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Indian Bank

ALLAHABAD

Zonal Office Nagpur
Palm Road, Civil Lines, Nagpur 440 001,
Phone:- 0712-2530666, 2566784
E-Mail: zonagpur@indianbank.co.in

E- Auction Sale Notice

Notice of sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 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 properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND WHATEVER THERE IS BASIS" on the date mentioned below for recovery of due to the Secured Creditor from the below mentioned Borrower/s and Guarantor/s. The Reserve Price and the Earnest Money deposit and short description of immovable properties are also mentioned hereunder.

Date & Time of e-Auction Date: 07.09.2026 Time:10 AM to 5 PM

Sr. No.	Name of Borrowers & Name of Guarantors	Detailed Description of the Immovable property with known encumbrances, If any and Name of Mortgagor/ owner and the Type of the Possession & BAANKNET Property ID	Reserve Price, EMD, Bid Increase Amount
Kamptee Collieries Branch AUTHORISED OFFICER :Shri Abhishekh Radheshyam Paleriya (CM) Mob No 8983084860			
1.	1. M/s/DK TRADELINKS (Borrower) 2. Mr Shivaji Ravindra Debnath (Proprietor & Borrower) 3. Mrs. Sunita Rabinadra Debnath (Guarantor & Mortgagor) All At: House No. 665 Shivaji Bhavan Tarsa Road, Opp Shiv Mandir Shiv Nagar Kanhan, Tah Parseoni Dist Nagpur 441401	Type of possession: Symbolic Property ID : IDIBOTRADELINKS All that piece and parcel of Plot No.15 Area 2550 Sq Ft House No 665 A Khasra no 212 (New) Old Khasara No. 180/3 and 187 Patwari Halka No. 15 within the limit Nagar Parishad Kanhan Pipri, Shiv Nagar, Tarsa Road, Kanhan, Tah Parseoni Dist Nagpur -441401 in the name of Mrs. Sunita Rabinadra Debnath and same has been bounded by: East: Plot No 16 & 17, West: Plot No 15 & Remaining portion of Plot No 15, North: Public Road, South: Public Road	RP : Rs 58,25,000/- EMD : Rs 5,82,500/- BIA : Rs. 10,000/-
Total Dues in Rs Rs 30,10,059.00 as on 10.04.2026 with further interest, costs, other charges and expenses thereon.			
Risod Branch AUTHORISED OFFICER :Shri Sohan Lal (CM) Mob No 8607044094			
2.	1.Mr. Shirish Bhavarlal Totala (Borrower & Mortgagor), 2.Mrs. Kriti Shirish Totala (Co-Borrower), Add: Plot No- 221, Tirupati Nagar (Behind Agarwal Bhavan), Risod Tq. Risod, District Washim 444506 3.Mr. Sagar Onkarappa Jirwankar (Guarantor), Add: M/s Shankarappa Kiran Shop, Near Allahabad Bank, Civil Line Risod, District Washim 444506 4.Mr. Shrihari Shamsundar Banore (Guarantor), Add: Old Saraf Galli, Risod Part - 4, Risod, Dist Washim, Maharashtra 444506	Type of possession: Symbolic Property ID : IDIBOTOTALA All that piece and parcel of the land and building situated on plot no-221, Survey-462/4A, Loni Road, Behind Agarwal Bhavan, Risod and Distt Washim, admeasuring plot area 156.07 Sq Mtr, Built up area (G+2) 143.14 Sq Mtr, Owned by- Mr Shirish S/o Bhavarlal Totala and same has been bounded by: East: Property of Mr Sagar Omakarappa Jirwankar, West: Property of Mr Prakash Harawat, North: Road, South: Property of Mr. Pawade	RP : Rs 75,50,000/- EMD : Rs 7,55,000/- BIA : Rs. 10,000/-
Total Dues in Rs 39,70,303.00 as on 05.05.2026 with further interest, costs, other charges and expenses thereon.			
Prior Encumbrance: Not known to bank Bidders are advised to visit the website (https://baanknet.com) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com. For property details and photograph of the property and auction terms and conditions please visit: https://baanknet.com and for clarifications related to this portal, please contact Helpdesk No. 8291220220 Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with https://baanknet.com . This is also notice to the Borrowers/Guarantors/Mortgagors regarding the loan referenced above, concerning the scheduled sale on the specified date along with additional pertinent details. Place: Nagpur, Risod Date: 05.08.2026 Authorized Officer, Indian bank			



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. **25.08.2026** 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> b) <https://BAANKNET.com>

Last date and time of submission of EMD and document on or before: **25.08.2026** 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 E auction: 25.08.2026 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 : Dharampeth Borrower: Mr. Kiran Suresh Hedau	The UNDIVIDED 0.673 PERCENT share and interest in ALL THAT Piece and Parcel of Non-Agricultural Land admeasuring 5883.43 Sq.Mtrs. being a portion of the entire land bearing Khasra/Survey No 18/3-A(New), Out of Old Kh No 18/3(total admeasuring 8100 Sq.Mtrs.) of Mouza Pipla, Patwari Halka No 38, TOGETHER WITH the entire RCC S uperstructure comprising Apartment No 808, covering a Carpet area of 51.265 Sq.Mtrs., Built up area of 56.512 Sq.Mtrs., Open Balcony area of 7.213 Sq.Mtrs., Terrace area of 7.836 Sq.Mtrs., share in Parking area of 9.799 Sq.Mtrs., on the Eight Floor in PLATINUM Building/Tower of "SHREE LAXMI ESTATE-II", within the limits of Grampanchayat Pipla(Ghogli), in Tahsil Nagpur(Rural) and District Nagpur. Property is owned by Mr. Kiran Suresh Hedau. Latitude : 21.070578, Longitude : 79.118501	Rs. 29.84 Lakhs + unchanged interest & other expenses	Demand Notice : 17.09.2025 Possession Notice: 11.12.2025 (Symbolic) 30.04.2026 (Physical)	Reserve Price : Rs. 32,03,000/- EMD : Rs. 3,20,300/-	Ms Kripali Mishra Mobile no. 9926616613
2.	Branch : Kadbi Chowk Borrower: Mrs. Asha Nirmalkumar Fagwani and Mr Nirmalkumar Chandumal Fagwani	Apartment No P2/A3,4,444, on Fourth Floor scheme known as "PMAY HOUSING SANKUL", on Khasra No 12/1 & 2 by NIT, Mouza Wanjari, Situated at Durga Shakti Geeta Chowk, Automotive Sq. Ring Road, Near Gaur Govind Singh Stadium, within the limit of NMC & NIT, Tah & District Nagpur. Carpet Area 28.53 sq.mtrs. property is owned by Mrs. Asha Nirmalkumar Fagwani and Mr Nirmalkumar Chandumal Fagwani Latitude : 21.180751, Longitude : 79.121466	Rs. 7.92 Lakhs Plus intt. and other expenses	Demand Notice : 28.10.2025 Possession Notice: 31.12.2025 (Symbolic)	Reserve Price : Rs. 9,13,000/- EMD : Rs. 91,300/-	Ms. Seema Jain Mobile no. 6264611710
3.	Branch: Kadbi Chowk BORROWER : Mr. Awais Ahmad Abdul Karim	Tenement No E-121, on First Floor, Building "E" LIG Nandanwan Gharkul Housing Scheme, Wathoda Street Scheme, on NIT Leasehold land bearing Kh No 319/1,2, City Survey No 101, Sheet No 248, Mouza nagpur, Situated at Yankatesh Nagar, KDK College Road, Nandanwan Nagpur,Tah & Dist Nagpur. Property is owned by Mr. Awais Ahmad Abdul Karim. Build up area 32.510 Sq.mtr(350 Sq.ft.). Latitude : 21.140868, Longitude : 79.131168	Rs. 17.14 Lakhs + unchanged interest & other expenses	Demand Notice Dt. 01.09.2025 Possession Notice : 01.11.2025 (Symbolic) 12.05.2026 (Physical)	Reserve Price: 12,79,000 /- EMD : Rs. 1,27,900/-	Ms. Seema Jain Mob. No. 6264611710
4.	Branch : Rabindranath Tagore Road Borrower: Mr. Sudhakar Manikrao Akhare	Open Plot No 33 out of Field Sr No 157/1, Adm area 267 Sq.mtr. i.e. 2840.64 Sq.ft., Situated at Mouza Selu-Kate, Mouza No 149, PC No 34, Tah & Dist Wardha. Latitude : 20.696597, Longitude : 78.627663 Open Plot No 34 out of Field Sr No 157/1, Adm area 267 Sq.mtr. i.e. 2840.64 Sq.ft., Situated at Mouza Selu-Kate, Mouza No 149, PC No 34, Tah & Dist Wardha. Both Plot owned by Mr. Sudhakar Manikrao Akhare. Latitude : 20.696597, Longitude : 78.627663	Rs. 18.11 lakhs + unchanged interest & other expenses	Demand Notice : 04.10.2025 Possession Notice: 29.12.2025 (Symbolic) Demand Notice : 04.10.2025 Possession Notice: 18.12.2025 (Symbolic)	Reserve Price : Rs. 7,85,000 /- EMD : Rs. 78,500 /- Reserve Price : Rs. 7,85,000 /- EMD : Rs. 78,500 /-	Mr Rahul Rai Mobile no. 7879320266

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 **25.08.2026** 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 **25.08.2026** 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.ebkay@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 be 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 Authorized 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/inspect the property on any working days from **11 am to 04 pm till 21.08.2026.**

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 necessary 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: 05/08/2026, Place: Nagpur
Authorized Officer, Bank of India, Nagpur Zone



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. **09.09.2026** 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> b) <https://BAANKNET.com>

Last date and time of submission of EMD and document on or before: **09.09.2026** 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: 09.09.2026 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 : Itwari Borrower : Mr. Girdhar Mirchand Bhagwani Mr. Nikhil Girdhar Bhagwani	EQM of Flat No 301,"SAKET RESIDENCY" admeasuring approx. 57.234 Sq.mtrs. at Third Floor constructed on 12.36 % undivided variable proportionate share of land bearing Plot No 175/B admeasuring 458.14 Sq.Mtrs. in the Layout of Muni Shambhunnath Co. Operative housing Society Ltd. Out of Khasra No. 141,143,144,146 & 148/4, Patwari Halka No 11, City Survey No 251, Sheet No 41, NMC House No 3406/A/175/B/301, Situated at NMC Ward No 57,Nara Road, Mouza Zingabai Takli, within the limits of NMC and NIT, Shambu Nagar, Shivgiri Chowk, Mankapur, Tah & Dist Nagpur. Property is owned by Mr. Girdhar Mirchand Bhagwani Carpet Area-50.47 Sq.Mtrs/543 Sq.ft, BUA-57.234 Sq.Mtr./616 Sq.ft.SB/up Area- 82.253 Sq.Mtr./885 Sq.ft. Latitude : 21.198339 Longitude : 79.082900	Rs. 26.44 lakhs + unchanged interest & other expenses	Demand Notice : 19.06.2025 Possession Notice: 03.09.2025 (Symbolic) 06.02.2026 (Physical)	Reserve Price : Rs. 22,30,000 /- EMD : Rs. 2,23,000 /-	Mr Rahul Chawre Mob No 9702688830
2.	Branch : Kalamna Borrower : Mr. Vinod Gangadhar Kale and Mrs. Sangita Vinod Kale	Open Plot Situated at Southern Portion of Land containg by admeasuring 90.30 Sq. Mtrs, out of total Land admeasuring 180.60 sq. mtrs. of Mouza Nagpur bearing Corporation House No.208, City Survey No.108, Sheet No.129, Situated at Nagpur. Within limits of the NMC Ward No.40 in Tah & Dist Nagpur. Property is owned by Mr. Vinod Gangadhar Kale. Latitude : 21.159198, Longitude : 79.115505	Rs. 24.37 Lakhs Plus intt. and other expenses	Demand Notice : 30.06.2023 Possession Notice: 06.10.2023 (Symbolic)	Reserve Price : Rs. 20,09,000/- EMD : Rs. 2,00,900/-	Mr. Anchal Shandilya Mobile no. 9826372039
3.	Branch : Mahal Borrower: M/s A R ETHNICS Proprietor : Mrs Vidhi Vishal Dhomne, Guarantor : Mr. Vishal Dilip Dhomne Guarantor : Mr Vasant Chinbaji Waghmare	Flat No D-401, 4th Floor in "Vishal Palace" (Wing-D) NMC House No 826-A, Ward No 13, City Survey No 540, Sheet No 173, Situated in Pothi Galli, New Itwari, Opposite ICICI Bank Itwari Branch and near to Central Bank of India Gandhibaug Branch Mouza Nagpur, Tahsil and District Nagpur within the limit of NMC and NIT Nagpur owned by Mr. Vishal Dilip Dhomne (Guarantor) Admeasuring area 68.93 Sq.Mtrs. Latitude : 21.145205, Longitude : 79.112362	Rs. 12.94 Lakhs Plus intt. and other expenses	Demand Notice : 03.09.2019 Possession Notice: 05.11.2019 (Symbolic) 14.05.2025 (Physical)	Reserve Price : Rs. 14,14,000/- EMD : Rs. 1,41,400/-	Ms Priyadarshini Palaspagar Mobile no. 9372270093
4.	Branch : Medical College Square Borrower: Mrs. Madhu Ashok Paroji & Mr. Abhi Ashok Paroji	EQM of piece and parcel of the Land bearing Flat/Apartment No.407 (Wing C), at containing by admeasuring 70.417 Sq. Mtrs. Built up area at Fourth Floor in the Wing C of Building Known as "SANIKA VIHAR" together 2.3687% undivided variable proportionate share in Land of Plot No.R-1, Adm. 2905.95 Sq. Mtrs out of Kh No.116/K, Kh No.116/A and Kh No.116/B, Bhilgaon Grampanchayat, House No.50/401, Situated in Mouza Bhilgaon. P. H. No.15, ward No.01, within the limits of Grampanchayat Bhilgaon, Tal. Kamptee, Dist Nagpur. Property in the Name of Mrs. Madhu Ashok Paroji and Mr. Abhi Ashok Paroji. Latitude : 21.195727, Longitude : 79.152186	Rs. 32.49 Lakhs Plus intt. and other expenses	Demand Notice :16.02.2024 Possession Notice: 03.05.2024 (Symbolic) 16.01.2025 (Physical)	Reserve Price : Rs. 19,66,000 /- EMD : Rs. 1,96,600/-	Mr. Tushar Landge Mobile no. 8329364873
5.	Branch : Medical College square Borrower: Mrs. Yasha Ashok Paroji Guarantor :- Mr. Vishwanath Damodhar Shettigar	EQM of piece and parcel of the Flat/Apartment No.304 (Wing C), containing by admeasuring 65.665 Sq. Mtrs. Built up area at Third Floor in Wing C of Building Known as "SANIKA VIHAR" together 2.2403% undivided variable proportionate share in Land of Plot No.R-1, Adm. 2905.95 Sq. Mtrs out of Kh No.116/K, Kh No.116/A and Kh No.116/B, Bhilgaon Grampanchayat, House No.50/401, Situated in Mouza Bhilgaon. P. H. No.15, ward No.01, within the limits of Grampanchayat Bhilgaon, Tal. Kamptee, Dist Nagpur. Property is in the name of Mrs. Yasha Ashok Paroji. Latitude : 21.195727, Longitude : 79.152186	Rs. 33.69 Lakhs Plus intt. and other expenses	Demand Notice :16.02.2024 Possession Notice: 03.05.2024. (Symbolic) 16.01.2025 (Physical)	Reserve Price : Rs. 18,20,000/- EMD : Rs. 1,82,000/-	Mr. Tushar Landge Mobile no. 8329364873
6.	Branch : Medical College Square Borrower : Mrs. Maithili Raghuvir Kulkarni and Mr. Raghuvir Bhaskarrao Kulkarni	Equitable Mortgage of all that piece and parcel of Residential Apartment No.03, First Floor,"GANAPATI APARTMENT", Plot No 205, Reshimbag Layout of Kh No 466, 465/2, 561, 560, 467, 559, City Survey No 176,Sheet No 298, NMC House No. 1009/4, Ward No 13, Siraspeeth, Reshimbag Road, Nagpur, Tah & Dist Nagpur. Property is owned by Mr. Raghuvir Bhaskarrao Kulkarni. UDS is 5.260 % Share of Gross land 418.063 Sq.mtr. Built up area of Flat-58.70 Sq.mtr/632 Sq.ft. Latitude : 21.133122, Longitude : 79.108090	Rs. 20.02 lakhs + unchanged interest & other expenses	Demand Notice : 05.06.2025 Possession Notice: 04.09.2025 (Symbolic) 22.04.2026 (Physical)	Reserve Price : Rs. 25,03,000 /- EMD : Rs. 2,50,300 /-"	Mr. Tushar Landge Mobile no. 8329364873
7.	Branch : Medical College Square Borrower : Mr. Jayesh Sanjayrao Nilawar & Mr. Sanjay Madhukarrao Nilawar	EQM of piece and parcel of the Flat/Apartment No.405, Situated at Fourth Floor covering built up area 77.14 sq. mtrs. with undivided shared Land area 20.20 sq. mtrs of building styled as "V. M. PARADISE APARTMENT", constructed on Plot No.73 & 74, Mouza Narsala, Kh. No.208 C, P. H. No.37, NMC House No.13/405, Ward No.77, Zone No.5, Situated at Grampanchayat, Narsala, Nagpur. Property is owned by Mr. Jayesh Sanjayrao Nilawar. Latitude : 21.090252, Longitude : 79.136632	Rs. 21.43 lakhs + unchanged interest & other expenses	Demand Notice : 20.12.2023 Possession Notice: 01.03.2024 (Symbolic) 19.11.2024 (Physical)	Reserve Price : Rs. 14,95,000 /- EMD : Rs. 1,49,500 /-	Mr. Tushar Landge Mobile no. 8329364873
8.	Branch : Sitabuldi Borrower: Mr. Bharat Raybhan Fokmare	Apartment No E-210, 2nd Floor in "Janki Sahaniwas Apartment", Plot No 1, NMC House No 1072/A, Ward No 74, Khasra No 180/1, PH No 44, City Survey No 685, Sheet No 562/46, Situated near Sasane/Wadskar Layout, Mouza Jaitali, Tahsil & District Nagpur. Built up area 31.54 Sq.mtr. Property is owned by Mr. Bharat Raybhan Fokmare. Latitude : 21.106443, Longitude : 79.025063	Rs. 14.16 lakhs + unchanged interest & other expenses	Demand Notice : 10.09.2024 Possession Notice: 18.11.2024 (Symbolic)	Reserve Price : Rs. 13,65,000 /- EMD : Rs. 1,36,500 /-	Ms. Shivika Tiwari Mob No 9893195655
9.	Branch : Somalwada Borrower : Mr. Chetan Changdev Bhivgade	All that piece of land bearing plot no 955 admeasuring 41.81 Sq.mtr.(i.e.4505q.ft.) in EIAS scheme,NIT Kh no 5 of Mouza Pardi bearing City Survey no 2, sheet no 703/12,Corporation House no 577/995 along with house constructed thereon situated in the ward no 21,Minimata nagar, near Lata Mangeskar NIT Garden and Rajiv Gandhi School, Post Bhandewadi, within the limits of NMC and NIT in Tahsil and District Nagpur. Property is owned by Mr. Chetan Changdev Bhivgade. Latitude : 21.154979, Longitude : 79.143829	Rs. 28.01 Lakhs Plus intt. and other expenses	Demand Notice : 31.01.2026 Possession Notice: 18.04.2026 (Symbolic)	Reserve Price : Rs. 19,99,000/- EMD : Rs. 1,99,900/-	Mr. Durvesh Turjule Mobile no. 9823473292
10.	Branch : Nagpur Borrower : Mr. Kiran Mahadeorao Hedao and Mrs. Pushpa Kiran Hedao	EQM of Leasehold property at Khasara No.119/120, Prabhag No.33, Mouza Chikhali Deosthan, Tenement No. N/G-11, Ground Floor, Abhinav Gharkul, built up area admeasuring 34.37 Sq. Mtr. (i.e. 370.00 Sq. Ft.), NIT Chikli Layout, Near Kalamra Market, Nagpur and proportionate undivided share and interest in piece and parcel of total plot Land bearing Building No. N and owned by Mr. Kiran Mahadeorao Hedaoo Latitude : 21.166336, Longitude : 79.144248	Rs. 4.85 Lakhs Plus intt. and other expenses	Demand Notice : 19.04.2023 Possession Notice: 10.07.2023 (Symbolic)	Reserve Price : Rs. 7,89,000/- EMD : Rs. 78,900/-	Mr. Ramakant Lahajal Mobile no. 7205704277

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 **09.09.2026 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 **09.09.2026** 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.ebkay@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 be 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 Authorized 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