

E-AUCTION SALE NOTICE of Properties: 25-06-2026

Ghaziabad Zone B-32, Sector 62, Noida-201307

Phone: 0120-2404135

**SALE NOTICE
FOR SALE OF
MOVABLE /
IMMOVABLE
PROPERTIES**

APPENDIX- IV-A Under the provisions of Rule 8(6)
Notice of 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Rules, 2002.
 This notice is given to the Public in general and in particular to the borrower (s) and Guarantors (s) that the below described immovable properties mortgaged /charged to Bank of India, the constructive/Physical possession of which has been taken by the Authorized Officer of Bank of India, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on **25.06.2026 (Time 10:00 AM to 5:00 PM)**.
 The last date for submission of EMD/Documents online is **25.06.2026 (Upto 4:00PM)**. The Intended buyer shall get their names registered in the portal <https://www.baanknet.com/eauction-psb/bidder-registration> and submit EMD online to the Global EMD Wallet.

Short description of the properties to be sold are given below:

Name of the Branch & Name of Account / Borrower	DESCRIPTION & OWNER OF PROPERTY	Outstanding Amount (Secured debt) Date and Type of Possession	Reserve Price	Date and time of e-auction	Name and Mobile No. of Authorized officer / BM to whom bidder may contact
			EMD Bid Increase Amount		
Bank of India – PILIBHIT Branch M/S Deepak traders Proprietor Mr. Deepak Chand Gururani S/O Nanda Ballabh Joshi urf Nanda Ballabh Gururani (Borrower) 2.Mr. Deepak Chand Gururani S/O Nanda Ballabh Joshi urf Nanda Ballabh Gururani 3. Uma Gururani W/O Deepak Chand 4.Mr. Manish Agarwal S/O Late Brijendra Kumar Agarwal	All the Part and parcel of freehold residential property situated at khasra no.28M, 29M and 30M, Mohalla- Saidbhar, Haknas Tehsil & Distt- Bareilly, UP admeasuring 250.83 sq.mtr. In the name of Mr. Deepak Chand Gururani S/O Nanda Ballabh Joshi urf Nanda Ballabh Gururani. Boundary As per Sale Deed As per Site North Rasta 15ft wide Rasta 15ft wide South Arazi of donor Khet Vishnu Agarwal East Khet Lalaram Khet Lalaram West House of donor House of Nanda Ballabh Gururani	Rs. 60,74,351.13 + Uncharged Interest & any dues Symbolic Possession	₹ 71.14 Lakh	25.06.2026 10 a.m to 5 p.m	(Sunil Kumar) 8223840004
			₹ 7.12 Lakh		
			₹ 0.72 Lakh		

TERMS & CONDITIONS:
 The auction sale/bidding would be only through "Online Bidding process" through the website <https://www.baanknet.com/eauction-psb/bidder-registration>
Date and time of E-auction is 25.06.2026 (10.00 AM to 05.00 PM with Auto-Extensions of 10 minutes each). The last date for submission of EMD is 25.06.2026(Upto 4:00PM).
 The auction would commence on the Reserve Price plus first incremental value as mentioned in bank's website. Bidders shall improve their offers in multiples/incremental value mentioned in the above table for all the properties simultaneously. The properties shall not be sold below the Reserve Price plus first incremental value.
 The intending bidders shall get their names registered on the portal <https://www.baanknet.com/eauction-psb/bidder-registration> and submit EMD online to the Global EMD Wallet and thereupon they would be allowed to participate in the online auction through the said portal. Buyers shall submit their KYC documents, phone number and email id to the website.
 The property shall be sold with all existing or future encumbrances (if any). The authorized Officer shall not be responsible for any third party rights /claims or dues on the properties.
 To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. The intending bidders should make their own independent inquiries regarding encumbrances/ title of properties, statutory liability /tax liability /arrears of property tax etc. The Properties can be viewed by login to the website <https://baanknet.com>. For Physical Inspection of the property Authorized Officer can be contacted during working hours.
 The successful bidder / purchaser would bear all taxes including TDS @ 1% of sale price payable on purchase of property (if sale price is Rs.50 lakhs/- & above) and the taxes payable to service provider for conducting online sale. Also the fees payable for execution of sale certificate such as stamp duty, registration fee, etc. shall be borne by the successful bidder.
 The unsuccessful bidder shall take up with **BAANKNET** on their own for refund of EMD. Authorized officers shall not be responsible for refund of EMD.
 The authorised Officers/Bank is not bound to accept the highest offer and has the absolute right 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 of.
 The Sale certificate will be issued in the name of purchasers /applicants only and will not be issued in any other names.
 The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration. The Earnest money Deposit shall not bear any interest. The Successful bidders shall have to deposit 25% of the sale price including EMD already paid, immediately /before the end of next working days on acceptance of Bid price by the authorized officer & 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 bidders would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidders shall have no claim/right in respect of property /amount.
 The intended bidders who wants to get registered with the website and to submit the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact the customer care at 8291220220 or support.baanknet@psballiance.com and for any property related query may contact Authorized Officers at their respective phone numbers OR at Ghaziabad Zonal Office in 0120-2404135. Sale will be done by the Authorized Officers through e-auction platform provided in the website <https://www.baanknet.com/eauction-psb/bidder-registration>
Note: All interested bidders may inspect the property and its related documents/visit the site after contacting the AO/Branch from 19.06.2026 to 23.06.2026 during working hours only and no request for site visit shall be entertained thereafter or prior to the date mentioned.
 For detailed terms and conditions of the sale, please refer to the link provided in <https://www.bankofindia.co.in>

20.05.2026, Place, Ghaziabad

Authorised Officer, Bank of India

प्रतिभूति हित (प्रवर्तन) नियम 2002 के
 आम जनता को और विशेष रूप से कृषि, प्राधिकृत अधिकारी द्वारा लिया गया है, ईएमडी/दस्तावेज ऑनलाइन जमा करने वाले में ईएमडी ऑनलाइन जमा करें

क्र. सं.	शाखा का नाम और खाता / कर्जदार का नाम
1	बैंक ऑफ इंडिया-पीलीभीत शाखा 1. मैसर्स दीपक ट्रेडर्स प्रोपराई दीपक चंद गुरुरानी पुत्र नंदा जोशी उर्फ नंदा बल्लभ गुरुरानी (उधारकर्ता) 2.श्री. दीपक चंद गुरुरानी पुत्र नंदा बल्लभ जोशी उर्फ बल्लभ गुरुरानी 3. उमा गुरुरानी दीपक चंद 4.श्री. मनीष अग्रवाल स्वर्गीय बृजेन्द्र कुमार अग्रवाल

- नीलामी विक्री / बोली केवल "ऑनलाइन"
- नीलामी की तिथि और समय : 25.06.2026
- नीलामी आरंभित मूल्य + पहले बोली प्रथम बोलीदाताओं को पोर्टल <https://www.baanknet.com> पर अपने कंप्यूटर पर दस्तावेज, फोन नंबर और ईमेल आईडी को सही मौजूदा या भविष्य में प्राधिकृत अधिकारी के सर्वोत्तम ज्ञान के आधार पर वेबसाइट www.baanknet.com पर सफल बोलीदाता / क्रेता संपत्ति के प्रमाण पत्र के निष्पादन के लिए देय असाफल बोलीदाता ईएमडी की वापस प्राधिकृत अधिकारी / बैंक उच्चतम कार्यवाही से किसी भी संपत्ति या उच्चतम विक्री प्रमाण पत्र केवल क्रेता / आवेदन सफल बोलीदाता की बयाना राशि बोली मूल्य स्वीकार किए जाने के तुरंत में चूक करने पर पहले से जमा की इच्छुक बोलीदाता जो वेबसाइट के सेवा से 8291220220 या support.baanknet@psballiance.com पर संपर्क कर सकते हैं। विक्री अधिकारी की पूर्ण इच्छा पर साइट विक्री के विस्तृत नियमों और शर्तों का विवरण

दिनांक 20.05.2026, स्थान : गाँव