SBI भारतीय स्टेट बैंक State Bank of India

Stressed Asset Recovery Branch (SARB), Nagpur

Plot No. 14/E, first floor, Bhagwagar Layout, Near Children Traffic Park, Dharampeth, Nagpur
Authorized Officer's Details:- Name:- Mr. Anil Kumar,
E-mail: sbi.10152@sbi.co.in **Mobile No.** 9648083303.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix - IV-A [See Provisio to rule 8(6)]

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 the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession taken by the Authorised Officer of State Bank Of India, the Secured Creditor, will be sold on "As is Where is", As is What is" and Whatever there is" basis on 29.06.2026 for recovery of Rs.2,32,64,859.00 (Rupees Two Crore Thirty-Two Lakhs Sixty-Four Thousand Eight Hundred Fifty Nine Only) As on 31.05.2026.
Total dues In M/S Technical Trade Link account is Rs 2,14,57,875.00 (Rupees Two Crore Fourteen Lakh Fifty Seven Thousand Eight Hundred Seventy Five Only.) and dues in Housing Loan account is Rs 18,06,984.00 (Rupees Eighteen Lakh Six Thousand Nine Hundred Eighty Four Only.) plus further future interest and incidental expenses due to the secured creditor from M/S Technical Trade Links (Prop: Surendra Dara and Mrs Kamiya Surendra Dara (Borrower in Housing Loan and Guarantor in M/s Technical Trade Link), the reserve price and the earnest money deposit will be as under.
Note: The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. Successful bidder will be required to pay 1% TDS extra on property having Reserve Price more than Rs.50.00 Lakhs.
Date & Time for submission of Request letter of participation / KYC Documents/Proof please use option provided on: Interested bidder may deposit Pre-Bid EMD with https://baanknet.com before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in https://baanknet.com Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem.
Date & Time of public E-Auction 29.06.2026 from 11.00 noon to 4.00 pm with unlimited extensions clause of 10 minutes each.

Sr. No.	Property ID No	Description of the Properties Possession: Physical Possession of the Bank.	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid increase Amount (Rs.)	Date & time of inspection
1.	SBIN400008871090	All that RCC Superstructure comprising apartment No. B-201 on the 2nd floor of Wing B of Swami Sadan I adm. Built up area 84.46 Sq. mt. With undivided 1.767% share and interest in land bearing corporation House No 596 admesuring 3850.15 Sq mtrs Ward No 60, Kh No 73/1, Mouza- Jaripatka, CTS No 2066/1/1, Sheet No 31& 32, Behind Shankar Niwas, Chitnavis Bunglow, Chitnvisnagar, Chindwada Road Nagpur, Tah & Dist Nagpur. Mrs Kamiya Surendra Dara (Owner) Boundaries: On the East: Chitnavis Bunglow. On the West: Aakar Builder Society. On the North: Panchsagar/Sarita Appartment , On the South: Road.	78,00,000/-	7,80,000/-	50,000/-	13.06.2026

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor' Website www.sbi.co.in, https://bank.sbi, or contact to **Mr. Anil Kumar CLO Mob. No.9648083303 & Hemant Chahande CCO Mob. No. 8459926589.**

Date: 13.06.2026
Place: Nagpur

Seal

Authorised Officer,
State Bank of India

SBI भारतीय स्टेट बैंक State Bank of India

Stressed Asset Recovery Branch (SARB), Nagpur

Plot No. 14/E, first floor, Bhagwagar Layout, Near Children Traffic Park, Dharampeth, Nagpur
Authorized Officer's Details:- Name:- Mr. Anil Kumar,
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix - IV-A [See Provisio to rule 8(6)]

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 the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession taken by the Authorised Officer of State Bank Of India, the Secured Creditor, will be sold on **"As is Where is", As is What is" and Whatever there is" basis on 14.07.2026 for outstanding recovery of Rs. 33,15,547.00 (Rupees Thirty Three Lakhs Fifteen Thousand Five Hundred Forty Seven Only.) with further Interest, cost and expenses thereon due to the secured creditor from 1 Mr. Bharat Ashok Khekade 2 Mrs. Sakshi Bharat Khekade, the reserve price and the earnest money deposit will be as under.**
The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. Successful bidder will be required to pay 1% TDS extra on property having Reserve Price more than Rs.50.00 Lakhs.
Date & Time for submission of Request letter of participation / KYC Documents/Proof please use option provided on: Interested bidder may deposit Pre-Bid EMD with https://baanknet.com before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in https://baanknet.com Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.
Date & Time of public E-Auction 14.07.2026 from 11.00 noon to 4.00 pm with unlimited extensions clause of 10 minutes each.

Sr. No.	Property ID No	Description of the Properties Possession: Physical Possession of the Bank.	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid increase Amount (Rs.)	Date & time of inspection
1.	SBIN200066304913	An Apartment bearing layout Plot No 1 admeasuring 2008.72 Sq Mtr from out of the O.H 55 R of the land bearing Field Survey No 60/2-B Mouje pelh Amravati, Pragane Badnera Tq & Dist. Amravati. Apartment bearing No. 309 situated on 3rd Floor and having the carpet area 45.65 Sq Mtr. From out of the said building named as "DEVISHA PEARL" Mouje peth Amravatl constructed upon the project land described at Sr No.(i) in first Schedule above and having boundaries as under: East: Open marginal space, West: - staircase lobby, North: Flat No 308, South: Flat No 316	29,48,000/-	2,94,800/-	25,000/-	07.07.2026

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor' Website www.sbi.co.in, https://bank.sbi, or contact to **Mr. Anil Kumar CLO Mob. No.9648083303 & Hemant Chahande CCO Mob. No. 8459926589.**

Date: 13.06.2026
Place: Nagpur

Seal

Authorised Officer,
State Bank of India

Bank of India *Relationship beyond banking*

Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur
Tel: 0712-2557596 E-mail: ard.nagpur1@bankofindia.bank.in

E-AUCTION PUBLIC NOTICE FOR SALE OF MOVABLE AND 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 provision of Rule 8 (6) of the security Interest (Enforcement) Rules 2002 notice is hereby given to the public in general & in particulars to the Borrower(s) & Guarantor (s) that the below described Immovable properties mortgaged / charged to the secured creditor, the constructive possession of which has been taken by the Authorised Officer Bank of India, secured creditor, will be sold on As is where is, As is what is & Whatever there is on DT. **09.07.2026**
for recovery of the amount as tabulated below due to Bank of India, Secured Creditor from the Borrowers & Guarantors. The Reserve Price of Respective Properties & the earnest money deposit are as mentioned below. Detailed terms and conditions of the sale are mentioned below /refer to website a) https://www.bankofindia.co.in **https://BAANKNET.com**

Last date and time of submission of EMD and document on or before:
09.07.2026 up to 5 pm by bidders own wallet registered with M/s PSB Alliance Pvt. Ltd. Id its e-auction site https://BAANKNET.com

Date & time of Special Mega E auction: 09.07.2026 from 11 am to 5 pm

Sr. No.	Name of the Borrowers/ Guarantors & Branch Contact No.	Description of the property	Outstanding Dues	Date of Demand Notice & Possession Date	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	**Branch : Nagpur Main Borrower : Mr. Jasbirsingh Jogendarsingh Rajput (Borrower, Deceased on 29.06.2024) Mrs. Jasbirkaur Jasbirsingh Rajput (Co Borrower) Legal Heir of Late. Jasbirsingh Jogendarsingh Rajput, 1) Mrs. Jasbirkaur Jasbirsingh Rajput, 2) Mr. Harshal Singh Rajput, 3) Mr. Jasraj Singh Rajput**	All that Apt. bearing No 34 admeasuring about 63.1477 Sq Mtrs of Built Up Area i.e. 679.72 Sq Fts on G+2 Floor of the building known and styled as "VEDARYA" together with 0.6608% undivided proportionate share in the building, of the scheme known as styled as Pancham Estate – Dixit Nagar, on Kh No 41/1 and 41/2, bearing City Survey No 254, Sheet No 891/54, NMC ward No 57 (Old), 3 (New) Division No 20, Circle No 8, Situated at Pancham Estate , Dixit Nagar, Nari, Nagpur, within the limits of the Nagpur Municipal Corporation Tahsil and District Nagpur	**Rs. 9.56 lakhs + uncharged interest & other expenses**	**Demand Notice : 22.12.2025 Possession Notice: 05.03.2026 (Symbolic)**	**Reserve Price : Rs. 40,91,000 /- EMD : Rs. 4,09,100 /-**	**Mr. Ramakant Lahajal Mob No 7205704277**
2.	**Branch : Shitalwadi Borrower : M/s Hatwar Services, Proprietor. Mr. Chetan Umashankar Hatwar**	EQM of Plot No.19, out of N.A.S. No.1/3 at Mouza No.270, P. C. No.38, Mouza Bhojapur, Ward No.1, within Limits of Gram Panchayat Manapur, Ramtek., Tah Ramtek, Dist Nagpur.	**Rs. 16.52 Lakhs + uncharged interest & other expenses**	**Demand Notice : 31.12.2023 Possession Notice: 02.03.2024 (Symbolic) 04.12.2024 (Physical)**	**Reserve Price : Rs. 12,24,000/- EMD : Rs. 1,22,400/-**	**Shriram Khushwaha Mob. No. 8878751544**

Terms & Conditions:
1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through the website **https://BAANKNET.com**
2) E-Auction Tender document containing online e-auction bid form, declaration, General Term & conditions of Online auction sale are available in websites: (a) https://www.bankofindia.co.in (b)**https://BAANKNET.com**
(3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before **09.07.2026** up to 5.00 P.M. by own wallet Registered with PSB Alliance Pvt. Ltd. On its e-auction site **https://BAANKNET.com** jsp by means of RTGS/NEFT.
4) Date and time of E- Auction on **09.07.2026** between 11.00 AM to 5.00 PM. (IST). Unlimited extension of 5 Minutes each.
5) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-
6) The intending bidders should hold a valid e-mail id and register their names at portal **https://BAANKNET.com** and get their User ID and password from PSB Alliance Pvt. Ltd. whereupon they would be allowed to participate in online e-auction
7) Prospective bidders may avail online training on E-Auction from **support.BAANKNET@psballiance.com and support.ebkray@procure247.com or Contact +918291220220**
8) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to Step (1)Bidder/Purchaser Registration bidder to register on - Auction portal (link given above) **https://BAANKNET.com** using his mobile number and E-mail id. Step (2): KYC Verification Bidder to upload requisite KYC documents, KYC documents shall be verified by e-auction service provider (may take 2 working days) 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. **https://BAANKNET.com**
9) The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identity proof and proof of residence such as copy of the passport, election commission card, ration card, driving license etc, on or before last date of submission.
10) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with **PSB Alliance Pvt. Ltd.** The bidder has to place a request with **PSB Alliance Pvt. Ltd.** for refund of the same back to his bank account. The bidders will not been entitled to claim any interest, costs, expenses and any other charge (if any).
11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day of the acceptance of the bid price by the officer and the balance 75% of the sale price to be deposited on or before **15th day** of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount
12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid.
13) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sale the above asset/s. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders.
14) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody.
15) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues.
16) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1 A of Income TaxAct 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
17) Any dispute/ differences arising out of sale of the asset offered for sale shall be subjects to the exclusive jurisdiction of the Courts/ Tribunals at Nagpur only.
18) Bidders should visit **https://BAANKNET.com** for registration and bidding guidelines.
19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail
20) In case where in Plant & Machineries is one of the secured assets the sale of immovable properties Associated with Plant & Machineries would be effective only if there is valid sale/bid for plant & machineries.
21) The interested bidder have to Bid above the reserve price since sale of assets at reserve price is subjected to concern of owner of assets.
22) Interested Buyers can visit/inpect the property on any working days from **11 am to 04 pm till 06.07.2026.**

SPECIAL INSTRUCTION / CAUTION

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India northe Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the mecessary arrangements/ alternatives such as back -up power supply and whatever else required so that they able to circumvent such situation and are able to participate in the auction successfully.

Date: 13/06/2026, Place: Nagpur **Authorized Officer, Bank of India, Nagpur Zone**

ACRE MAKING ASSETS WORK

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel : 91-11-43115600 Fax : 91-11-43115618
Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051
Tel.: 022 68643101 **E-mail :** acre.arc@acreindia.in **Website :** www.acreindia.in **CIN :** U65993DL2002PLC115769

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

WHEREAS
The Authorized Officer of the Secured Creditor mentioned herein, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice(s) as mentioned below calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor(s) to repay the amount mentioned in the demand notice(s) appended below within 60 days from the date of receipt of the said notice/s together with further interest and other charges from the date of demand notice within 60 days from the date of receipt of the said notice.
Thereafter, Assignor mentioned herein, has assigned the financial assets to **ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.** also as its own /acting in its capacity as trustee of the Trust herein mentioned hereunder (hereinafter referred as **"ACRE"**). Pursuant to the assignment agreements, under Sec. 5 of the SARFAESI ACT, 2002, ACRE has stepped into the shoes of the Assignor and all the rights, title and interests of the Assignor with respect to the Financial Assets along with underlying security interests, guarantees, pledges have vested in ACRE in respect of the financial assistance availed by the Borrower and ACRE exercised all its rights as the secured creditor.
The borrower having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrower/Mortgagor/Guarantor(s) and the public in general that the undersigned being the Authorized Officer of ACRE has taken the possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of SARFAESI ACT, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned against each property:

Sr. No.	Name of the Assignor	Name of the	Loan Account Number / Borrower Name & Co-Borrower(s) Name	Date of Demand Notice / Amount of Demand Notice	Date of Possesion / Type of Possession	Description of Property
1.	Bajaj Housing Finance Limited	ACRE 178 TRUST	H4W1FRL0338232 Devendra Narayansingh Bais (Borrower) Mayuri Devendra Bais (Co-Borrower)	06-11-2026 / Rs.2,02,371/- (Rupees Two Lakh Two Thousand Three Hundred Seventy One Only)	06-06-2026 / SYMBOLIC POSSESSION	House Property Bearing Flat No. 303 On 3rd Flore Vanktesh Residency Wing A, Apartment On Gat No. 164/1/8, Old Khasara No. 164 Out Of Plot No. 25,26,27,28,29,30 Total Built Up Area 890.00 Sq. Ft. Le. 82.71 Sq. Mt., Situated At Mouza Khokarla, P. H. No. 12, Tah. Bhandara, Dist. Bhandara, Pin Code No: 441 904, Within The Local Limits Of Gram Panchayat Khokarla, Tah. Bhandara, Dist. Bhandara. Boundaries Property Is Bounded As Under:- Towards East Flat No. 302, Towards West Flat No. 306, Towards North Parking, Towards South Flat No. 304
2.	Bajaj Housing Finance Limited	ACRE 178 TRUST	406DHH80405691/ H406FHL0829838 Anant Mahadeorao Kharde (Borrower) Vibha Anant Kharde (Co-Borrower)	08-03-2025 / Rs.42,30,400/- (Rupees Forty Two Lakhs Thirty Thousand Four Hundred Only)	10-06-2026 / SYMBOLIC POSSESSION	All The Piece And Parcel Of "smit Residency" Apartment No. 401, Fourth Floor, Constructed On Plot No. 203, Knyo 63 To 69 71, Cs No 1129/203, Sh No 194/23. Dist Nagpur, Bounded As : East- Road, West- Plot No. 202, North- Road, South- Khasara Boundary

The Borrower's/ Co-Borrowers/ Mortgagors'/Guarantors' attention is invited to the provisions of sub-section (8) of Sec.13 of the Act in respect of the time available, to redeem the secured assets. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.**, for the amount mentioned above and interest thereon.

Date : 13.06.2026
Place : Bhandara, Nagpur

Sd/-
Authorized Officer
Assets Care & Reconstruction Enterprise Ltd.

Bank of India *Relationship beyond banking*

Vidarbha Zone: Plot No. 2072, Second Floor,Sumati Palace,Opp.Mahavir Garden Ramnagar, Wardha-442001 Tel:07152-245225 Email: ard.vidarbha@bankofindia.bank.in

STAR MEGA E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT 2002

E-Auction sale notice for sale of Immovable Assets under the securitization and reconstruction of financial assets and enforcement of security interest act 2002 read with provision to Rule 8(2) of the Security Interest (Enforcement) Rules 2002. Notice is hereby given to public in general & in particular to following Borrower(s)/ Co-Borrower (s) /Guarantor(s) that the below mentioned Imoveable properties mortgaged/hypothecated to bank of India (Secured Creditor), the **Symbolic and Physical Possession** of which has been taken by the Authorized Officer of Bank of India will be sold on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS CONDITION BASIS"** for recovery of respective dues as detailed hereunder against the secured assets Mortgaged to Bank of India from the respective borrower(s)/Guarantor(s). The Reserve Price and Earnest Money Deposit is shown there against each secured assets. The sale will be done by the undersigned (Authorized officer of Bank of India) through e-auction platform provided hereunder.

DATE & TIME of Action for all properties: on 09.07.2026 between 11 AM to 5 PM

(With auto extensions clause in case of bid in last 10 minutes before closing).

(Request for inspection of properties can be made at Email ID ard.vidarbha@bankofindia.bank.in and/or by contacting Mr Shubham Maske: 8237771144, Mr Swapnil Agrawal: 8888334383)

Name of Borrower, Co-Borrower, Proprietor, Mortgagor, Guarantor, Branch Name, Property ID	Property Details	Total Dues	Possession Type	Auction start Price in Rs.	EMD in Rs.
Borrower/Mortgagor: Mr Ravindra Manohar Sankulwar BKIDGONDRAVINDRA Branch :Gondpipari	**All that piece and parcel of open NA Plot No 77, survey No 189 part, Situated at Mouja Venkatpur, Tal Gondpipari, Dist Chandrapur, 442702, Admeasuring 166.50 Sq mt (1791.54 Sq Ft) Owned by Mr Ravindra Manohar Sankulwar (Borrower – Mortgagor)**	**Rs. 06.04 Lakhs + UCI from Date of NPA + Other incidental Charges**	**Physical**	**Rs. 5,43,000/-**	**Rs. , 54,300/-**
Borrower/Mortgagor: Mr Rajesh Nagayya Bollu Co-Borrower: Mrs Shrilata Rajesh Bollu Guarantor: Mr Dyaneshwar Laxman Tunarkar BKIDWIRURRAJESH Branch : Wirur	**All that piece and parcel of land and structure thereon situated at Triple Storied House Property No. 393 (New No. 395/1), House No. 997 for the construction purpose, out of Survey No. 378, Sheet No. 5, situated at Mouza Virur Station, Tal Rajura and Dist Chandrapur – 442905, Built up area 432.07 Sq Ft, owned by Mr. Rajesh Nagayya Bollu (Borrower – Mortgagor)**	**Rs. 05.49 Lakhs + UCI from Date of NPA + Other incidental Charges**	**Symbolic**	**Rs. 8,24,000/-**	**Rs. , 82,400/-**

Terms & Conditions of E Auction are as under :
1) E-Auction is being held on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS CONDITION BASIS"** and will be conducted online. Interested bidder must possess Valid Registration Certificate for Auto Rickshaw, Valid Commercial License (Transport Category – For Auto Rickshaw), Valid Public Service Badge, Valid Domicile Certificate.
2) For downloading further details, process compliance, terms & Conditions please visit
a) **https://bankofindia.bank.in**
b) Website address of E Auction service provider is- **https://baanknet.com/** .Bidder may visit **https://baanknet.com/** where guidelines for bidders are available. Bidders have to complete following formalities well in advance in order to participate in E Auction.
Step-1: Bidder 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 ONLY THROUGH DIGILOCKER. KYC documents shall be verified by the DIGILOCKER.
Step-3: Transfer of EMD amount to bidder EMD wallet: On-line/Off-line transfer of fund using NEFT/Transfer using challan generated on E Auction platform.
Step-4: Bidding Process & Auction Results: Interested bidders can bid online on E Auction platform after completing Step 1,2 & 3. Please note that Step 1 to 3 should be completed by the bidder well in advance, before E Auction date.
3) To the best of knowledge & information of the authorized officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put for E-Auction and claims/rights/dues affecting the property prior to submitting their bid. The E Auction advertisement does not constitute and will not 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 bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of On-line bid regarding properties put for sale
4) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset, encumbrances, pending charges, taxes, specification, etc. before submitting the bid. The bidder may inspect the property in consultation with the dealing official as per the details provided. **Date of Inspection of Immovable Properties: 22.06.2026 from 11.00 AM to 4:00 PM with prior appointment with above mentioned officials.**
5) Bids shall be submitted through online procedure only. (Subject to website availability)
6) Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
7) The bid price to be submitted shall be above the Reserve Price & bidders shall improve their further offers in multiples of Rs.10, 000/- (Rs. Ten Thousand only)
8) The Earnest Monet Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and EMD of the unsuccessful bidders shall be refunded.
9) Physical possession of property will be handed over to successful bidder only after obtaining physical possession from District magistrate in case of property under banks symbolic possession.
10) The Earnest Monet Deposit (EMD) or any other amount deposited towards bid shall not bear any interest and further no interest and/or expenses, charges will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process. The successful bidder shall have to deposit 25% of the sale price inclusive of EMD already paid, immediately upon same day or next working day as the case may be. The balance of the purchase price shall have to be paid within 15 days of acceptance / confirmation of sale conveyed to them failing which Bank is at liberty to forfeit the amount deposited by the successful bidder.
11) Participation and bidding in the auctions on the website shall be deemed that the bidder has accepted the T&C's pertaining to the auction and is aware of all the Taxes and Duties, and other extraneous factors and the principle of caveat emptor shall apply. It shall also imply that the bidder has carefully gone through the terms and conditions, including amendments, if any, prevailing at the time of auction. No objections or complaints will be entertained once the bid is placed.
12) Neither the Authorized Officer/ Bank nor E Auction service provider will be held responsible for any Internet Network Problem/ Power failure any other technical lapses 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 successful participation in E Auction event.
13) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. The purchaser shall bear the applicable stamp duties, registration charges and other incidental charges and also the statutory and non-statutory dues, taxes, assessments etc.
14) The Authorized Officer/bank has the absolute right & discretion to accept or reject any or all offers or adjourn/postpone/ cancel the E Auction or withdraw any property thereof from the auction proceedings at any stage without assigning any reason therefor. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this procedure.
15) The sale certificate will be issued in the name of purchaser(s)/applicant(s) only and will not be issued in any other name(s).
16) The sale shall be subject to rules/conditions prescribed under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002. For further details, / enquiries, if any, of the terms and conditions of sale, can be obtained from the respective branches on the contact numbers given.
17) Bid once made shall not be withdrawn or cancelled. All bid made from the register user ID will be deemed to have been made by him/her only.
18) This notice is also applicable to borrower, co-borrower, guarantor and public in general.

SALE NOTICE TO BORROWERS/GUARANTORS

This Notice is also to be treated as Statuary sale notice to borrower and Guarantor (L/Rs) Under Rules 8(2) Security Interest (Enforcement), Rule 2002.

Dear Sir/Madam,

The undersigned being the Authorized Officer of Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under. You have committed default in payment of the outstanding dues and interest with monthly rests, costs and charges etc in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notice to all of you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officer, in exercise of the powers conferred under Section 13(4), took physical possession of the secured assets, more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the immovable properties will be sold and balance due, 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 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 also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Place : Wardha
Date : 13-06-2026

AUTHORISED OFFICER
Bank of India