



State Bank of India
Stressed Asset Recovery Branch, Nagpur (SARB)

SARB : Nagpur Address: Stressed Assets Recovery Branch, First Floor, Plot No. 14/E, Bhagwaghar Layout, Dharampeth, Near Children Traffic Park, Tq. & Dist.Nagpur-440010 (M.S). Authorized Officer's Details: - Name: - Mr. Avijit Tewari, Mobile No.8819915300 (Chief Manager) Mobile No.9648083303 E-mail: sbi.10152@sbi.co.in

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
Appendix IV-A [See Proviso to Rule 8(6)]

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 (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the **"Physical Possession"** of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS"** basis on **29.10.2026** for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under.

The details of Borrower(s), Guarantor(s) and Description of Property and Terms & Conditions of the e-Auction specified as under.

Sr. No.	Name of Borrower(s) and Guarantor (s)	Outstanding Dues for Recovery of which Property/ies is/are being Sold	Description of the Property/ies	Reserve Price	EMD Amount	Bid Increment Amount
1.	Mr. Vaishali Surendra Mohod and Mr. Pravin Pundlikrao Madghe (Borrowers)	Rs. 43,88,849.00 (Rupees Forty Three lakhs eighty-eight thousand eight hundred forty nine only) as on 05.10.2026 plus accrued interest from 06.10.2026 + other charges, less (-) credit, if any there after.	A residential flat situated in a building named Shanti Hills, and bearing flat no.104 on the First floor, having a Super built up area of approximately 891.91sq. ft. (82.86 Sq.mtrs.) which includes One living room, Two bed room, one kitchen, common bath room & WC and balcony as shown in the map and the areas falling under the common areas and common facilities with 6.25% undivided share in the land bearing layout converted Plot No. 49 admeasuring 2856.78 sq.ft. (265.50 sq.mtrs.) and plot no. 62 admeasuring 2856.78 sq.ft. (265.50 sq.mtrs.) adjoining each other, total admeasuring 5713.56 sq.ft. (531 sq.mtrs.) out of field Survey no. 51/1 & 51/2, situated at Mouje Khel Trambak Narayan, Taluka Achalpur and District Amravati, within the limits of Sub-registrar Achalpur City. Flat No.104 Which is bounded as: Towards East: Flat No. 103, Towards West: Plot No.63, Towards North: Narayanpur Road, Towards South: Flat No. 101 Property Under Physical Possession.	Rs. 17,15,000/-	Rs. 1,71,500/-	Rs. 20,000/-

Note: The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. Successful bidder will require to pay 1% TDS on property having Reserve Price more than **Rs.50.00 Lakhs**.
The e-auction will be conducted through Bank's approved service provider M/s SISL Infotech Pvt. Ltd. at their web portal <https://baanknet.com>. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanknet.com>.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/ Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website <https://baanknet.com>

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://sbi.bank.in/web/sbi-in-the-news/auCTION-notices/sarfaesi-and-others> and website <https://baanknet.com>.

Date and time of e-Auction: 29.10.2026, Time of e-Auction from 10:00 am to 5:00 pm with unlimited extensions of 10 minutes each.
Date and Time for Inspection of the properties: 23.10.2026 from 11:00 am to 4:00 pm.
Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on the above-mentioned date.
Enquiry Mr. Avijit Tewari (Chief Manager & Authorised Officer) Mobile No.8819915300
Mr. Arvindkumar Anuj Jaiswal (Dy Manager) Mobile No.8055215633
Date: 08.10.2026
Place: Achalpur

Sd/ (Authorised Officer)
State Bank of India
Stressed Asset Recovery Branch, Nagpur



केनरा बैंक Canara Bank
A Government of India Undertaking



सिंडिकेट Syndicate

ASSET RECOVERY MANAGEMENT (ARM) BRANCH
Plot No 32, First Floor, Corporation Colony, North Ambazari Road, Near to LAD Metro Station, Gandhi Nagar, Nagpur - 440010 (Maharashtra)
Email: cb6820@canarabank.com Phone +91 9271071694

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable Properties 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 the Secured Creditor, the possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on "As is where is" "As is what is" and "Whatever there is" condition on **31/10/2026 between 11.00 A.M. To 12.00 P.M.**. For recovery of below mentioned dues of the Canara Bank, from respective borrower/guarantor mentioned below (There are no encumbrances to the knowledge of the Bank).

E-AUCTION DATE 31/10/2026 BETWEEN 11.00 A.M. TO 12.00 P.M. & EMD DATE 30/10/2026

Sr. No.	Name and Address of the Borrowers/ Guarantors	Described of Immovable Properties	Possession Symbolic/ Physical	Reserve Price (Rs.) EMD (Rs.)	Amount O/s Liability (Rs.)	Bid Submission Date
1	Borrower :- Mr Ankit Nagsen Patil Address1, House No. 1203, Near Buddha Vihar,Bhimseena Nagar, Dabha, Nagpur-440023. Address 2:-Flat No. 101, First Floor, "Cherry height" Plot No.19, Block N, Mouza Chakipet, NMC Ward no.73, Tah. & Dist. Nagpur.	Schedule of property A All the piece and parcel of Plot No. in block-N (as per regularization Letter & Property Card), N-19 (as per sale deed), containing by total admeasuring 1500.00 sqft (as per sale deed),139.2930 Sq.mtrs. (as per Regularization letter issued by the NIT) in Mahadeo nagar Gruh nirman Co-operative sanstha Ltd., Sakikardara chowk Nagpur being a portion of the entire land bearing Survey/Khasra no. 21/3 of Mouza- Kachimet, P.H.No.7, having Mpl.corporation house no. 1758/E/191, Sheet No. 12 & 28, City Survey no.21, situated at Ward No. 73, Kachimet, Nagpur with in the limits of NMC & NIT, Nagpur tah. Dist. Nagpur and said plot of the land is bounded as under: On the East- Plot no. 18, On the West-Plot no.20, On the North-Plot No.10, On the South-9.00 Mtr.wide Road. Schedule of Property B Description of Flat/Apartment hereby sold: All that proportionate undivided share and interest in the total land fully describe in the schedule of Property-A here in above,along with RCC Superstructure bearing Flat/Apartment No. 101 on First Floor of the building named and styled as "CHERRY HEIGHT" to be constructed on the aforesaid said piece of the land and apartment having build-up area of 43.189 Sq.Mtr. & Super built up area of 992.839 Sq.Ft.(92.237 Sq.Mtr.) along with casementary right appurtenant thereto having 25.00% undivided and proportionate share and in common area	Physical	Rs. 42,00,000/- Rs. 4,20,000/-	Rs. 56,92,360.91 as on 22/09/2026 +Interest applicable & other charges	On or before 30/10/2026 Till 5.00 P.M.
2	Borrower: Mr. Tomeshwar Tanesh Gaharule (deceased) through its Legal heir Mrs. Rekha Tomeshwar Gaharule Address 1: H. No. 43, Ward no. 03, Khadki Gungaoon, Tah- Hingana, Dist. Nagpur Maharashtra-441122. Address 2: Apartment No. 304, 3rd Floor, Uttara Heights, Kanholibara Road, Mouza- Hingana, Nagpur Maharashtra 441110.	All that RCC Superstructure consisting of Residential Apartment No. 304 (wing-A) 3BHK on third floor, covering carpet area of 68.938 sqmtr & built up area of 75.440 sqmtr of building to be known and styled as "UTTARA HEIGHTS" together with the undivided share and interest in all those piece and parcel of land bearing Plot No. 1 & 2 containing by total adn 1815.00 sq mtr(19536.66 sqft) being a portion of the entire land bearing survey/khasra no. 224 & 382 of mauza- hingana, P.H. no. 49, having nagar panchayat house/ malmatta no. 3104/1,2,3,4(out of) situated at kanholibara road, within the limit of nagar panchayat-Hingana, Tah. Hingana and Dist. Nagpur. Plot is bounded as : On the East - kanholibara road, On the West - Pandhan road, On the North - Open Land/ Khasra no. 233, On the South - Plot no.03. Flat is bounded as : On the East- Flat no. 302, On the West - Wing - B, On the North - Flat no. 303, On the South - Plot no. 3.	Symbolic	Rs. 34,20,000/- Rs. 3,42,000/-	Rs. 30,37,018.49 as on 07/09/2026 +Interest applicable & other charges	On or before 30/10/2026 Till 5.00 P.M.

For detailed terms and conditions of the sale please refer the The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com/support.ebkray@procure247.com)." or may contact Chief Manager ARM Branch Nagpur of Canara Bank- (Contact No. 9271071694) during office hours on any working day.
Date: 05/10/2026
Place: Nagpur

Authorized Officer
Canara Bank



यूनियन बैंक Union Bank of India
ऑफ इंडिया

REGIONAL OFFICE, AMRAVATI
1ST FLOOR, AYUR MALL, NEAR VIDHARBA AYURVEDIC COLLEGE, DASTUR NAGAR, FARSHI STOP ROAD, AMRAVATI- 444606



Please scan QR Code for Property details

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) Rule, 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 the Secured Creditor, the SYMBOLIC/ PHYSICAL POSSESSION of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Branch: Station Road Akola
Dhagekar Complex, Opp. Akola Cricket Club, Station Road, Near Tower Chowk Akola- 444001 Mr. Shankar Dongre (B.M.), Mob. No. 96578 84649.

1.	Name of the Borrower: Mr. Ansar Parvez Shaikh/ Ansar Parvez Abdul Sattar Mr. Abdul Gafar SK Ismail, Mr. Sheikh Ismail	Amount Due Rs. 4,40,266.84 and further interest cost & expenses.
1.1	Property No. 1 (Symbolic Possession) All the piece & Parcel of property consisting of Flat No F-2, Mahek Apartment, part of Sr No 2 Akola washim Road ganga nagar Mouje Taplabad Tal & Dist Akola. Bounded as- East: Stairs- Case, West: Land of Fahimunnisa, North: Husainiya Madarsa, South: Flat no F-3. Reserve Price: Rs. 69,89,000.00 Earnest money to bedeposited: Rs. 68,90,00.00	
2.	Name of the Borrower : M/s Nisar Khan Idris Khan Name of the Co-Borrower : Mrs. Kalnait Tabassum Nisar Khan	Amount Due Rs. 25,56,732.75 and further interest cost & expenses.
2.1	Property No. 1 (Physical Possession) All the piece & Parcel of property consisting of Flat No 301, Third Floor, Mohammad Hights,FS no 3's/1plot no. 82, Mauje - Taplabad, Hussaini layout, Ganga nagar, Akola, Maharashtra-444001. Bounded: East: Layout Plot no 83, West: Layout Plot no 81, North: Road, South-Flat no 302. Reserve Price: Rs. 14,75,000.00. Earnest money to bedeposited: Rs. 1,47,500.00	
3.	Name of the Borrowers : M/s Hayat Infratech Prop. Mrs. Munazza Samreen Mohammad safwan NAME OF GUARANTOR : 1.Mahammad Salman Javed Iqbal 2.Mohammad Safwan Javed Iqbal	Amount Due Rs. 69,38,679.69 and further interest cost & expenses.
3.1	Property No. 1 (Physical Possession) All that piece Parcel of B-1 and G1 ground floor in Hayat Paradise admeasuring 3515 Sq. Ft.Nazul Plot No.1/2 sheet no.278,Mouje Akola kala Maruti Temple Road, Old City Akola Tal. and Dist. Akola B-1 Bounded as- East: Parking West: Mugal National Urdu Girl School, North: House of Mr.Kokate, South: Kala Maruti Road, C-1 Bounded as- East: Nazul Open land and House of Mr.Mujumdar, West: Mugal National Urdu Girl School, North: Wall of Mr.Babulal Nhavi, South: Kala Maruti Road Reserve Price: Rs. 75,26,000.00. Earnest money to bedeposited: Rs. 7,52,600.00.	

Branch: Shegaon
Siddhi Vinayak Vinayakmain Comlex, Rly Station Road, Opp. Indian Petrol Pump, Shegaon Tal Shegaon, Dist Buldhana 444203. Mr Bhushan (B.M.), Mob. No. 9370335175.

4.	Name of the Borrowers : Mr. Ravindra Zamsing Fulare Estate Of The Deceased Ravindra Zamsing Fulare, Represented By: 1. Priti Ravindra Fulare (Ravindra Zamsing Fulare) 2. Hemlata Ravindra Fulare (Ravindra Zamsing Fulare) 3. Harsh Ravindra Fulare (Ravindra Zamsing Fulare)	Amount Due Rs. 23,39,182.29 and further interest cost & expenses.
4.1	Property No. 1 (Symbolic Possession) All that piece parcel of Residential Apartment Flat No 4 having carpet area 434.54 sq ft on the Nazul plot no 9 (plot no 22 and 23) on First floor of the scheme named and styled as "Yogi Sankul 1" bearing sheet no 15 C,Raghuvanshi Nagar, Kalapad Jin Shegaon, Buldhana -444203. Bounded By: East: Common Passage, West: Compound of Bhattad Gin on G.F, North: Flat No 03 of Mr. Patil, South: Property of Mr. Patil on G.F. Reserve Price:Rs. 14,95,000.00. Earnest money to bedeposited: Rs. 1,49,600.00	

Date & Time of E-Auction: 28/10/2026 (12 noon to 5 pm) | EMD shall be deposited before participation in the auction process
For detailed terms and condition of the sale and Registration and Login and Bidding Rules visit <https://baanknet.com>

Note: All bidders are requested to visit the above site & complete the registration, KYC updation & payment 2 to 3 days before date of E-auction to avoid last minute rush. The details of encumbrances, if any known to the Secured Creditors: NOT KNOWN TO THE BRANCH
Bid Increment Amount: 1% of the Reserve Price
Date: 10/10/2026
Place: Amravati

Authorized Officer
UNION BANK OF INDIA



IDBI BANK
CIN:L65190MH2004G00148838

IDBI Bank Ltd., : Zonal Office, Salasar Prestige, 1st Floor, Plot No. 1/A, Off. WHC Road, Dharampeth, Nagpur - 440010, Maharashtra

[APPENDIX IV (RULE 8(1)) POSSESSION NOTICE (For Immovable Property)]
The undersigned being the authorized officer of the IDBI Bank Ltd. Under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002(S4 of 2002) and in exercise of the powers conferred under section under 13(12) read with rule 3 of the security interest (Enforcement) Rules 2002 issued demand notices calling upon the following borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.
The Borrowers mentioned below having failed to repay the said amount, notice is hereby issued to the borrowers and the public in general that the undersigned has taken **possession** of the property described herein below in exercise of powers conferred on him sub-section (4) of the section 13 of Act read with rule 8 of the Security Interest (Enforcement) rules, 2002.
The Borrower in particular and 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 IDBI Bank Limited for an amount mentioned below and interest 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 the Borrower (s) / Co-borrower (s) / Guarantor (s)	Demand Notice Date / Date of Possession	Description of Immovable Property
1.	Shri Rajesh Kumar RamChandra Patel (Borrower) & Mrs. Kiran Rajesh Patel (Co-Borrower)	08.01.2026 09.10.2026	All that RCC superstructure bearing Flat No.909 admeasuring 30.974 sq mtr on 9th Floor in Wing A of building known as "Pioneer Tamarind Court", together with 0.521% undivided share and interest in piece and parcel of land bearing Plot no 3 in sanctioned layout of Kh no 138,294/2,295 of Mouza- Chichbhuan of CTS no 504, Sheet no- 786/92, Corp House No-1818/3/909, Ward no 75 within limits of NMC Tal & Dist-Nagpur and bounded as follows: On the East by: Staircase and Flat no 908, On the West by: Side Margin, On the North by: Common Lobby and Staircase, On the South by: Side Margin Together with undivided share in land and all singular and the structures and erections thereon, both present and future.

Date : 10.10.2026, Place- Nagpur
Authorised Officer, IDBI Bank Limited

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SHIKSHAK SAHAKARI BANK LTD.
(शिक्षक बँक)

Head Office - Gandhisagar, Mahal, Nagpur-440018

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
Whereas,
The undersigned being Authorised Officer of Shikshak Sahakari Bank Ltd., Nagpur under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued a demand notice to following borrower .to repay the amount mentioned in said notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Possession of the immovable property described herein below (in column no.5) in exercise of powers conferred on him under Section 13 (4) of the said Act read with Rule 8 of the said Rules.

S. N.	Name of Borrower/ Mortgagor	SERFAESI Notice Date & Possession Date	Notice Amount in (Rs.,)	Description of Mortgaged Property
1.	DHARAMPETH BRANCH:- M/s Balaji Pole Industries (Borrower/Mortgagor) Through its Partners A) Mr Atul Manohar Ingle (Partner) B) Mrs.Megha Jagdish Khairkar (Partner) 3) Mr. Jagdish Manikrao Khairkar (Co-Borrower/Mortgagor)	Demand Notice dt. 23/07/2026 Possession on 09/10/2026	Outstanding For Cash Credit Limit Liability As on dt 30/06/2026 Rs.54,39,861.68 Plus Interest from 01/07/2026 @ 15.00% and For Term Loan (L&B And P&M) As on Dt. 30/06/2026 Rs. 49,96,044.59 Plus Interest from 01/07/2026 @ 15.00% And For Term Loan (P&M) As on Dt. 30/06/2026 Rs. 30,30,774.50 Plus Interest from 01/07/2026 @ 12.90% & other expenses.	Property No.1 property of M/s Balaji Pole Industries All that piece and parcel of Land bearing Plot No. A-31, in Deoli Industrial Area within the Village limit of Deoli and outside the limit of Deoli Municipal Corporation in Rular Area, Taluka and Registration Sub-District-Deoli and Dist and Registration Dist-Wardha, containing by polt admeasurements 4500.00 Sq.Mtrs together with Constructed Builtup area 815.91 Sq.Mtrs. (FSIO.18), thereon or thereabouts as per occupancy Certificate issued by Deputy Engineer, MIDC, Sub-Division, Wardha Vide its letter IFMS No. /DB/WAR/D-09261/0f2017, dated 26/08/2017 or there about. Property No.2 Property of Mr. Jagdish Manikrao Khairkar All that piece and parcel of Land bearing Plot No. R-1 to R-XIV, in the Residential Zone of Butibori Industrial Area within the village limit of Turukmari Municipal Council/ outside the limit of Nagpur Municipal council, taluka and registration District Nagpur and also within the village limit of Turukmari Municipal council/outside the limit of Nagpur Municipal Council, Taluka Hingna , Dist Nagpur containing by admeasurement 2,00,000 Sq.Mtrs. Or thereabouts and bounded by red coloured boundary lines on the plan marked hereto. (DESCRIPTION OF SUB-DIVIDED PLOT, LEASED OUT) All That piece and parcle of land known as Plot No.122, sector-D in the Residential Zone of Butibori Industrial Area within the village limit of Turukmari Municipal Council/outside the limit of Nagpur Municipal council, Taluka Hingna, District Nagpur and Registration District Nagpur, containing by admeasurement 280.00 Sq. Mtrs. And construction of about 140.00 Sq.Mtrs. Or thereabouts and bounded by Green coloured boundary lines on the plan annexed hereto.

Borrower and others in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Shikshak Sahakari Bank Ltd., Nagpur for an above mentioned amount.

Place - Nagpur
Date :- 09/10/2026

Authorised Officer
Shikshak Sahakari Bank Ltd., Nagpur
Mobile No.8329782901/9766366560



Bank of India
Relationship beyond banking

Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur
Tel: 0712-2557596 E-mail: arb.nagpur@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 particular 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. **12.11.2026** 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> **https://BAANKNET.com**
Last date and time of submission of EMD and document on or before: **11.11.2026** 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 E auction: 12.11.2026 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 : Asset Recovery Branch Borrower : Mr. Haider Hussain Ali Panjwani & Mr. Ahmed Haider Bhai Panjwani	Plot No 83/5-B, Apartment No SP-II-101, 1st Floor of "SPRINGDALE-II" Apartment bearing City Survey No 2430/3, Sheet No 37 of Mouza Jaripatka, situated at Raj Nagar,Nagpur.Property is owned by Mr. Awaish Ahmad Abdul Karim.Mr. Haider Hussain Ali Panjwani & Mr. Ahmed Haider Bhai Panjwani. BUA of Flat is 121.18 Sq. Mtr/1304.38 Sq Ft. SBUA of Flat is 179.39 Sq Mtr/1898.66 Sq. Ft as per DOD. Google Map Location : Latitude :21.17378 ; Longitude : 79.07506	Rs. 1,46,51,970/- + unchanged interest & other expenses	Demand Notice : 29.09.2025 Possession Notice: 20.12.2025 (Symbolic) 09.03.2026 (Physical)	Reserve Price : Rs. 1,28,09,000/- EMD : Rs. 12,80,900/-	Mr. Abhay Kumar Singh Mob No. 7759809720
2.	Branch : Asset Recovery Branch Borrower : Mr. Mukesh Bansilal Ahuja & Mrs. Bhavana Mukesh Ahuja	Apartment No 304 on third floor in building known and styled as "Shree Swaminarayan Enclave Tower No 2", City Survey No 35, NMC House No 2228/D/A/304, Dhyaneshwar Nagri, Opp. Shree Swaminarayan Temple, Hiwri Nagar, Wathoda Road, Nagpur, Tah & Dist Nagpur. BUA - 99.25 Sq. Mtr, SBUA - 163.51 Sq. Mtrs. Owned by Mr. Mukesh Bansilal Ahuja. Google Map Location : Latitude : 21.140050; Longitude : 79.138485	Rs. 97,80,000/- + unchanged interest & other expenses	Demand Notice : 27.06.2025 Possession Notice: 29.08.2025 (Symbolic) 12.08.2026 (Physical)	Reserve Price : Rs. 81,98,000/- EMD : Rs. 8,19,800/-	
3.	Branch : Asset Recovery Branch Borrower : M/s Maa Sati Anusaya Food Products Prop : Mrs. Monali Prashant Yerojwar	EQM of Building and land situated at MIDC Plot No. A-02, admeasuring area 800.00 Sq. Mtrs along with industrial construction thereon admeasuring 222.34 Sq Mtrs of Mouza-Katgal, situated at MIDC Industrial area Kotgal Tahsil & District Gadchiroli. Owned by Mrs. Monali Prashant Yerojwar Prop. of M/s Maa Sati Anusaya food Products. Google Map Location : Latitude : 20.175527; Longitude : 79.962895	Rs. 49,25,000/- + unchanged interest & other expenses	Demand Notice : 07.11.2025 Possession Notice: 14.01.2026 (Symbolic)	Reserve Price : Rs. 34,29,000/- EMD : Rs. 3,42,900/-	

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 measurement 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 **11.11.2026** 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 **12.11.2026 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.ebkray@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 bid 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 /atst 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 **15 Days** 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 assets/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 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.
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) Date of Inspection of Property **09.11.2026** from 11 am to 04 pm

SPECIAL INSTRUCTION / CAUTION
Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the 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: 10/10/2026,
Place: Nagpur

Authorized Officer, Bank of India, Nagpur Zone