



PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable/Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with rule 6(2) for movable properties and 8(6) for immovable properties 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 / hypothecated / pledged / charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of the under mentioned Branch of Bank of India as Secured Creditor, will be sold on "As is Where is", "As is What is" & "Whatever there is", 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 the account / property. The sale will be done by the undersigned through e-auction platform provided at the web BAANKNET portal: <https://baanknet.com>

SUBSEQUENT 15 DAYS SALE NOTICE UNDER RULE 6(2) & 8(6) READ WITH PROVISION TO RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002 TO THE BORROWER/S & GUARANTOR/S

Name of Branch/ Remaining Amount Deposit Account No.	Name of Account/ Borrower/ Guarantor/ Mortgagor	Details of the property	Amount as per demand notice Demand Notice Date Possession Notice Date & Type	Reserve Price EMD Bid Increase Amount	Name of the Authorised Officer	Date/ Time of e-Auction
BRANCH: ARB CHANDIGARH Ph: 0172-2671551 (Remaining Amount Deposit Account No. 621290200000033, IFSC Code: BKID0006212, Account Name: DISBURSEMENT)	M/s Madan Lal & Co. (Prop. Sh. Madan Lal S/o Ramu Mal), Regd. Office Address: Village Kotarkhana P. O. Gadholi Jagadhri, Yamuna Nagar- 133103, Sh. Madan Lal S/o Sh. Ramu Mal (Proprietor) Village Saraswati Colony Sabalpur, Tehsil Jagadhri, Distt. Yamuna Nagar-133103 (Prop.) Smt. Pushpa Rani W/o Sh. Madan Lal (Guarantor), Village Saraswati Colony Sabalpur, Tehsil Jagadhri Distt. Yamuna Nagar-133103.	Rice Mill constructed upon land measuring 05K-16M situated at Village Kotarkhana Tehsil Jagadhri Distt. Yamuna Nagar H.B. No. 366 in the name of Sh. Madan Lal S/o Sh. Ramu Mal, vide Sale Deed No. 7960 dated 17.03.1998, Sale Deed No. 3101 dated 31.07.1998 and Sale Deed No. 1791 dated 15.07.2022. Land measuring 05K-16M Own & Possessed as per jamabandi for the Year 2020-2021 details as under: i) Land measuring 00K-03M being 3/10 share out land measuring 00K-10M comprising in Khewat No. 105//101, Khatoni No. 124, Khasra No. 37//6/1 (0-10). ii) Land measuring 00K-18M-06S being 1/3 share out land measuring 05K-16M comprising in Khewat No. 223//208, Khatoni No. 258, Khasra No. 27//16(5-16). iii) Land measuring 02K-11M being 17/91 share out land measuring 13K-13M comprising in Khewat No. 224//209, Khatoni No. 259, Khasra No. 27//17(3-16), 18(5-16), 19(4-1). iv) Land measuring 01K-03M-03S being 1/3 share out land measuring 03K-10M comprising in Khewat No. 36//34, Khatoni No. 48, Khasra No. 37//6/4 (3-10). The possession was handed over to present owner upon Khasra No. 27//16(3-16), 27//17(2-0)	Rs. 1,07,37,407.93 plus Interest and other charges accrued thereupon w.e.f. 02.01.2025 02.01.2025 28.08.2025 PHYSICAL POSSESSION	Rs. 68.21 Lakh Rs. 6.821 Lakh Rs. 1.00 Lakh PROPERTY ID: BKIDCHDARB31	Mr. Rakesh Kumar Mobile No. 9987048267	24.07.2026 11.00 A.M. to 5.00 P.M.
Machinery (Rice Mill) situated at Village Kotarkhana a) Rice Milling Machine Set b) Transformer 200 KVA Make Airen Power Electrical Motors Cables and Meter Panels				Rs. 27.96 Lakh Rs. 2.796 Lakh Rs. 0.50 Lakh PROPERTY ID: BKIDCHDARB32	Mr. Rakesh Kumar Mobile No. 9987048267	24.07.2026 11.00 A.M. to 5.00 P.M.
Shop constructed upon land measuring 30.50 sq. yards i.e. 00K-01M being 1/206 share out of land and measuring 10K-06M comprising in Khewat No. 4//4 Khatoni No. 4 Khasra No. 35//30(10-6) situated at Village Sabalpur H.B. No. 358 Tehsil Saraswati Nagar district Yamunanagar owned by Mrs. Pushpa Rani W/o Mr. Madan Lal vide Sale Deed No. 2076 dated 25.03.2010 duly registered in the office of Sub Registrar Mustafabad as per jamabandi for the Year 2018-19 read with Mutation No. 2146. Property is bounded by: North:- Rasta 19 wide, South:- Property of other, East:- Property of Rameshwar, West:- Property of others.				Rs. 15.83 Lakh Rs. 1.583 Lakh Rs. 0.50 Lakh PROPERTY ID: BKIDCHDARB30	Mr. Rakesh Kumar Mobile No. 9987048267	24.07.2026 11.00 A.M. to 5.00 P.M.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002 TO THE BORROWER/S & GUARANTOR/S

Name of Branch/ Remaining Amount Deposit Account No.	Name of Account/ Borrower/ Guarantor/ Mortgagor	Details of the property	Amount as per demand notice Demand Notice Date Possession Notice Date & Type	Reserve Price EMD Bid Increase Amount	Name of the Authorised Officer	Date/ Time of e-Auction
BRANCH: ARB CHANDIGARH Ph: 0172-2671551 Account No. 621290200000033, IFSC: BKID0006212, Account Name: DISBURSEMENT)	Mr. Prithi Dass S/o Sh. Kishori Dass Urf Prithi Dass S/o Sh. Kishori Dass, Mr. Nishant Verma S/o Sh. Prithi Dass, Mrs. Neeraj Sharma W/o Mr. Nishant Verma,	Equitable mortgage of Residential Plot measuring 0 Kanal 16 Marlas, 16/160 share of land measuring 8 Kanal 0 Marla, comprised in Khewat 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 Khewat 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 office 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. 1,21,50,000/- Rs. 12,15,000/- Rs. 1.00 Lakh PROPERTY ID: BKIDCHDARB41	Mr. Rakesh Kumar Mobile No. 9987048267	11.08.2026 11.00 A.M. to 5.00 P.M.
(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.						

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 dates mentioned against each property. (5) Date of Inspection will be on or before 20.07.2026 between 1:00 PM to 4:00 PM for properties of M/s Madan Lal & Co. & 05.08.2026 for property of Mr. Prithi Dass 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

Date: 03.07.2026

Place: Chandigarh

Authorised Officer