



E-Auction Sale Notice for Sale of Immovable Asset under the Securitization 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 **Bank of India (Secured Creditor)**, the **symbolic 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 for recovery of respective dues as detailed hereunder against the secured asset mortgaged/charged to Bank of India from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit is shown there against secured asset. The terms and conditions of the E-auction are available on e-auction platform BAANKNET ([URL:https://baanknet.com](https://baanknet.com)). The sale will be done by the undersigned through e-auction platform provided hereunder.

Date and time of e-auction: 25-06-2026; Between 11:00 AM to 05:00 PM

Inspection date/time of the property and contact no. for inspection: 23-06-2026 Between 1:00 PM to 05:00 PM, Tel: +91-95271-17495, +91-91882-12647

Name of the Borrowers/Guarantors and amount outstanding	Description of the immovable property/Reserve Price/EMD
Borrower – Mr. Neeraj Kumar Name of the Guarantors NA Amount dues as on date Rs. 36,89,558.50/- + further interest + penal interest + cost and charges etc	Description of the property: Residential Flat no. BF2 , bearing H No. 242/3 (BF-2), located on First Floor, Bldg B , known as "Akar Heights" on plot no. "B", bearing new Survey no. 242/3, situated behind Bits Pilani, Sancoale, Mormugao – Goa . Boundary: East: By the property surveyed under No 243/1 of Sancoale West: By remaining part of the above said property identified as Plot A North: By the property bearing survey No 244/5 of Sancoale South: By the property bearing survey No 234/2 of Sancoale Reserve Price (Rs): 28,94,000/- EMD of the property (Rs): 2,89,400/- Note: The purchaser shall bear the applicable stamp duties/Registration fee/other charges etc and also all the statutory/non statutory dues, taxes, assessment charges etc. owing to anybody. Buyer shall bear the TDS wherever applicable.

SALE NOTICE TO BORROWERS/GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under Securitization and Reconstruction of Financial Assets and Enforcement of Interest Act, 2002 and the Rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc., in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to 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 the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took **symbolic possession** of the secured asset more particularly described in the schedule mentioned above and a sale notice was issued to you by the respective Branches, even otherwise this Notice is also construed as Notice under Rule 8 (6) under enforcement rules of the Act of 2002. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale, failing which the property will be sold and balance 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 assets 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 at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Date: 06-06-2026 Place: Nerul, Goa

Sd/-, AUTHORIZED OFFICER, BANK OF INDIA, NERUL BRANCH