari Road. **(Symbolic Possession)** **C. Residential Property:-** Free hold Land at KH. No. 672/41 (Part), Plot No. 22, Ward No. 14, Near Shiv Mandir Vidhyanagar, Mouza- Juna Bilaspur, Block - Bilha, Bilaspur C.G. in the name of Mr. Phanindra Mishra S/o. Lt. Mr. M.C. Mishra Admeasuring 4000 Sqft. **Boundaries:- North:**Land of Ramakant Mishra, **South-**Land of Ramakant Mishra & House of Khonte, **East-**20'0" Wide Road, **West-**Land of Bhooman Singh **(Symbolic Possession)**	A. ₹ 29.00 / ₹ 2.90 / ₹ 0.25 B. ₹ 25.40 / ₹ 2.54 / ₹ 0.25 C. ₹ 278.50 / ₹ 27.85 / ₹ 0.50	A) 02.02.2024 / B) 13.08.2024 / C) ₹ 42.40 and ₹ 429.22 + Interest & Other Charges
07.	**ARB (Raipur) Branch :- M/s Mahamaya Chemicals, Proprietor- Mrs. Jyoti Mishra W/o. Mr. Phanindra Mishra and Guarantor- Mr. Phanindra Mishra**	**(A) Commercial Shop:-**All that Part and Parcel of the Immovable Property Situated at Shop No. 151, Ground Floor, Eskay Plaza, Nazul Land bearing Kh. No. 2/14, 44/2, 2/76 & 2/77 (Part), Block No. 95, 96, Near Anand Talkies, Hawaldar Abdul Hamid Ward No 36, Moudhapara, Tehsil & Dist. Raipur (C.G.). Admeasuring Area 205 Sq.ft. in the name of Mr. Phanindra Mishra (Guarantor). **Boundaries:** North: Meter Room, South : Common Passage, East :Office No. 152, West : Office No.150 **(Symbolic Possession)** **(B)Commercial Shop:-** All that Part and Parcel of the Immovable, Property Situated at Shop No. 152-A, Ground Floor. Eskay Plaza, Nazul Land bearing Kh. No. 2/14, 44/2, 2/76 & 2/77, (Part), Block No. 95, 96, near Anand, Talkies, Hawaldar Abdul Hamid Ward No. 36, Moudhapara, Tehsil & Dist. Raipur (CG). Admeasuring Area 115.03 Sq.ft. in the name of Mrs.Jyoti Mishra W/o Mr. Phanindra Mishra (Prop.). **Boundaries:** North : Shop No.157-C, South : Shop No.152, East : Common Passage, West : Shop No.151 **(Symbolic Possession)** **C) Plot:-**All that Part and Parcel of the Open Land Situated at Kh No. 364/27, Mouza Gram- Bhatagaon, Dr. Shyama Prasad Mukharjee Ward No. 63, P.H.No. 105/47, RNM Raipur-1, Teh. & Dist. Raipur. Admeasuring Area 1925 Sq.ft. in the name of Mr. Phanindra Mishra, (Guarantor) **Boundaries:** North : Seller's Plot, South:Dharsa, East: Open Plot , West : Road. **(Symbolic Possession)**	A. ₹ 35.72 / ₹ 3.57 / ₹ 0.25 B. ₹ 20.55 / ₹ 2.05 / ₹ 0.25 C. ₹ 26.18 / ₹ 2.61 / ₹ 0.25	A) 21.03.2024 / B) 01.06.2024 / C) ₹ 78.62 + Interest & Other Charges
08.	**ARB Branch (Raipur):- M/S. Shri Mawle Industries Proprietor Mr. Amit Patil S/o. Pravin Patil**	**Commercial Property :-** EQM of Lease hold Factory Land, Building and shed situated at Plot No. 106 Area 10760 sqft Situated at Mouja Engineering Park Heavy Industrial Area, Village Hathkhoj, Bhilai, Tehsil and Distt. Durg. (C.G) in the name of M/S Mawle Industries Prop Mr. Amit Patil S/o. Pravin Patil.. **Boundaries:** North: Road, South : Plot No 113 Part, East : Plot No. 107, West : Plot No.105. **(Symbolic Possession).**	₹ 40.93 / ₹ 4.09 / ₹ 0.25	A) 08.05.2024 / B) 12.07.2024 / C) ₹ 112.93 + Interest & Other Charges
09.	**ARB (Raipur) Branch : Borrower - M/s. Shri Krishna Steel Industries, Partners: (1) Mr. Ashok Kumar Agrawal (2) Mr. Krishna Mittal (3) Mr. Ashish Kumar Bansal, (4) Mr. Ankur Agrawal, Guarantors: 1.Mrs.Rachna Agrawal 2.Mrs. Ankita Mittal**	**A.Residential Land & Building :** EQM of Land & Building Situated at PH. No. 14, Plot No. 17, Area-1705 Sqft, Sai Heritage Colony, Jagatpur, Raigarh C.G. in the name of Mrs. Ankita Mittal. **Boundaries:-North-**Plot No-18, **South -** Road, **East-**Road, **West-**Plot No-13 **(Symbolic Possession)** **B. Land & Building** EQM of Land & Building Situated on Flat No. MIG/03, Area-927 Sqft, 2nd Floor, Housing Board Colony, Mukut Nagar Beladula, Raigarh C.G. in the name of Mr. Ashok Kumar Agrawal S/c Mr. Govind Ram Agrawal. **(Symbolic Possession)**	A ₹ 69.69 / ₹ 6.96 / ₹ 0.25 B ₹ 17.00 / ₹ 1.70 / ₹ 0.25	A) 05.09.2022 / B) 09.12.2022 / C) ₹ 794 + Interest & Other Charges
10.	**ARB (Raipur) Branch :- M/s. Nikhil Poultry Farm Prop. Shri Sohan Lal Chakradhari S/o. Shri Makkhu Lal Chakradhari, Gurantor:- Mr. Ram kumar Chakradhari**	**1. Commercial Property:-** All the Piece of the Land with Building Sheds and Structures Standing thereon Khasra No. 780, PC No. 41 Area 0.15 Hect./16145.87 sq.ft., Vill- Aaroud, Tehsil Dhamtrai, District-Dhamtari (C.G.) in the name of Sohan Lal Chakradhari, **Boundaries :- North-**Land of Butu, **South** -Land of Nursingh, **East**-Land of Sudheer, **West** -Land of Sohan Lal Chakradhari. **(Symbolic Possession)** **2. Commercial Property:-** All the Piece of the Land with Building, Sheds and Structures Standing thereon Khasra No. 781, PC No. 41, Area 0.02 Hect. 2152.78 sq.ft., Vill- Aaroud, Tehsil Dhamtrai, District-Dhamtari (C.G.) in the name of Sohan Lal Chakradhari. **Boundaries:-North-** Land of Roshan Das, **South-**Govt Land, **East-**Land of Seller, **West-**Govt Land. **(Symbolic Possession)** **3. Commercial Property:-** All the Piece of the Land with Building Sheds and Structures Standing thereon Khasra No. 782, PC No 41 Area 0.30 Hect./ 32291.73 sq.ft., Vill- Aaroud, Tehsil - Dhamtrai, District-Dhamtari (C.G.) in the name of Sohan Lal Chakradhari, **Boundaries:-North-**Land of Anjor Sio Binjhwar, **South-**Land of Rajesh Kumar S/o. Kaliram, **East-** Land of Surtana, **West-**Land of Udesingh S/o. Gajanand. **(Symbolic Possession)**	₹ 52.45 / ₹ 5.245 / ₹ 0.25	A) 10.06.2024 / B) 13.09.2024 / C) ₹ 57.93 + Interest & Other Charges

Date & Time of E-Auction 09.10.2025 from 11.00 am to 05.00 pm with unlimited extension of 5 minutes duration each. Inspection date & time of the property - from 04.09.2025 to 08.10.2025 Time-11.00 am to 3.00 p.m. (Official working day)

Note:-Any bidder/Interested Party can bid for Plant & Machinery Independently, but for bids regarding Land & Building, bidder has to compulsorily bid for Plant & Machinery and in no circumstances Land & Building can be bided Independently.

15/30 DAYS SALE NOTICE TO THE BORROWERS/GUARANTORS/MORTGAGORS

The above mentioned Borrowers/Guarantors/Mortgagors are hereby noticed to pay the sum as mentioned in Section 13(2) Notice along with interest & charges before the date of Auction failing which the peoperty will be auctioned and balance due, in any, will be recovered with interest and cost from you.

FOR MORE DETAILS CONTACT: Abhanpur Branch - Mr. Jay Kumar Soni - 8109310025, Vyapar Vihar Branch - Mr. Jivesh Jha -70048 69424, ARB (Raipur) Branch-Mr. Suraj Kumar-7717741309, Bemetara Branch-Mr. Falindr Borkar-9309990333, Utai Branch - Mr. Ganeshwar Chouhan - 6262446699, EMD related/ Auction Portal Related Information- Zonal Office, Mr. Rama Rao, Mob. : 99084 84996.

TERMS AND CONDITIONS OF E-AUCTION-1.The Auction Sale bidding will be online through the website https://baanknet.com. **2. Bidder may visit https://baanknet.com, for Guidelines.** 3. The Bid Amount should be higher than the Reserve Price. 4. The highest/ successful bidders shall deposit 25% of bid/ purchase money adjusting the earnest money already paid immediately on the same day or next working day, after acceptance of the bid, failing which the EMD shall be forfeited. 5. The balance 75% of purchase price shall be payable on or before 15 days of confirmation of the sale by the Authorized officer or such period as agreed upon in writing solely at the discretion of the Authorized officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited and the Authorized officer/bank will be at liberty to cancel the auction and conduct fresh auction.6. The EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings. The EMD shall not carry any interest. 7. The Property is sold in **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IT IS BASIS"** and **"WITHOUT ANY RECOURSE BASIS"**. The intending bidders should make their own enquiries regarding any sort of liabilities.***8. The undersigned has the absolute rights and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.***9. The purchaser shall bear all subsequent charges . 10.The amount due is exclusive of interest and other charges. 11. Further any corrigendum will not be publish in newspaper. Interested advised to refer above website regularly. 12. The Employee's of Bank of India are barred from participation of e-auction. 13. Interested Bidders need to create their user id and password by own and it will take minimum time of 2 days therefore it is requested to the bidder to kindly create his/her user id before the last date. 14. In case of sole bidder, the bid amount quoted in his bid from must be improved by at least one bid incremental value, lest the sale shall be cancelled/ deferred.

Place: Raipur - Date: 04.09.2025

Authorized Officer & Chief Manager
BANK OF INDIA

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