बैंक ऑफ़ इंडिया BOI
Bank of India

ASSET RECOVERY BRANCH
INDORE ZONAL OFFICE: "STAR HOUSE" PLOT NO. 9 RC, SCHEME NO. 134, NEAR STAR SQAURE, MR10 INDORE (MADHYA PRADESH) – 452 010.
PH: 0731 2445117 0731 2445122

Ref No:- IND/ARB/2026-27/115 **Dated:-25.09.2026**

To,

M/s Shri Balaji Udyog (Proprietor: Mr. Sandeep Goyal S/o Shankar Lal Goyal) **Address 1:** Near Manish Dharmshala, Kallanganj, District:- Khandwa Madhya Pradesh-450001 **Address 2:** Kh No. 224/2, PH No. 62, Gram Borgaon Khurd, District:- Khandwa Madhya Pradesh - 450001
Mr. Sandeep Goyal S/o Shankar Lal Goyal (Proprietor- Mortgagor) **Address 1:** Near Manish Dharmshala, Kallanganj, District:- Khandwa Madhya Pradesh-450001 **Address 2:** Kh No. 224/2, PH No. 62, Gram Borgaon Khurd, District:- Khandwa Madhya Pradesh - 450001
Mrs. Manju Agrawal W/o Sunil Agrawal (Guarantor-Mortgagor) **Address:** Plot no. 327, Swidha Jewellers, Sarafa Bazar, Bhusawal, District Jalgaon, Maharashtra - 425201
Mrs. Sapna Agrawal W/o Dipesh Agrawal (Guarantor) **Address:** Shyam Vilas Chauraha, Gokulganj, Mhow, District:- Indore Madhya Pradesh – 453441
Mrs. Sheetal Singhal W/o Pawan Kumar Singhal (Guarantor) **Address:** 50, Somnath Ki Juni Chal, Vallabh Nagar, District:-Indore Madhya Pradesh- 452003

APPENDIX- IV-A

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

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 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 Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the ~~constructive/~~physical possession of which has been taken by the Authorized Officer of **Bank of India, Indore Asset Recovery Branch** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27-10-2026**, for recovery of **Rs. 1,54,18,784.11 (In words rupees One Crore Fifty Four Lakh Eighteen Thousand Seven Hundred Eighty Four and Paise Eleven) + legal expenses with further interest thereon as mentioned in the notice, and incidental expenses, costs, charges incurred / to be incurred till date of payment [less repayment made after date of demand notice dated 05.07.2025]** and due to the Secured Creditor from **– M/s Shri Balaji Udyog (Proprietor: Mr. Sandeep Goyal) and personally guaranteed by Mrs. Manju Agrawal, Mrs. Sapna Agrawal and Mrs. Sheetal Singhal.**

बैंक ऑफ इंडिया BANK OF INDIA अचल संपत्ति शाखा Asset Recovery Branch ZONAL OFFICE, INDORE आंचलिक कार्यालय, इंदौर

The reserve price of Property will be **Rs.145.50 Lakh** and the earnest money deposit will be **Rs. 14.55 Lakh.**

Date of Auction: - 27-10-2026
Timing: -11.00AM to 5.00PM

Immovable Property Details

Property 1

All that part and parcel of the property consisting of commercial diverted land & building situated at Kh No. 224/2, PH No. 62, Gram Borgaon Khurd, Khandwa jointly owned by Mrs. Manju Agrawal W/o Mr. Sunil Agrawal (Guarantor) and Mr. Sandeep Goyal (Proprietor) admeasuring area 0.40 Hectare or 43560 Sq ft.

Boundaries of Property:
North: Land of Harakchand S/o Sukhram
South: Land of Babu S/o Narayan & Gehnabai W/o Dashrath (Vinayak Udyog Oil Mil)
East: Land of Amrati Bai W/o Sukhram & Sarvan S/o Mangilal
West: Rasta

For detailed terms and conditions of the sale, please refer to the link of website address of Secured Creditor's service provider at. https://www.bankofindia.bank.in ; https://baanknet.com

If any encumbrances are there, not known

Place:-Indore
Date: -25.09.2026

Name: Vikas Kumar
Designation-Chief Manager
Authorized Officer