

Prasad Patel (deceased) Represented by legal heirs - 1) Ajay kr Patel, 2) Lakhan Patel, 3) Meena Patel, 4) Vijay kr Patel	Jabalpur, M.P. Area 1325 sq. ft., Boundaries : North - Plot No 93/2 & 98/2, South - Road, East - Plot No. 98/3, West - Plot No. 93/1	21.02.2026	• Interest & • Others Charges
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The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the said properties will be subject to the charge of Union Bank of India Civic Centre Branch Jabalpur, for amount mentioned against their names with further interest, cost, and charges thereon. The borrowers' attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Place : Jabalpur, Date : 22.02.2026

Authorized Officer, Union Bank of India

BANK OF INDIA		E-AUCTION (SALE NOTICE) (Under Sarfaesi Act 2002)	
Zonal Office : Bank of India Bhawan, Arera Hills, Jail Road, Bhopal-462004 Tel.: 0755-2556770 / 2555169 E-mail: bhopal.assetrecovery@bankofindia.co.in			
Appendix-IV-A [See proviso to rule 8(6)]			
SALE NOTICE FOR SALE OF MOVABLE / IMMOVABLE PROPERTIES			
E-auction Sale Notice For Sale of movable/ Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rules 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) & guarantor (s) that the below described immovable property mortgaged / charged to the secured creditor, the possession of which has been taken by the authorised officer the Bank of India (secured creditor) will be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS" & WHAT EVER THERE IS BASIS " on 25.03.2026 for recovery of bank dues to the Bank of India (secured creditor) Bidding will be done online through e-auction platform http://BAANKNET.com			
Name of Borrower/ Guarantor Notice Amount	Description of Mortgaged Properties & Name of Property Owner	Reserve Price EMD Bid Increment Amt.	
Bhopal Recovery branch, Bhopal Tel.: 8975728625, 9752153767, E-mail: bplrecovery.bhopal@bankofindia.co.in Account to deposit auction sale proceeds- 90299020000033, IFSC- BKID0009029			
Borrowers: M/s Ram Sita Plastic Industries Private Limited H No D1/129, Danish Nagar, Hoshangabad Road, Bhopal MP 462026 Directors & Guarantors: 1. Mr Neeraj Shrivastava S/o Mr Ramswaroop Shrivastava 2. Smt Lata Shrivastava W/o Mr Neeraj Shrivastava Guarantors: 1. Mrs. Rewati bai Verma W/o Mr. Mahesh Verma 2. Mrs. Babita Kurmi W/o Mr. Rajendra Kurmi 3. Mr. Ramswaroop Shrivastava S/o Mr. Bhuvan Shrivastava 4. Shrish Tiwari S/o Mr Vishnu Vihari Tiwari	1. Residential House situated at part of land khasra no. 82/123, (old 82/85) PC No. 93/18/1, Pratibha Colony, Azad Ward, N.B 248, Gadarwara, Tehsil Gadarwara District Narsinghpur M.P. admeasuring area of 1500.00 Sq. Ft. in the name of Mrs. Rewati Bai Verma W/o Shri Mahesh Kumar. Boundaries: North- Plot of Rewati Bai, south- Plot of Tiwariji, East- 20ft. Road, West- House of Tiwariji, 2. Residential Plot H-12, Triveni Colony situated at, P C No. 93/18/2, Land Survey No. 31/63 (S), 32/64, (old No. 31/1, 31/2, 32/2, 32/3, 32/4, 32/5) Maharana Pratap Ward, Village Mouja-Imaliya, Gadarwara, Tehsil Gadarwara District Narsinghpur M.P. admeasuring area of 1250.00 Sq. Ft. in the name of Mr. Shrish Tiwari S/o Lt. Shri Vishnubihari Tiwari. Boundaries: East- 7.5 mtr. wide road, West- land of seller, north- plot of firm, south- Plot of sharma ji 3. House Property situated at part of land khasra no. 212/122, P C No. 99/18/1, Shanti Nagar, Maharana Ward, Ward No.5 Gadarwara, Tehsil Gadarwara District Narsinghpur M.P. admeasuring area of 600.00 Sq. Ft. in the name of Mr. Ramswaroop S/o Shri Bhuvanlal Shrivastav. Boundaries: East- Plot of Sthapakji, West- Land of Seller Firm, North- 20ft. Road, South- Land of Seller Firm 4. Residential plot situated at part of land khasra P C No. 93/18/1, no. 130/4, B.No.248 Gadarwara, Tehsil Gadarwara District Narsinghpur M.P. admeasuring area of 1980.00 Sq. Ft. in the name of Mrs. Babita Patel W/o Shri Rajendra Kumar Patel. Boundaries: East- House of Choubey Ji, Sahu Plot & Remaining Area of Seller, West- Remaining of Area of Seller, North - Plot of Parasar, South- Colony Road, 5. Residential plot situated at part of land khasra no. 82/151 (old Survey No. 82/85), P C No. 93/18/1, N.B 248, Pratibha Colony, Azad Ward, Gadarwara, Tehsil Gadarwara District Narsinghpur M.P. admeasuring area of 1468.75 Sq. Ft. in the name of Mrs. Rewati Bai Verma W/o Shri Mahesh Kumar Verma. Boundaries: East- Kachha Road, West Land of Seller, North- Kachha Road, South- House of Rewati Bai	₹ 51.04 Lakh ₹ 5.11 Lakh ₹ 10,000/- ₹ 9.88 Lakh ₹ 0.99 Lakh ₹ 10,000/- ₹ 22.74 Lakh ₹ 2.28 Lakh ₹ 10,000/- ₹ 17.21 Lakh ₹ 1.72 Lakh ₹ 10,000/- ₹ 23.21 Lakh ₹ 2.33 Lakh ₹ 10,000/-	
Demand Notice Amount: ₹ 3,96,57,241.82 + interest & charges			
Demand notice Date : 19.09.2024			
Possession Date : 21.01.2025 (Symbolic) 04.12.2025 (Physical)			
Date and Time of e-auction : 25/03/2026, 11.00 A.M. to 5.00 P.M.			
Other terms and conditions:			
1) Auction Sale/bidding would be only through "Online Electronic Bidding" on "AS IS WHERE IS BASIS" and " AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" through the website: http://BAANKNET.com Bidders are advised to go through the website for detailed terms and conditions before taking in the e-auction sale proceeding.			
2) The property can be inspected on or before 23.03.2026 between 10 a.m. to 5.00 p.m. with prior permission from Bank Manager of Concern Branch.			
3) The Successful tenderer shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on the allotment of tender in his/ her favour and balance within 15 days from the date of confirmation of sale in above mentioned branch's account number. If the tenderer fails to pay the sale price as stated above, the deposit made by him/her shall be forfeited without any notice.			
4) The bidding will start at a price higher than that of fixed reserve price.			
5) For sale proceeds of Rs. 50 Lacs (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.			
6) All statutory dues/non-statutory dues/applicable stamp duty/additional stamp duty/transfer charges/all fees/assessment charges/other dues including registration charges, stamp duty, taxes, applicable TDS etc. shall have to be borne by the purchaser.			
7) Authorised Officer reserve the right to postpone/cancel or vary the terms and condition of the e-auction without assigning any reason thereof.			
8) For further details contact Concern branch Manager at above Phone No. or Zonal Office Bhopal, Bhopal Phone: 0755-2556770/2555169			
Note : This publication is also 30 days notice to Borrower/Guarantors/Mortgagors as required under Proviso of rule 8(6) of Security Interest (Enforcement) Rules, 2002.			
Place : Bhopal, Date : 21.02.2026			
Authorised Office, Bank of India			

