## Home First Finance Company India Limited

homefirst We'll take you home

CIN: L65990MH2010PLC240703 Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

**POSSESSION NOTICE**

**REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORECEMENT) RULES, 2002**

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT,2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

| Sr. No | Name of Borrowers/ Co-Borrowers/ Guarantors | Description of Mortgaged Property | Date of Demand Notice | Total O/s as on date of Demand Notice (in INR) | Date of possession |
|---|---|---|---|---|---|
| 1. | Ashafak Ali Shabbir Ali, Asiya parveen Ashfaque Ali | Plot No-15, Shiv Nagar, Survey No. 126/4 & 126/5, Gut No. 854 & 855, Mouje-Walgaon Part-01, Pragane -Nandgao peth, Taji Amravati , NAP 34, Amravati, Maharashtra,444701 Bounded by East-Plot No. 20, West-Layout Road, North-Plot No. 14, South-Plot No. 16. | 03-06-2025 | 10,93,388 | 09-07-2026 |

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.

The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is **payable with the further interest thereon until payment in full.**

**The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.**

Place: Amravati Date: 15-07-2026 Authorised Officer, Home First Finance Company India Limited

## 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 Immoveable 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 Auction for all properties: on 11.08.2026 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. Swapnil Agrawal: 8888334383, Mr. Shubham Maske: 8237771144)**

| Name of Borrower, Co-Borrower, Proprietor, Mortgagor, Guarantor, Branch Name, Property ID | Property Details | Total Dues | Possession Type | New Auction start Price in Rs. | EMD in Rs. |
|---|---|---|---|---|---|
| Borrower/Mortgagor: Mr Mansoor Kha Mohammad Kha Guarantor : Mr Mohammad Salman Javed Iqbal BKIDAKO164 Branch : Akola | All the part and parcel of the property consisting of residential flat/Property situated At Flat No. 402, Fourth Floor "Noor Residency", Survey No.44/1, 44/2 & 44/3, Plot No.81, Mouje Akoli Khurd Tq & Dist Akola. Area of flat admeasuring 79.46 Sq.mtrs, in the name of Mr. Mansoor Kha Mohammad Kha". | Rs. 19.15 Lakhs + UCI from Date of NPA + Other incidental Expenses and charges | Physical | Rs. 9,00,000/- | Rs. 90,000/- |
| Borrower/Mortgagor: Mr Imran Sherjama Khan Guarantors: Mr Sohail Amhed Iqbal Ansari Mrs Shaziya Firdoas Mohammed Ali Khan Pathan BKIDBULD04 Branch : Buldhana | All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Flat No 101, ground Floor, Tamanna Villa, Plot No 95 (A), Survey No 74, Mirza Nagar, Near Zama Masjid, Atari Layout, Ap Buldana, Tal and Dist Buldana, admeasuring 1210.50 (Total plot Area), 392.90 Sq Ft (Built up) owned by Mr Imran Sherjama Khan (Borrower-Mortgagor) | Rs. 15.78 Lakhs + UCI from Date of NPA + Other incidental Charges | Symbolic | Rs. 9,83,000/- | Rs. 98,300/- |
| Borrower/Mortgagor: Mr Shaikh Farooque Shaikh Karim Co-borrower: Mrs Karim Wahida Firdous Shaikh Farooque Guarantor: Mr Rasheed Ahmed Mohammad Hussain BKIDGOR40 Branch : Gorakshan Road | All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Residential Flat No.02, On Ground Floor, In Arqam Residency, Plot No. 51B (Part), 52, 53, 54, Survey No. 44/2, Mouje Akoli Khurd, Behind Anand Vatika, Washim Bypass Road, Millat Nagar, Dongare Layout, Akola, Tal And Dist Akola 444001 (Owned by Mr Shaikh Farooq Shaikh Karim - Borrower -Mortgagor) | Rs. 13.64 Lakhs + UCI from Date of NPA + Other incidental Charges | Physical | Rs. 9,43,000/- | Rs. 94,300/- |
| Borrower/Mortgagor: Ms Kasturi Food Product Through its Proprietor Prakash Shamrao Khobragade BKIDNAGKASTURI Branch : Nagbhir | All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon industrial land and building at Plot No A 23, Survey No. 138, 139/1, 139/2, 140, 146/1, 146/2, 149/1,149/2,150 in mini industrial development corporation Nagbhir, Mouza Navkhala, Tal Nagbhir, Dist Chandrapur, admeasuring 10764 Sq ft (Plot), 2583.36 Sq Ft (Built up) Leased by Mr Prakash Shamrao Khobragade | Rs. 22.49 Lakhs + UCI from Date of NPA + Other incidental Expenses | Symbolic | Rs. 31,36,000/- | Rs. 3,13,600/- |
| Borrower/Mortgagor: Mr Syed Afroz Syed Bashir Co-borrower: Mrs Shahenaj Khatun Sayyad Afroz Guarantor: Mr Shaikh Sameer Shaikh Amir BKIDVIDBUL01 Branch : Buldhana | All that piece and parcel of land and building, fixtures, shed and structures situated and erected upon Flat No A 09, 3rd floor, Saleha Apartment, Plot no 21, Survey No 74, Mirza Nagar, Near Takwa Masjid, Atari Layout, Ap Buldana, Tal and Dist Buldana, Admeasuring 2945.55 (Total Plot Area, 833.00 Sq Ft (Built up) owned by Mr Syed Afroz Syed Bashir (Borrower-Mortgagor) | Rs. 06.65 Lakhs + UCI from Date of NPA + Other incidental Charges | Symbolic | Rs. 14,47,000/- | Rs. 1,44,700/- |
| # Borrower/Mortgagor/ Beneficiary : Mr Raju Hanuman Wasekar Mrs. Jaya Raju Wasekar Branch : Babupeth Property ID : BKIDBABURAJU | All piece and parcel of land and building, structures, sheds, fixtures erected and installed upon residential tenement No (E-103)/103, Building No. E1, Situated on 1st Floor, "Mhada Apartment", Auto Colony, Near Guru Sai Polytechnic, On 100/168 tenement under EWS Mhada Scheme, Survey No 328/1, 329/1, 330/1-A, Mouje Datala, Site No 124, Tal and Dist Chandrapur, allotted from Mhada to Mr Raju Hanuman Wasekar (Borrower-Mortgagor-Beneficiary) & Mrs Jaya Raju Wasekar (Borrower-Mortgagor-Beneficiary) Built up area 44.74 Sq Mtr, Carpet area 38.02 Sq. Mtr. | Rs. 05.71 Lakhs + UCI from Date of NPA + Other incidental Charges | Physical | Rs. 5,94,000/- | Rs. 59,400/- |
| # Borrower/Mortgagor/ Beneficiary : Mr Vishal Ashokrao Khairkar Mrs Harshlata Vishal Khairkar Branch : Babupeth Property ID : BKIDBABUVISHAL | All piece and parcel of land and building, structures, sheds, fixtures erected and installed upon residential tenement No (C-305)/305, Building No. C2, Situated on 3rd Floor, "Mhada Apartment", Auto Colony, Near Guru Sai Polytechnic, On 100/168 tenement under EWS Mhada Scheme, Survey No 328/1, 329/1, 330/1-A, Mouje Datala, Site No 124, Tal and Dist Chandrapur, allotted from Mhada to Mr Vishal Ashokrao Khairkar (Borrower-Mortgagor-Beneficiary) & Mrs Harshlata Vishal Khairkar (Borrower-Mortgagor-Beneficiary) Built up area 44.74 Sq Mtr, Carpet area 38.02 Sq. Mtr. | Rs. 5.79 Lakhs + UCI from Date of NPA + Other incidental Charges | Physical | Rs. 5,94,000/- | Rs. 59,400/- |
| # Borrower/Mortgagor/ Beneficiary : Mr Ramesh Bapurao Waze Mrs Karuna Ramesh Waze Branch : Jatpura Gate Property ID : BKIDJGRAMESH | All piece and parcel of land and building, structures, sheds, fixtures erected and installed upon residential tenement No (E-104)/104, Building No. D1, Situated on 1st Floor, "Mhada Apartment", Auto Colony, Near Guru Sai Polytechnic, On 100/168 tenement under EWS Mhada Scheme, Survey No 328/1, 329/1, 330/1-A, Mouje Datala, Site No 124, Tal and Dist Chandrapur, allotted from Mhada to Mr Ramesh Bapurao Waze (Borrower-Mortgagor-Beneficiary) & Mrs Karuna Ramesh Waze (Borrower-Mortgagor-Beneficiary) Built up area 44.74 Sq Mtr, Carpet area 38.02 Sq Mtr. | Rs. 5.71 Lakhs + UCI from Date of NPA + Other incidental Charges | Physical | Rs. 5,94,000/- | Rs. 59,400/- |
| # Borrower/Mortgagor/ Beneficiary : Mr Aslam Khan Mohammad Khan Pathan Mrs. Asma Aslam Khan Pathan Branch : Jatpura Gate Property ID : BKIDJGASLAM | All piece and parcel of land and building, structures, sheds, fixtures erected and installed upon residential tenement No (E-307)/307, Building No. E2, Situated on 3rd Floor, "Mhada Apartment", Auto Colony, Near Guru Sai Polytechnic, On 100/168 tenement under EWS Mhada Scheme, Survey No 328/1, 329/1, 330/1-A, Mouje Datala, Site No 124, Tal and Dist Chandrapur, allotted from Mhada to Mr Aslam Khan Mohammad Khan Pathan (Borrower-Mortgagor-Beneficiary) & Mrs Asma Aslam Khan Pathan (Borrower-Mortgagor-Beneficiary) Built up area 44.74 Sq Mtr, Carpet area 38.02 Sq Mtr. | Rs. 5.11 Lakhs + UCI from Date of NPA + Other incidental Charges | Physical | Rs. 5,94,000/- | Rs. 59,400/- |
| # Borrower/Mortgagor/ Beneficiary : Mr Ravi Maraiah Arnakonda Mrs Sarita Ravi Arnakonda Branch : Jatpura Gate Property ID : BKIDJGRAVI | All piece and parcel of land and building, structures, sheds, fixtures erected and installed upon residential tenement No (S-205)/205, Building No. C2, Situated on 2nd Floor, "Mhada Apartment", Auto Colony, Near Guru Sai Polytechnic, On 100/168 tenement under EWS Mhada Scheme, Survey No 328/1, 329/1, 330/1-A, Mouje Datala, Site No 124, Tal and Dist Chandrapur, allotted from Mhada to Mr Ravi Maraiah Arnakonda (Borrower-Mortgagor-Beneficiary), Mrs Sarita Ravi Arnakonda (Borrower-Mortgagor-Beneficiary) Built up area 44.74 Sq Mtr, Carpet area 38.02 Sq Mtr | Rs. 5.01 Lakhs + UCI from Date of NPA + Other incidental Charges | Physical | Rs. 5,94,000/- | Rs. 59,400/- |

## SBI स्टेट बैंक ऑफ इंडिया State Bank of India

**BRANCH - WANI MAIN**
Tagour Chowk, Wani, District Yavatmal - 445304

**(RULE - 8(1)) PHYSICAL POSSESSION NOTICE (For Immovable Properties)**

Whereas, The undersigned being the Authorized Officer of the State Bank Of India, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, SARFAESI Act 2002 issued a demand notice dated mentioned on below column calling upon the borrower/guarantors to repay the amount mentioned in the notice within 60 days from-the date of receipt of the said notice.
The borrower & guarantors having failed to repay the amount, notice is hereby given to the borrower/guarantors and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on dated given below.
The borrower/guarantors 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 the State Bank Of India, for the amount given below and further interest, expenses and const thereon.
The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act in respect of time available to redeem the secured assets.

| Sr. No. | Name of Borrower's/ Guarantors & Mortgagors | Demand Notice Amount O/s. (Rs.) | Description of the Immovable Properties | Date of Demand Notice | Date of Possession |
|---|---|---|---|---|---|
| 1. | Mr. Nitin Rajkumar Nakshane (Borrower), Add. Ward No. 03, Nawargaon, Tah. Wani. Dist. Yavatmal-445304. Add: Sai Lila, Mukutban Road, Wani, Tah. Wani. Dist. Yavatmal. | Rs. 22,72,568.63 + Interest + Charges as on 03/10/2025 and cost, etc. thereon | All That Piece and Parcel The Property Situated at Row House No. 06, Survey No. 113/01A, "Rukhmini Villah", "Sai leela" Township, Mukutban Road, Wani, Tah. Wani. Dist. Yavatmal. **Boundaries: East :** Plot No. 15, **West:** 9 Mtr. Layout Road, **North:** Row House No. 05, **South :** Row House No. 07. | 03/10/2025 | 10/07/2026 (Physical) |

**Date : 10/07/2026**
**Place : Yavatmal**

**Authorised Officer**
**State Bank Of India**

## Shriram Asset Reconstruction Private Limited (SARPL)

SHRIRAM Asset Reconstruction

**(Acting in its' capacity as Trustee of various SARC Trusts)**
**Regd. Office: Shriram House, No.4, Burkit Road, T. Nagar, Chennai-600017.**
**Corporate Office: Unit No.FF-A-05, A Wing|, First Floor, Art Guild House, Phoenix Market City, LBS Marg, Kurla (West), Mumbai-400070. Website:www.shriramarc.com; Customer care No: 1800 120 2389; Email:customercare@shriramarc.com.**

**PUBLIC NOTICE: E-AUCTION-CUM-SALE NOTICE OF IMMOVABLE PROPERTY**

**Auction 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 6,8 (6) and 9 of the Security Interest (Enforcement) Rules, 2002 as per Appendix-IV-A**

Notice is hereby given to the public in general and in particular to the Borrower/s, Guarantor/ sand Mortgagors that the below described immovable properties mortgaged/ charged to secured creditor, now **Shriram Asset Reconstruction Private Limited, acting in capacity as Trustee of various SARPL Trust** [pursuant to assignment of financial assets vide registered Assignment Agreements] (hereinafter referred to as **"SARPL"**) under Section (5) of the SARFAEI Act having acquired the financial assets pertaining to various borrowers including the Borrowers, Co-Borrowers and Mortgagors mentioned herein below together with the underlying security interest created thereof along with all the rights, title and interest thereupon from/ Original Lender/ Assignor **M/s. Jana Small Finance Bank Limited (JSFBL),** the **Physical Possession** of which has been taken by the Authorized Officer of Original Lender/ Assignor and/or **Shriram Asset Reconstruction Private Limited,** viz. **secured creditor in capacity of Trustee of SARC-Trust-11,** the assignee of the loan sanction and disbursed by Assignor **M/s. Jana Small Finance Bank Limited** will be sold on **"As is where is", "As is what is" and "Whatever there is"** as per below mentioned auction schedulefor recovery of the outstanding amount together with further interest, charges, cost, expenses etc. thereon to **SARPL** viz. secured creditor from the Borrower, Co-Borrowers and Mortgagors, as mentioned in the table as per proviso to Rule 8(6), & Rule 9(1) of theSecurity Interest (Enforcement) Rules, 2002.

De Details of Borrower, Co-Borrowers and Mortgagors, amount due, Short Description of the immovable property and encumbrances, known thereon, if any, reserve price, earnest money deposit, Increment Bid, Auction date and date of Inspection are also given as under:

| Loan Account No, Trust Name & Name of Assignor/ Original Lender | Name of Borrowers/ Co-Borrowers/ Guarantors/ Mortgagers | Date & Amount of 13(2) Demand Notice also Possession related details | Reserve Price, EMD, Bid Increment,Last Date of submission of Bid Form | Auction and Inspection Date & Time | Contact Person Details AO and Service Provider |
|---|---|---|---|---|---|
| 331559420001475 & 31559410000841 Under Trust account No. SARC Trust-11 with M/s. Jana Small Finance Bank Limited | 1) Mr. Prashant Babanrao Vidhale, 2) Mrs. Vaishali Prashantrao Vidhale | Notice Dated: 25-09-2025 for a sum of Rs.11,67,401.69 (Rupees Eleven Lakh Sixty Seven Thousand Four Hundred One and Sixty Nine Paise Only) due as on 21.09.2025 Possession Type: Physical & Date: 12.06.2026 | Reserve Price: Rs.10,01,669.40 Bid Increment: Rs.30,000.00 EMD Amount: Rs.1,00,166.94 (10% of RP) Last date and Timings for submission of EMD: 03.08.2026 From 10.00 A.M. to 02.00 P.M. | Auction Date & Timings: 04.08.2026 & From 11.00 A.M. to 02.00 P.M. Inspection Date & Timings: 25.07.2026 & From 11.00 A.M. to 02.00 P.M. Encumbrances Dues known to JSFBL/SARPL-NOT KNOWN | Allvin Naresh 7709564284 Sumesh Mittal 9993587797 Rampal Gautam 9625977792 |

**DESCRIPTION OF MORTGAGED PROPERTY:**

All that piece and parcel of land bearing Grampanchayat Property No.88, Sr.No.91, total admeasuring area 560 Sq.ft. (52.04 Sq.mtrs.), situated at Mouje Jawla, within the limits of Grampanchayat Jawla Shahapur, Taluka Chandur Bazar & District Amravati. **Bounded by: East by:** Road, **West by:** House of Nilesh Vidhale, **North by:** House of Prabhakarrao Vidhale and **South by:** House of Arvind Thakare.

1) For detailed Terms & conditions of the sale, bid form, & others may also visit website of **secured creditor/ Assignee/ Shriram Asset Reconstruction Private Limited** at **https://www.shriramarc.com** or website of our auction agency at **https://bankauctions.in & www.foreclosureindia.com** having Office at **Hyderabad.** For any assistance, you may email at id: **info@bankauctions.in/ vikas@bankauctions.in** or connect with our business parter **M/s. Jana Small Finance Bank Limited** at contact numbers givenin the abvove table. These terms have to be signed by the bidder/s along with the bid form. The present notice is also uploaded on the official website of authorised officer/ secured creditor.

2) The intending bidder/s have to submit their EMD amount to be deposited by way of DD in the name of **SARC-TRUST-11** and RTGS/ NEFT in favour of **SARC-TRUST-11; Bank Name: ICICI Bank Limited; Branch Address: Mumbai - Kamani Kurla West; Bank Account Number: 196205004653; IFCL Code: ICIC0001962.**

**STATUTORY 15 DAYS SALE NOTICE UNDER [RULE 9(1) PROVISOOF SECURITY INTEREST (ENFORCEMENT) RULES 2002]**

Th The borrowers/ mortgagors/ guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-Auction,failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

**Place: Amravati**
**Date: 14.07.2026**

**Sd/- Authorised Officer, Shriram Asset Reconstruction Private Limited**
**(Acting in its' capacity as Trustee of SARC Trust-11)**

## Terms & Conditions of E Auction are as under :

**# Properties are to be sold only to AUTO RICKSHAW DRIVER/OWNER OF CHANDRAPUR CITY. 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.**

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.
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: 27.07.2026 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 proclamation.
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 : 15-07-2026**

**AUTHORISED OFFICER**
**Bank of India**