



PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

SUBSEQUENT 15 DAYS SALE NOTICE UNDER RULE 8(6) READ WITH PROVISION TO RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002 TO THE BORROWER/S AND GUARANTOR/S

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with rule 8(6) for immovable properties of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general & in particular to the Borrower(s) and Guarantor(s) that the below described immovable property(ies), mortgaged / hypothecated / pledged / charged to the Secured Creditor, the constructive/ physical possession of which has been taken by the Authorised Officer of the under mentioned Branches of Bank of India as Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on 25.06.2026, for recovery of rupees mentioned below against the relevant account due to Bank of India Secured Creditor from the Borrower (s) & Guarantor(s). The reserve price & the earnest money deposit has been mentioned against each account / properties. The sale will be done by the undersigned through e-auction platform provided at the web BAANKNET portal: <https://baanknet.com>

Name of Branch/ Remaining Amount Deposit Account No.	Name of Account/ Borrower/ Guarantor/ Mortgagor	Details of the property	Amount as per demand notice		Reserve Price	Name of the Authorised Officer	Date/ Time of e-Auction
			Demand Notice Date		EMD		
			Possession Notice Date & Type		Bid Increase Amount		
BRANCH: ARB CHANDIGARH Ph: 0172-2671551 Account No. 621290200000033, IFSC: BKID0006212, Account Name: DISBURSEMENT)	M/s Chaterbhuj Cotgin at: Ratia Road, Bhuna Haryana-125111, Sh. Parkash Chand alias Parkash Bansal S/o Sh. Chatarbhuj (Proprietor Cum Borrower) R/o H. No. 363, 364 Model Town Bhattu, Sub Tehsil Bhattu Kalan, Distt. Fatehabad, Haryana-125053, Sh. Parkash Chand S/o Sh. Chatarbhuj (Guarantor and Mortgagor) R/o House No. 363, 364 Model Town Bhattu, Sub Tehsil Bhattu Kalan, Distt. Fatehabad, Haryana-125053, Smt. Krishna Devi W/o Sh. Chatarbhuj (Guarantor and Mortgagor) R/o House No. 363, 364 Model Town Bhattu, Sub Tehsil Bhattu Kalan, Distt. Fatehabad, Haryana-125053.	* Equitable mortgage of Residential Property Plot/ House No. 363 measuring 418.19 Sq. Mtrs (1 Kanal) situated at Model Town, Bhattu, Sub Tehsil Bhattu Kalan Tehsil & Distt. Fatehabad by virtue of Sale No. 682 registered on 14.06.2011 and Transfer Deed No. 1604 registered on 28.09.2017 from the office of Sub-Registrar, Bhattu Kalan AND * Residential Property Plot/ House No. 364 measuring 418.19 Sq. Mtrs (1 Kanal) situated at Model Town, Bhattu, Sub Tehsil Bhattu Kalan Tehsil & District Fatehabad by virtue of Conveyance No. 2931 registered on 14.12.2012 and Transfer Deed No. 1605 registered on 28.09.2017 from the of fice of Sub Registrar Bhattu Kalan. Owned and possessed by Krishna Devi wife of Chaterbhuj, resident of Model Town, Bhattu Kalan Tehsil & Distt. Fatehabad. *Above mentioned residential properties House No. 363, 364 are also mortgaged in the Account of M/s Chaterbhuj Cotton and Flour Mills	Rs. 20,77,32,785.86 plus interest & other charges accrued thereon	Rs. 459.70 Lakh	Mr. Rakesh Kumar Mobile No. 9987048267	25.06.2026 11.00 A.M. to 5.00 P.M.	
			08.03.2022	Rs. 45.97 Lakh			
			08.01.2026	Rs. 1.00 Lakh			
			PHYSICAL POSSESSION (BOTH)	PROPERTY ID: BKIDCHD003			

BRANCH: ARB CHANDIGARH Ph: 0172-2671551 Account No. 621290200000033, IFSC: BKID0006212, Account Name: DISBURSEMENT)	M/s Chater Bhuj Cotton & Flour Mill At: 2, KM Stone, Fatehabad Road, Bhattu Mandi Fatehabad Haryana- 125053, M. R. Chaterbhuj S/o Shri Laxman Dass (Proprietor cum Borrower), Shri Prakash Chand S/o Sh. Chaterbhuj (Guarantor & Mortgagor), Smt. Krishna Devi W/o Chaterbhuj (Guarantor & Mortgagor), M/s Chaterbhuj Prakash Chander (Guarantor & Mortgagor)	i) Equitable mortgage of Factory land and building measuring 19K 18M situated at Fatehabad Road Bhattu. Land & building is in the name of Sh. Chaterbhuj S/o Sh. Laxman Dass vide transfer deed No. 233 dated 11.05.2004 ii) Equitable mortgage of Factory land and building measuring 1 Kanal situated at Fatehabad Road Bhattu. Land building is in the name of M/s Chater Bhuj Prakash Chander Proprietor Chaterbhuj vide deed No. 372 dated 17.05.1995 iii) Equitable mortgage of Factory land and building measuring 3 Kanal 9 Marla situated at Fatehabad Road Bhattu. Land & building is in the name of M/s Bansal Udyog Proprietor Prakash Chander vide deed No. 2948 dated 13.03.1991	Rs. 19,20,29,494.71 plus interest & other charges accrued thereon 08.03.2022 18.12.2025 PHYSICAL POSSESSION	Rs. 550.80 Lakh Rs. 55.08 Lakh Rs. 1.00 Lakh	Mr. Rakesh Kumar Mobile No. 9987048267	25.06.2026 11.00 A.M. to 5.00 P.M.	PROPERTY ID: BKIDCHD004	

through its Proprietor Mr. Chaterbhuj S/o Shri Laxman Dass, M/s Bansal Udyog (Guarantor & Mortgagor) through its Proprietor Shri Prakash Chand S/o Sh. Chaterbhuj, All are R/o H. No. 363, 364 Model Town Bhattu, Sub Tehsil Bhattu Kalan, Distt. Fatehabad, Haryana-125053.

BRANCH: ARB CHANDIGARH Ph: 0172-2671551 Account No. 621290200000033, IFSC: BKID0006212, Account Name: DISBURSEMENT)	Mr. Prithi Dass S/o Sh. Kishori Dass Urf Pirithi Dass S/o Sh. Kishori Dass, Mr. Nishant Verma S/o Sh. Prithi Dass, Mrs. Neeraj Sharma W/o Mr. Nishant Verma, (a) H. No. 1941/5, Gali No. 8, Preet Colony, Near Shiv Mandir, Ropar (Punjab), (b) H. No. 288, Guru Teg Bahadur Shivjot Enclave, Kharar.	Equitable mortgage of Residential Plot measuring 0 Kanal 16 Marlas, 16/160 share of land measuring 8 Kanal 0 Marla, comprised in Khwat No. 912, Khatoni No. 989 and 990, Khasra No. 48/11 min (5-11), min (2-9) Rakba 8 Kanal 0 Marla situated at Ropar (Hadbast No. 44) Opposite Civil Hospital Preet Colony, Ropar in the name of Mr. Nishant Verma S/o Sh. Prithi Dass vide Registered Transfer Deed No. 837, Book No. 1 dated 06.07.2017 in the office of Sub- Registrar, Ropar. AND Land measuring 1 Kanal 0 Marla, 20/160 share of land measuring 8 Kanal 0 Marla, comprised in Khwat No. 912, Khatoni No. 989 and 990, Khasra No. 748/11 min (5-11), 48/11 (5-11), min (2-9), Rakba 8 Kanal 0 Marla situated at Ropar (Hadbast No. 44) Opposite Civil Hospital, Preet Colony, Ropar in the name of Mr. Nishant Verma S/o Sh. Prithi Dass vide Registered Transfer Deed No. 845, Book No. 1 dated 04.07.2016 in the of Sub Registrar Ropar. Boundaries:- East: Property of Jagdish Verma; West: Property of Sh. Bachittar Singh; North: Property of Amrit Lal Verma & Other, South: PCC Street 12 feet wide.	Rs. 46,48,928.42 w.e.f. 26.03.2018 plus interest & other charges thereon 06.04.2018 13.06.2018 PHYSICAL POSSESSION	Rs. 135.00 Lakh Rs. 13.50 Lakh Rs. 1.00 Lakh	Mr. Rakesh Kumar Mobile No. 9987048267	25.06.2026 11.00 A.M. to 5.00 P.M.	PROPERTY ID: BKIDCHDARB41	

8 Kanal 0 Marla situated at Ropar (Hadbast No. 44) Opposite Civil Hospital, Preet Colony, Ropar in the name of Mr. Nishant Verma S/o Sh. Prithi Dass vide Registered Transfer Deed No. 845, Book No. 1 dated 04.07.2016 in the of Sub Registrar Ropar. Boundaries:- East: Property of Jagdish Verma; West: Property of Sh. Bachittar Singh; North: Property of Amrit Lal Verma & Other, South: PCC Street 12 feet wide.

Terms and Conditions of the E-auction are as under:-
(1) The sale will be done on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" is will be conducted "On Line", through e-auction BAANKNET portal <https://baanknet.com>. (2) E-Auction bid form, Declaration, General Terms and Conditions of online auction sale are available in websites (a) <https://www.bankofindia.co.in>; (b) <https://baanknet.com> Bidder may visit: <https://baanknet.com>, where "Guidelines" for bidder 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 Platform (link given above) using his mobile number and email-id. **Step 2:** KYC verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take two working days.) **Step 3:** Transfer of EMD amount to Bidder Global EMD Wallet: On line/off-line transfer of fund using NEFT/Transfer using challan generated on e-Auction Platform. **Step 4:** Bidder process and Auction Result: Interested registered bidder can bid online on e-Auction platform after completing step 1, 2, and 3. (3) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale. (4) **The date of on line E-auction will be between 11:00 AM to 5:00 PM on 25.06.2026.** (5) **Date of Inspection will be on or before 19.06.2026 between 1:00 PM to 4:00 PM with prior appointment with above mentioned branch.** (6) Bid shall be submitted through online procedure only. (7) **The Bid price to be submitted shall be above Reserve Price & bidders shall improve their further offer in multiple as mentioned above.** (8) Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings. (9) Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them. (10) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. (11) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. (12) **The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid immediately or not later than next working day and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property / amount.** (13) Neither the Authorised Officer/Bank nor e-Auction service provider will be held responsible for any Internet Network problem / Power failure / any other technical lapses / failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. (14) The purchaser shall bear the applicable stamp duties / Registration fee/TDS on auction price/other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody. (15) The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right a discretion to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for. (16) The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s). (17) The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branch on the contact numbers given. (18) For more detailed term and conditions of the sale, please refer to the link provided in secured creditors website i.e <https://www.bankofindia.co.in/> <https://baanknet.com>.
For further detail please contact- Mr. Rakesh Kumar (Assistant General Manager), Mobile No. 99870-48267