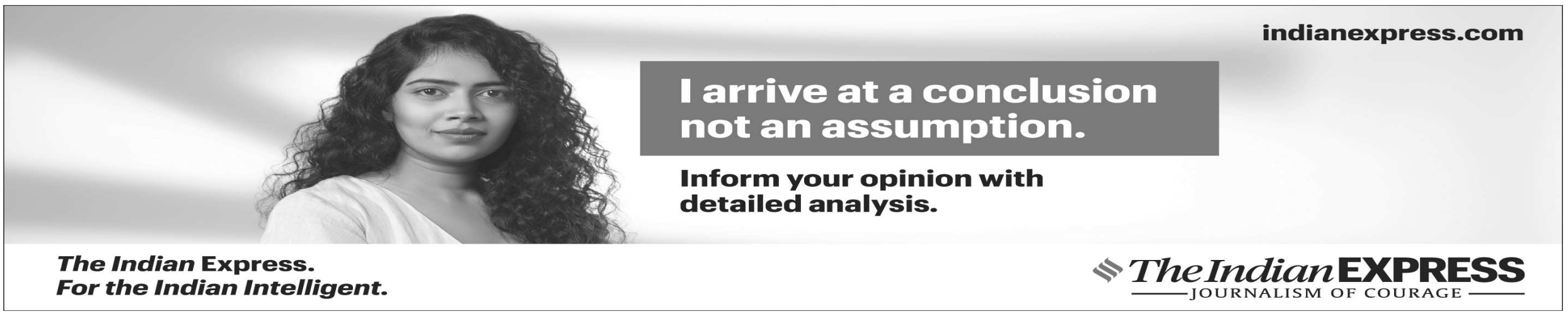

Bank of India
Relationship beyond banking

Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur
Tel: 0712-2557596 E-mail: ard.nagpur1@bankofindia.co.in

SPECIAL MEGA 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. **30.10.2025** 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://BAANKNET.com**

Last date and time of submission of EMD and document on or before:
30.10.2025 up to 5 pm by bidders own wallet registered with M/s PSB Alliance Pvt. Ltd. Id its e-auction site https://BAANKNET.com

Date & time of Special Mega E auction: 30.10.2025 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	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	**Branch : Aheri Borrower: Mr. Sunil Balaji Munjankar**	Property consists open plot of NA Land On Survey No.22, Plot No. 58, T.S. No. 05,Situated at Mouza - Burkamlampalli, Within the limit of Gram panchayat area Nagepalli, tahsil- Aheri and District Gadchiroli, Owned by Mr. Sunil Balaji Munjankar. Area 150 Sq.mtr(1614.60 Sq.ft.)	Rs. 10.33 lakhs + uncharged interest & other expenses	Demand Notice : 12.09.2022 Possession Notice: 23.11.2022 (Symbolic) 12.10.2023 (Physical)	Reserve Price : Rs. 9,31,000 /- EMD : Rs. 93,100 /-	Mr. Uday Gadmade Mob No. 9423551987
2.	**Branch : Aheri Borrower: M/s Navya Traders Alapalli Prop.Mrs. Vidya Sunil Mujankar**	Property consists open plot of NA Land On Survey No.22, Plot No. 20, T.S. No. 05,Situated at Mouza - Burkamlampalli, Within the limit of Gram panchayat area Nagepalli, Tahsil- Aheri and District Gadchiroli, Property owned by Mr. Sunil Balaji Munjankar.Area 150 Sq.mtrs(1614.60 Sq.ft.)	Rs. 10.07 lakhs + uncharged interest & other expenses	Demand Notice : 12.09.2022 Possession Notice: 23.11.2022 (Symbolic) 13.10.2023 (Physical)	Reserve Price : Rs. 6,69,000/- EMD : Rs. 66,900/-	Mr. Uday Gadmade Mob No. 9423551987
3.	**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.Property is owned by Mrs. Reshma Bano Ashrafi	Rs. 37.88 Lakhs + uncharged interest & other expenses	Demand Notice :30.11.2023 Possession Notice: 01.03.2024 (Symbolic)	Reserve Price : Rs. 27,18,000/- EMD : Rs. 2,71,800/-	Ms Kripali Mishra Mob no 9926616613
4.	**Branch : Gandhibag Borrower: M/s Fitness Revolution Gym Proprietor : Mr. Pratik Ratan Shribas**	Hypothecation of GYM equipment/machinery i.e. Cycle,Treadmill,Cross Trainer,4 in 1 Stepper, Pecdec + RearDelt, Lat Pull + Row, Leg Press-45 Degree, Shoulder Press, Chest Press, Functional Trainer, Smit Machine, Seated Calf Machine, Incline Bench, Flat Bench, Decline Bench, Multi Adjustable bench, Adjustable Abs Bench, Pricher Curl Bench, Hyper Extension, Dumbbells Rack, Dumbbells, Plates, Rod 7 ft, Rod 5 ft, Rod 4 ft, Rod 4 ft.	Rs. 15.65 lakhs + uncharged interest & other expenses	Demand Notice : 26.08.2024 Possession Notice: 16.01.2025 (Symbolic) 09.04.2025 (Physical)	Reserve Price : Rs. 3,53,000 /- EMD : Rs. 35,300 /-	Mr. Mohd Shayzi Mob No 9819757784
5.	**Branch : Itwari Borrower: Mr. NARESH MANMOHANSIGH BAIS**	Residential Apartment No B-407, on Fourth Floor, building No B-2, Building known as "MEGHDOOT ENCLAVE", Plot No 73, P.H.No. 37, Kh.No. 10/B, Mouza Hudkeshwar(Bz), Corporation House No. is 10/B/73/B/407, Ward No 76, Situated at Village Hudkeshwar(Bz), within the limits of Nagpur Metro Region, Tah & Dist Nagpur. Build up area 58.39 Sq.mtrs. (628.50 Sq.Ft.). Property is owned by Mr. NARESH MANMOHANSIGH BAIS.	Rs. 23.96 Lakh + uncharged interest & other expenses	Demand Notice : 30.06.2023 Possession Notice: 07.10.2023 (Symbolic) 21.08.2025 (Physical)	Reserve Price : Rs. 17,82,000/- EMD : Rs. 1,78,200/-	Mr Santosh Sajan Mob No 9009449999
6.	**Branch : Itwari Borrower: M/s A.S.Bags Proprietor : Mr. Mohd. Arshad Mohd. Ashfaque Guarantor : Mr. Mohd. Ashhad mohd. Ashfaque and Mrs. Kamrunnisa Abdul Hamid**	All that Piece and Parcel of the property Land & Ground+3 Storied building consisting of House No 47/B, Ward No 40, City Survey No 549/3, Sheet No 130, Mouza Nagpur, Situated Near Taj Manjil, Dalalpura, Dahi Bazar Road, Railway Bridge, Opposite Maskasath, Itwari,within the limits of NMC/NIT, Tah & Dist Nagpur. Admeasuring area of Plot 232.40 Sq.mtrs.(2501 Sq.ft.), Built up area 180 Sq.mtr/1937 Sq.ft. of Ground and First Floor as per sanctioned building plan. Property is owned by Mr. Mohd. Arshad Mohd. Ashfaque, Mr. Mohd. Ashhad mohd. Ashfaque and Mrs. Kamrunnisa Abdul Hamid.	Rs. 39.85 lakhs + uncharged interest & other expenses	Demand Notice : 30.10.2023 Possession Notice: 19.07.2025 (Symbolic)	Reserve Price : Rs. 54,61,000 /- EMD : Rs. 5,46,100 /-	Mr. Santosh Sajan Mob No 9009449999
7.	**"Branch : Itwari Borrower : Mr. Girdhar Mirchand Bhagwani Mr. Nikhil Girdhar Bhagwani**	EQM of Flat No 301,"SAKET RESIDENCY" admeasuring approx.. 57.234 Sq.mtrs. at Third Floor constructed on 12.36 % undivided variable proportionate share of land bearing Plot No 175/B admeasuring 458.14 Sq.Mtrs. in the Layout of Muni Shambhunath Co. Operative housing Society Ltd. Out of Khasra No. 141,143,144,146 & 148/4, Patwari Halka No 11, City Survey No 251, Sheet No 41, NMC House No 3406/A/175/B/301, Situated at NMC Ward No 57,Nara Road, Mouza Zingabai Takli, within the limits of NMC and NIT, Shambu Nagar, Shivgiri Chowk, Mankapur, Tah & Dist Nagpur.Property is owned by Mr. Girdhar Mirchand Bhagwani Carpet Area-50.47 Sq.Mtrs/543 Sq.ft, BUA-57.234 Sq.Mtr./616 Sq.ft. SB/up Area- 82.253 Sq.Mtr./885 Sq.ft.	Rs. 26.44 lakhs + uncharged interest & other expenses	"Demand Notice : 19.06.2025 Possession Notice: 03.09.2025"	Reserve Price :Rs. 26,32,000 /- EMD : Rs. 2,63,200 /-	Mr. Santosh Sajan Mob No 9009449999
8.	**Branch : Kadbi Chowk Borrower : Mr. Mukesh Bansilal Ahuja Mrs. Bhavana Mukesh Ahuja**	Apartment No 304 on third floor in building known and styled as "Shree Swaminarayan Enclave Tower No 2" , City Survey No 35, NMC House No 2228/D/A/304, Dhyaneshwar Nagri, Opp. Shree Swaminarayan Temple, Hiwri Nagar, Wathoda Road, Nagpur, Tah & Dist Nagpur-440008. Property is owned by Mr. Mukesh Bansilal Ahuja and Mrs. Bhavana Mukesh Ahuja. Built up area-99.25 Sq.mtr., Super built up area-163.51 Sq.mtrs.	Rs. 98.62 lakhs + uncharged interest & other expenses	Demand Notice : 27.06.2025 Possession Notice: 29.08.2025	Reserve Price :Rs. 93,02,000 /- EMD : Rs. 9,30,200 /-	Ms. Seema Jain Mobile no. 6264611710
9.	**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.	Rs. 34.02 Lakh + uncharged interest & other expenses	Demand Notice : 30.03.2024 Possession Notice: 04.06.2024 (Symbolic)	Reserve Price : Rs. 28,55,000/- EMD : Rs. 2,85,500/-	Ms. Seema Jain Mobile no. 6264611710
10.	**Branch: Kalamna BORROWER : Mr. Vinod Gangadhar Kale Co-App. Mrs. Sangita Vinod Kale**	Opne plot Situated at Southern Portion of Land containg by admeasuring 90.30 Sq. Mtrs, out of total Land admeasuring 180.60 sq. mtrs. Of Mouza Nagpur bearing corporation House No.208, City Survey No.108, Sheet No.129, Situated at Nagpur. Within limits of the NMC Ward No.40 in tah & dist Nagpur. Property owned by Mr. Vinod Gangadhar Kale & Mrs. Sangita Vinod Kale.	Rs. 24.36 Lakhs + uncharged interest & other expenses	Demand Notice Dt. 30.06.2023 Possession Notice 06.10.2023 Symbollic	Reserve Price: 20,90,000 /- EMD : Rs. 2,09,000 /-	Ms. Archana Kumari Mob .no 7765896069
11. 12.	**Branch : Kelwad Borrower: Mr. SARAFRAJ SIRAJUDDIN PATHAN Guarantor - Mr. Shyam Chirkutrao Bhoyar**	Open Plot on bearing City Survey No 776, Property No 407, Ward No 1, Sheet No 4 at Kelwad, Tah Saoner, Dist Nagpur. Admeasuring area 1420 Sq.Ft. Property owned by Mr. SARAFRAJ SIRAJUDDIN PATHAN NA Land and Residential House of Ground Plus One Storied Building on Survey No 774, Sheet No 4, Property No 177/1(Old), Situated at Mouza Kelwad, within the limits of Gram Panchayat Kelwad, Ward no 1, at post Kelwad, Tah Saoner, Dist Nagpur. Admeasuring Plot area 598.474 Sq.Ft. Built Up area 461.018 Sq. Ft., Admeasuring 68.93 Sq.Mtrs. Property owned by Mr. SARAFRAJ SIRAJUDDIN PATHAN	Rs. 3.09 Lakh + uncharged interest & other expenses	Demand Notice :06.02.2021 Possession Notice: 17.06.2021 (Symbolic)	Reserve Price : Rs. 3,07,000 /- EMD : Rs. 30,700 /- Reserve Price :Rs. 8,63,000 /- EMD : Rs. 86,300 /-	Mr. Samir Borkar Mobile no. 9860819270
13.	**Branch : Mahal Borrower: M/s A R ETHNICS Proprietor : Mrs Vidhi Vishal Dhomne Guarantor : Mr. Vishal Dilip Dhomne**	Flat No D-401, 4th Floor in "Vishal Palace" (Wing-D) NMC House No 826-A, Ward No 13, City Survey No 540, Sheet No 173, Situated in Pothi Galli, New Itwari, Opposite ICICI Bank Itwari Branch and near to Central Bank of India Gandhibaug Branch Mouza Nagpur, Tahsil and District Nagpur within the limit of NMC and NIT Nagpur owned by Mr. Vishal Dilip Dhomne (Guarantor) Admeasuring area 68.93 Sq.Mtrs.	Rs. 12.94 Lakh + uncharged interest & other expenses	Demand Notice : 03.09.2019 Possession Notice: 05.11.2019 (Symbolic)	Reserve Price :Rs. 13,05,000 /- EMD : Rs. 1,30,500 /-	Mr. Anna Thakre Mobile no. 9893944150
14.	**Branch : Mahal Borrower:Mrs. Tessy Adrian Dalby**	EQM of Flat No.406, 4th floor, Wing 'C', Sanika Vihar House No.407/56, Plot No. R-1, Kh No.116/K, 116/A & 116/B, PH. No.15, Mouza Bhilgaon, Ward No.01, Grampanchyat Bhilgaon, Tah Kamptee, Dist Nagpur. Built up area 66.731 Sq.mtrs. Property owned by- Mrs. Tessy Adrian Dalby	Rs.23.36 Lakh + uncharged interest & other expenses	Demand Notice :27.06.2024 Possession Notice: 27.08.2024 (Symbolic)	Reserve Price :Rs. 22,05,000/- EMD : Rs. 220500/-	Mr. Anna Thakre Mobile no. 9893944150
15.	**Branch : Mahal Borrower: Mr. Nikhil Tatorao Sawarkar & Mrs. Pallavi Nikhil Sawarkar**	EQM of Flat No.404, 4th floor, wing C, Plot No. R-1, "SANIKA VIHAR", House No.54/404, Kh. No.116/4, & 116/B, P. H. No.15, Mouza Bhilgaon, Ward No.1, Gram Panchayat Bhilgaon. Tah Kamptee. Dist. Nagpur. Admeasuring area of Flat No.404. B/up area 65.665 Sq,. Mtrs along with undivided share is 2.2403% in 2905.95 Sq. Mtrs of Land area. property is owned by Mr. Nikhil Tatorao Sawarkar & Mrs. Pallavi Nikhil Sawarkar	Rs.23.36 Lakhs + uncharged interest & other expenses	Demand Notice :11.07.2022 Possession Notice: 03.11.2022 (Symbolic) 30.07.2025 (Physical)	Reserve Price Rs. 22,04,000 /- EMD : Rs. 2,20,400 /-	Mr. Anna Thakre Mobile no. 9893944150
16.	**Branch : Medical College Square Borrower : Mrs. Maithili Raghuvir Kulkarni and Mr. Raghuvir Bhaskarrao Kulkarni**	Equitable Mortgage of all that piece and parcel of Residential Apartment No.03, First Floor,"GANAPATI APARTMENT", Plot No 205, Reshimbag Layout of Kh No 466, 465/2, 561, 560, 467, 559, City Survey No 176,Sheet No 298, NMC House No. 1009/4, Ward No 13, Siraspeth, Reshimbag Road, Nagpur, Tah & Dist Nagpur. Property is owned by Mr. Raghuvir Bhaskarrao Kulkarni. UDS is 5.260 % Share of Gross land 418.063 Sq.mtr. Built up area of Flat-58.70 Sq.mtr/632 Sq.ft.	Rs. 20.02 lakhs + uncharged interest & other expenses	Demand Notice : 05.06.2025 Possession Notice: 04.09.2025	Reserve Price : Rs. 30,89,000 /- EMD : Rs. 3,08,900 /-	Mr. Tushar Landge Mobile no. 8329364873
17.	**Branch : Medical College Square Borrower: Mr. Yogendra Motisingh Jagniya & Mrs. Rajshree Yogendra Jagniya**	EQM of piece and parcel of the Flat/Apartment No.205 (Second Floor), admeasuring 65.665 sq. mtrs. build up area, "SANIKA VIHAR", Plot No.R-1, Layout Kh. No.116/K, 116/A and 116/B, P. H. No.15, Situated at Gram Panchayat Road, Bhilgaon. Tah Kamptee, Dist Nagpur. Property is owned by Mr. Yogendra Motisingh Jagniya & Mrs. Rajshree Yogendra Jagniya	Rs. 33.65 lakhs + uncharged interest & other expenses	Demand Notice : 31.07.2023 Possession Notice: 17.10.2023 (Symbolic) 22.08.2024 (Physical)	Reserve Price : Rs. 20,36,000 /- EMD : Rs. 2,03,600 /-	Mr. Tushar Landge Mobile no. 8329364873
18.	**Branch : Reshimbag Borrower : Mr. Pankaj Narayan Sendur**	Residential Property situated at all that RCC Superstructure comprising of Residential Apartment No/Flat No 101 having Built up area 42.822 Sq.Mtrs. on the First Floor of the Building known as KHUSHBU APARTMENT togerther with 33.33 % undivided share and interest in Piece and Parcel of the land bearing Plot No 32 containing admeasuring Plot area 132.98 Sq.mtrs. as per RL in the Layout of Keshav Nagar, bearing Kh No 31/1, City Survey No 44, Sheet No 1025/47 & 1028/32, Mouza Zingabai Takli, Ward No 61, PH No 11 within the limits of NIT and NMC Nagpur. Property is owned by Mr. Pankaj Narayan Sendur	Rs. 34.95 Lakh + uncharged interest & other expenses	Demand Notice : 23.10.2024 Possession Notice: 24.12.2024 (Symbolic)	Reserve Price : Rs. 29,88,000/- EMD : Rs. 2,98,800 /-	Mr. Rakesh Bhojwani Mobile no. 9826870076
19.	**Branch : Shitalwadi Borrower : M/s Hatwar Services, Prop. Mr. Chetan Umashankar Hatwar**	EQM of Plot No.19, out of N.A.S. No.1/3 at Mouza No.270, P. C. No.38, Mouza Bhojapur, Ward No.1, within Limits of Gram Panchayat Manapur, Ramtek., Tah Ramtek, Dist Nagpur.	Rs. 16.27 Lakhs + uncharged interest & other expenses	"Demand Notice : 31.12.2023 Possession Notice: 02.03.2024 (Symbolic) 04.12.2024 (Physical)	Reserve Price : Rs. 11,39,000 /- EMD : Rs. 1,13,900 /-	Mr. Manish Gajbhiye Mob No. 9049649656
20.	**Branch : Sitabuldi Borrower: Mr. Nitin Ramesh Patil Guarantor : Mr Nandkishor Bhalchandra Kuhikar**	NIT Leasehold Plot No 321 and Construction over it in Indora Housing Accomodation Layout, Angulimal Nagar, Khasra No 136,137, NMC House No 5757/321, Ward No 57, City Survey No 312, Sheet No 878/82, Mouza Nari, Tah & Dist Nagpur. Plot Area 27.00 Sq.mtr. Built up area 27.00 Sq.mtr. Property is owned by Mr. Nitin Ramesh Patil.	Rs. 9.90 lakhs + uncharged interest & other expenses	Demand Notice : 29.05.2024 Possession Notice: 18.11.2024 (Symbolic)	Reserve Price : Rs. 10,35,000 /- EMD : Rs. 1,03,500 /-	Ms. Shivika Tiwari Mob No 9893195655
21.	**Branch : Sitabuldi Borrower: Mr. Bharat Raybhan Fokmare**	Apartment No E-210, 2nd Floor in "Janki Sahaniwas Apartment", Plot No 1, NMC House No 1072/A, Ward No 74, Khasra No 180/1, PH No 44, City Survey No 685, Sheet No 562/46, Situated near Sasane/Wadskar Layout, Mouza Jaitala, Tahsil & District Nagpur. Built up area 31.54 Sq.mtr. Property is owned by Mr. Bharat Raybhan Fokmare.	Rs. 14.16 lakhs + uncharged interest & other expenses	Demand Notice : 10.09.2024 Possession Notice: 18.11.2024 (Symbolic)	Reserve Price : Rs. 14,40,000 /- EMD : Rs. 1,44,000 /-	Ms. Shivika Tiwari Mob No 9893195655
22.	**Branch : Somalwada Borrower: Mrs. Apeksha Ravindra Atey**	Open Land Plot No 21, bearing Kh. No. 17/1-A(New),Kh no 17/1(Old), Mouza Takali, Near Sitabai Nargundkar College, within the limits of NMRDA, Tahsil Hingna & District Nagpur-441108. Plot area 127.50 Sq.mtr/1372 Sq.ft. Property is owned by Mrs. Apeksha Ravindra Atey.	Rs. 22.96 lakhs + uncharged interest & other expenses	Demand Notice : 02.05.2025 Possession Notice: 05.07.2025 (Symbolic)	Reserve Price : Rs. 13,36,000 /- EMD : Rs. 1,33,600 /-	Mr. Durvesh Tarjule Mob No 9823473292
23.	**Branch : Trimurti Nagar Borrower : Mr. Rajkumar Jailal Bisen & Mrs. Durga Rajkumar Bisen**	EQM of Apartment No.304, 3rd Floor, Ranjana Hills, Plot No.2, admeasuring carpet area of 43.918 sq. mtrs. Built up area 48.798 sq. mtrs. Super Built Up area 65.99 sq. mtrs. Khasara No.50/1. PSK No.46, Gayatri Park, Behind Madhav Nagari, Mouza Wagdara comes within limits of Gram panchayat Isasani, Tah. Hingna & Dist. Nagpur. 440 016.	Rs. 36.52 lakhs + uncharged interest & other expenses	Demand Notice : 19.06.2024 Possession Notice: 27.09.2024 28.04.2025 (Physical)	Reserve Price :Rs. 22,71,000 /- EMD : Rs. 2,27,100 /-	Mr. Mrunal Wase Mob No. 9225200177

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://BAANKNET.com**

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://BAANKNET.com**

(3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before **30.10.2025** up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site **https://BAANKNET.com** jsp by means of RTGS/NEFT.

4) Date and time of E- Auction on **30.10.2025** 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://BAANKNET.com** 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 **support.BAANKNET@psballiance.com and support.ebkray@procure247.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://BAANKNET.com** 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://BAANKNET.com**

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 TaxAct 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://BAANKNET.com** 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) Interested Buyers can visit/inpect the property on any working days up to 29.10.2025 from 11 am to 04 pm till.

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: 28/09/2025
Place: Nagpur

Authorized Officer,
Bank of India, Nagpur Zone