ALIBAG BRANCH

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 physical possession of which has been taken by the Authorized Officers of Bank of India will be sold on "as is where is basis " ,"as is what is basis " and "whatever there is basis" 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 hereunder. **(Rs. In lakhs)**

Branch Name / Name of the borrowers/Guarantor and Amount outstanding	Description of the properties (on the basis of Physical Possession)	Reserve price	EMD of the property	Contact Number
Branch – **ALIBAG** **MR. OSAMA LATIF MULLA & MR. LATIF MEHBOOB MULLA** Amt.O/S: 199.30 Lakhs+ Interest + Cost of expenses/charges	EQM of all other part and parcel of the Non Agricultural Land bearing Gat No54/2/K/6 (in Marathi as per 7/12 Extract Gat No ५४/२/क/६) area 566.49 Sq. Mtr assessment of Rs. 56.65 paise along with House Grampanchayat property No 1772 area 35.04 Sq. Mtr, 377.00 Sq. Ft situated in Village Chendhare, Alibag Taluka Raigad District, Maharashtra – 402201. Area of Plot – 566.49 Sq. Mtr and Built up area – 35.04 Sq. Mtr **(On the basis of physical possession of the property)**	173.75	17.38	Mob no. 9935833251

The auction sale will be **"online E-auction / Bidding through website –** https://ebkray.in **on 30.03.2026 between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each.**

Bidder may visit https://ebkray.in , where "Guidelines" for Bidders 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 portal https://ebkray.in using his mobile no. and E-mail ID. (PDF(Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
- **Step 2:** e-KYC Verification to be done by the Bidder/Purchases.
- **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.
- **Step 1 to Step 3** should be completed by bidder well in advance, before e-auction date. Bidder may also visit https://ebkray.in for registration and bidding guidelines.
- **Helpline Details / Contact Person Details of eBKray:**

eBKray Helpdesk Number			
Name	**E-mail ID**	**Landline No.**	**Mobile No.**
Helpdesk	support.ebkray@psballiance.com		8291220220

1. **Last date of EMD and KYC submission will be up to 27.03.2026 (subject to website availability).**
2. **The intending purchasers can inspect the property on 25.03.2026 between 11.00 am and 03.00 pm.**
3. The property will be sold on **"AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS".**
4. The above mentioned properties are under physical possession.
5. **The Bid price to be submitted shall be at least one increment over and above the reserve price and bidders are to improve their offers in multiples of Rs.10, 000/- (Rupees Ten thousand only) in respect of property listed.**
6. **25 % of the bid amount including the EMD amount to be deposited within 1(one) day and balance amount within 15(Fifteen) days after successful bidding.**
7. Prospective bidders are advised to peruse the copies of the title deeds within the bank premises and verify the latest Encumbrance certificate and other revenue / municipal records to exercise diligence and satisfy themselves on title and Encumbrances if any over the property.
8. Bids once made shall not be cancelled or withdrawn. All bids made from the registered user ID will be deemed to have been made by him only.
9. Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.

Classification: Internal

10. The sale is subject to the conditions prescribed under the SARFAESI Act and SARFAESI Rules 2002 amended from time to time and the conditions mentioned above and also subject to pendency of cases/ litigation if any pending before any court / tribunal are arised thereof.
11. The bidders may participate in E-auction for bidding from their place of choice / internet connectivity shall have to be ensured by the bidder himself. Bank / service provider shall not be held responsible for internet connectivity, network problems, systems crash down, power failures etc.,
12. The unsuccessful bidder will not get any interest on their bid amount and further no interest will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process.
13. The authorised officer is having absolute right 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 or assigning any reasons.
14. Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory due payable to the government, taxes and rates and outgoing both existing and future relating to the property.
15. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
16. The sale certificate will be issued in the name of successful bidder only.
17. This notice is applicable to borrower / guarantors in particular and to the public in general.

PLACE : ALIBAG
DATE : 11-03-2026

AUTHORISED OFFICER

बैंक ऑफ इंडिया * BANK OF INDIA *

SALE NOTICE TO BORROWER AND GUARANTORS

Dear Sir/Madam,

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under Securitization and Reconstruction of Financial Assets and Enforcement of Interest Act, 2002 and the Rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc., in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) of the SARFAESI Act, 2002 to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4) of the SARFAESI Act, 2002, took (Symbolic & Actual) possession of the secured assets more particularly described in the schedule mentioned above and a sale notice was issued to you by the respective Branches, even otherwise this Notice is also construed as Notice under Rule 8 (6) under enforcement rules of the Act of 2002. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale, failing which the property will be sold and balance 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 assets 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 :ALIBAG
DATE : 11-03-2026

AUTHORISED OFFICER

Bank of India Alibag Branch