

COMPILED BY SUNAINAA CHADHA



Bank of India

रिश्तों की जमापूज्जी
Relationship beyond banking

ZONAL OFFICE : “Star House” Plot No 58 & 59
Vasant Vihar Colony Ward No 4 Dhar (M.P.)
Mo. No. : 9764735730, 8787277135

SALE NOTICE 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 Borrower(s) and Guarantor(s) that immovable properties as described in column 3 in table hereunder mortgaged/charged to Bank of India (Secured Creditor), the possession of which has been taken by the **Authorised Officer of Bank of India** (Secured Creditor), will be sold on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” on **26.05.2026** for recovery of the amount(s), as stated in column 4 of the table hereunder, due to Bank of India (the secured creditor) from the borrowers/guarantors as mentioned in column 2 of the following table. The reserve price and earnest money deposit will also be applicable as stated in the following table in column 6 & 7 respectively:

Date of E-Auction - 26.05.2026, Time : 11.00 AM to 5.00 PM						
Name of Branch (1)	Name of Borrowers / Guarantor (2)	Description of Property & Owner Name (3)	Dates of Demand Notice U/s 13(2) & Amount (4)	Date of Possession/Types of Possession (5)	Reserve Price(₹) (6)	Earnest Money Deposit (7)
Rajpur Branch	Mr. Sanjay Patidar S/o Mr. Kotiyaji Patidar,	All that part and parcel of the Property consisting of Settlement No. 156, Survey no. 411/20, Ward No. 2, Nawalpur, Teh-Rajpur, Distt.-Barwani (M.P) in the name of Mr. Sanjay Patidar S/o Mr. Kotiyaji Patidar, Plot Area - 750 sq. feet in the name of Shri Sanjay Patidar S/o Mr. Kotiyaji Patidar (Borrower), Boundaries : On the East by : Prime academic School , On the West by : Public Road, On the North by : Seller's Remaining land, On the South by: Seller's Remaining land,	01.10.2022 30,97,708.20 + Interest + Other Charges	29.08.2024 Physical	₹ 21.50 Lacs	₹ 2.15 Lacs
Multhan Branch	M/s Balaji Stone crusher Proprietor Mr Jitendra Singh S/o Uday Singh Rathore	All that part and parcel of the property consisting of Flat No./Plot No. 10 In Ward No 04 Situated at Sardar Patel Marg, Badnawar Dist Dhar. In The Name of Smt Prabhu Kunwar W/o Uday Singh Rathore (Guarantor) Within the registration Sub-district Badnawar and District Dhar, Bounded : On the North by House of Gouri Shankar Sharma, On the South by House of Dhananjali Singh & Kalika Temple, On the East by Govt Gali, On the West by House of Manaklal Jain	06.12.2018 6,22,292.60 + Interest + Other Charges	14.02.2023 Physical	₹ 16.00 Lacs	₹ 1.60 Lacs

The Purchaser Shall bear the stamp duty, Charges including those of sale certificate/s, registration charges, TDS, all Statutory dues payable to the government, taxes and rates and any other outgoings both existing and future relating to the properties. The sale certificate will be issued only in the name of successful bidder.

Website address of our-e-Auctions Service Provider - <https://baanknet.com> Bidder may visit <https://baanknet.com> where "Guidelines" for bidders are available with educational videos. Bidders have to complete bid registration formalities well in advance.

A. The bidder declared successful, shall pay immediately after such declaration, a deposit of 25% (less EMD already paid) of sale price.

B. In case of the auction - sale proceeding concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted by next working day.

C. The balance amount of sale price shall be paid on or before the 15th (Fifteenth) day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.

D. In default of payment within the period mentioned as above, the deposit and earnest money shall be forfeited and the property shall be resold.

E. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194-IA of Income Tax Act if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filing form 26QB & TDS Certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

F. Bids shall be submitted through online procedure only.

G. The Authorised Officer reserves the right to withdraw the above e-Auction without assigning any reason.

H. The Bid will be accepted only if at least one increment is added to the Reserve Price.

Date: 08.05.2026, Place : Dhar

Authorized Officer, BANK OF INDIA