

**A.B. Road Branch U. G. 8 Kanchansagar
Complex 18/1 Old Palasia A.B. Road Indore (M.P.)**
Email: abroad.indore@bankofindia.bank.in

SALE NOTICE FOR SALE OF 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 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/Guarantor(s) that immovable properties as described in column 3 in table hereunder mortgaged/charged to Bank of India (Secured Creditor), the symbolic/physical possession of which has been taken by the Authorised Officer of Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on 09.10.2026 for recovery of the amount(s), as stated in column 4 of the table hereunder, due to Bank of India (the secured creditor) from the borrower/guarantors as mentioned in column 2 of the following table. The reserve price and earnest money deposit will also be applicable as stated in the following table in column 6 & 7 respectively.

Date of E-Auction - 09.10.2026, Time : 11.00 AM to 5.00 PM

Name of Branch (1)	Name of Borrower/ Guarantors (2)	Description of Property & Owner Name (3)	Date of Demand Notice U/s 13(2) & Amount (4)	Date of Possession/Types of Possession (5)	Reserve Price (6)	Earnest Money Deposit (7)
Branch : A.B. Road Indore	(1) M/S Kabelo Veg Barbecues LLP (Borrower), Address: Block no. 32 and 33, Terrace Floor, Princess Business Skyline, Opposite Orbit Mall, Scheme No. 54, Vijay Nagar, Indore (MP), (2) Ms. Shivangee Kushwah D/o Mr. Tarun Kushwah (Partner) (3) Mrs. Shweta Kushwah W/o Mr. Tarun Kushwah (Partner/Mortgagor), (4) Mr. Tarun Kushwah S/o Asaram Kushwah (Guarantor/Mortgagor), All Address: B-2, Flat No. 303, Shubh Labh Valley, Shri Mangal Nagar, Indore (MP)	(a) Property 1 - Freehold Residential Plot property situated at Plot No.191 at "Rajendra Niketan" colony, situated at village- Limbodagari, Tehsil -Hatod, District - Indore owned by Tarun Kushwah S/O Mr. Asaram Kushwah (Guarantor) and Mrs. Shweta Kushwah W/O Tarun Kushwah (Partner) Admeasuring 850.00 Sq.Ft. (78.99 Sq. Meter) Boundaries: East: Colony Road, West: Plot No. 148, North: Plot No. 192, South: Plot No. 190	02.06.2026 ₹ 68,73,752.57 + Interest + Other Charges	04.08.2026 Symbolic	₹ 28.20 Lacs	₹ 2.82 Lacs
		(b) Property 2 - Freehold Residential Plot property situated at Plot No.192 at "Rajendra Niketan" colony, situated at village- Limbodagari, Tehsil -Hatod, District -Indore owned by Tarun Kushwah S/O Mr. Asaram Kushwah (Guarantor) and Mrs. Shweta Kushwah W/O Mr. Tarun Kushwah (Partner) Admeasuring 850.00 Sq. Ft. (78.99 sq Meter) Boundaries: East: Colony Road, West: Plot No. 147, North: Plot No. 193, South: Plot No. 191			₹ 28.20 Lacs	₹ 2.82 Lacs

The Purchaser Shall bear the stamp duty, Charges including those of sale certificate/s, registration charges, TDS, all Statutory dues payable to the government, taxes and rates and any other outgoings both existing and future relating to the properties. The sale certificate will be issued only in the name of successful bidder.

Website address of our e-Auctions Service Provider - <https://baanknet.com> Bidder may visit <https://baanknet.com> where 'Guidelines' for bidders are available with educational videos. Bidders have to complete bid registration formalities well in advance. The bidder shall be responsible for obtaining all auction related information before the date of e-auction.

A. The bidder declared successful, shall pay immediately after such declaration, a deposit of 25% (less EMD already paid) of sale price.

B. In case of the auction - sale proceeding concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted by next working day.

C. The balance amount of sale price shall be paid on or before the 15th (Fifteenth) day from the date of the sale.

D. In default of payment within the period mentioned as above, the deposit and earnest money shall be forfeited and the property shall be resold.

E. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194-Ia of Income Tax Act if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filing form 26QB & TDS Certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

F. Bids shall be submitted through online procedure only.

G. The Authorised Officer reserves the right to withdraw the above e-Auction without assigning any reason.

H. The Bid will be accepted only if at least one increment is added to the Reserve Price.

Date : 07.09.2026, Place : INDORE

Authorized Officer, BANK OF INDIA