STATE BANK OF INDIA BRANCH: HOME LOAN CENTRE DIST. AMRAVATI
E-Auction Sale Notice for Sale of Immovable Property

E-Auction Notice for Sale of Immovable/Movable Property Assets under the Securitisation and Reconstruction of Financial Assets & 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 "Physical Possession" of which has been taken by the Authorized 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 **03.12.2026. The details borrower(s), Guarantor(s)and Description of Property and Terms & condition of the e-Auction Specified as under.**

Sr.	Name of Borrower	Description of the property.	Outstanding Dues	Details	Bid value
1.	Mrs. Nikita Amit Tardeja.	All that rcc super structure comprising flat no.301, third floor, in building "ananya shree apartment" on plot no. 5, sr no. 185/1-a, mouje- rahatgaon, at: valhab nagar, beside rachayati crown, behind talai celebration hall, arjun nagar tal & dist- amravati–444603, covering super built up area 650.01 sq.ft.with undivided share of 5.67% Boundaries as per sale deed as under-East: staircase and flat no. 302,West: open marginal space and other's layout,North: open marginal space and other's layout, South: open marginal space and plot no. 4.	Rs. 25,90,334/- as per Demand Notice Dated 20.05.2026 plus further interest, charges & Cost	Reserve Price-27,30,000/- EMD - 2,73,000 /-	20,000.00

Note: The payment of all statutory/non-statutory dues, taxes, rates assessments, charges, fees ect. owing to anybody shall be the sole responsibility of successful bidder only. Successful bidder will be required to pay 1% TDS extra on property having Reserve price more than Rs.50.00 Lakha **Date & Time for submission of Request letter of participation / KYC Documents/Proof please use option provided on: https://baanknet.com. Interested bidder may deposit Pre-Bid EMD Submission from–02.11.2026 to 02.12.2026. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in Bank account and updating of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem. Date & Time of e-Auction: 03.12.2026 Time of E-Auction from 11.00 A.M to 1.00 P.M. with unlimited extensions of 10 minutes each Date and Time for Inspection of the Property Date and Time: - 16.11.2026 to 19.11.2026 - 12.00 AM to 4.00 PM For more details please contact on Mobile No. 9395151819, E-mail: sbi.62935@sbi.co.in. The Interested bidder who requires assistance in creating log in Id and Password, uploading data, submitting bid documents, training, demonstration, terms and condition on online inter-se Bidding etc., May visit the website https://baanknet.com.**

Date: 30.10.2026 **Place: Amravati** **(AUTHORISED OFFICER)**

E-AUCTION SALE NOTICE
EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759
Regd. Office : Edelweiss House, Off CST Road, Kalina, Mumbai 400098.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 (6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

The financial facilities of Assignor mentioned herein (hereinafter referred to as ("Assignor/Original Lender") have been assigned to **Edelweiss Asset reconstruction Company Limited** acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, **EARC** stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.
Notice of **15 days** is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" basis,** for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

DETAILS OF SECURED ASSET PUT FOR E-AUCTION:

Loan Account No/Selling Institution	Name of Borrower/ Co Borrower	Trust Name	Total Outstanding Dues INR as on 30-10-2026	Reserve Price (INR)	Earnest Money Deposit (EMD) in INR	Date & Time of Auction	Type of Possession
LNAGLAP 000004026 5 / ECL Finance	1. Late Mukesh Chandulal Jain (Borrower) Since deceased being represented Through his legal heirs, 2. Aman Mukesh Jain (Co-Borrower & Legal Heir No.1) 3. Sagar Mukesh Jain (Co-Borrower & Legal Heir No.2). 4. Sanket Mukesh Jain (Co-Borrower & Legal Heir No.3) 5. Rekha Mukesh Jain (Co-Borrower & Legal Heir No.4) 6. Rupansi Sanket Jain (Co-Borrower)	EARC TRUST-SC-413	Rs. 4,85,44,411.87/-	Rs. 65,00,000/-	Rs. 6,50,000/-	18-11-2026 at 3.00 P.M	Physical

Property Description: 2.704% Undivided share and interest in all that piece and parcel of land bearing Plot No 1 and 2 (4227 sq.ft and 4062 sq.ft) Total Admeasuring Area 8280 sq ft, City Survey No. 246/2 and 246/3, Sheet No. 157, Together with 04 old constructed Apartment No. 201 and 202 on Second Floor having Super Built Up Area 2000 sq.ft (185.80 sq.mtrs) in building known as M.S. Complex bearing NMC House No. 586/074 situated (on city survey no 246/2) at Venkoba Muley Road, Ward No. 35, Mouza Nagpur, Tahsil and District Nagpur. **Bounded as under:** On the East : by Mahavir Palace, On the West : House of Dr. Pawar, On the North : Road, On the South : Flat No. 203 and 204

IMPORTANT INFORMATION REGARDING AUCTION PROCESS:

1.	EMD Demand Drafts (DD) shall be drawn in favor of "EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" payable at Mumbai	
2.	EMD Payments made through RTGS shall be to : **Name of the Account No.** EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" **Account No :** 000405158602; **Name of the Bank -** ICICI BANK; **IFSC Code :** IFSC ICIC0000004	
3.	**Last Date of Submission of EMD**	Received 1 day prior to the date of auction
4.	**Place for Submission of Bids**	1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
5.	**Place of Auction (Web Site for Auction)**	E-Auction (https://auction.edelweissarc.in)
6.	**Contact Person with Phone No.**	Customer care: 1800 266 6540
7.	**Date & Time of Inspection of the Property**	As per prior appointment
	For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. **https://auction.edelweissarc.in**	

Date : 01.11.2026 **Authorised Officer**
Place : Mumbai **For Edelweiss Asset Reconstruction Company Limited**

Edelweiss Asset Reconstruction



pnb Housing Finance Limited — POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

REGD. OFFICE : 9th Floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110001, PH : 011-23357171, 23357172, 23705414, Website : www.pnbhousing.com
BRANCH ADD: ACHRAJ TOWER, FIRST FLOOR, KATOL ROAD, RAJNAGAR, SADAR, NAGPUR, MAHARASHTRA – 440013.

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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 demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/ date of receipt of the said notice/s. The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) of Section13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account No.	Name of the Borrower/ Co-Borrower/Guarantor	Demand Notice Date	Amount Outstanding	Date of Possession Taken	Description Of The Property Mortgaged
NHL/NAG/ 0421/880683 B.O.: Nagpur	Mr./Ms. Ganesh Pandhari Gonnade (Borrower) & Mr./Ms. Anusaya Ganesh Gonnade (Co-Borrower)	11-Aug-26	Rs. 13,01,137.51 as on 11/08/2026	26-10-2026 (Symbolic)	Plot No. 93, Mouza Binaki, Khasra No 101, Prashant Gruh Nirman Sahakari Sanstha Maryadit Nagpur, P H No. 10, Ward No 42, Sheet No 35, City Survey No 756, Corporation House No. 1747/C/93, Shahu Mohalla Badiwala, New Mangalwari Road, Kolbaswami Nagar, **Nagpur, Maharashtra, 440017 Admeasuring- 118.51 Sqmtrs, Bounded By East-** Plot No. 94, **West-** 30 Ft Wide Road, **North-** Plot No 104, **South-** 30 Ft Wide Road
HOU/NAG/ 0718/558067 B.O.: Nagpur	Mr./Ms. Rajesh Tulshiram Baghe (Borrower) & Mr./Ms. Rashmi Rajesh Baghe (Co-Borrower) & Venus Multispeciality Hospital Private Limited (Co-Borrower)	11-Aug-26	Rs. 65,93,422.85 as on 11/08/2026	26-10-2026 (Symbolic)	Plot No. 27/1, Ground Floor, 288 Higs, Mouza Gadga, Under HIG 120, Bearing City Survey Number- 20, Sheet No.- 3, Nmc H No- 339/A/209, Situated at Zone-2, Ward No. 66, Situated at Priyadarshani Colony, Gadga Layout Civil Lines, **Amravati Road, Nagpur, Maharashtra, 440010, Admeasuring- 860 Sqft, Bounded By: East-** Tenentment/ Plot No. 27/2, **West-** Tenentment/Plot No 34/2, **North-** Road, **South-** Open Space
HOU/NAG/ 0618/546106 B.O.: Nagpur	Mr./Ms. Sarojkumar Sakaldev Ray (Borrower) & Mr./Ms. Ranju Saroj kumar Ray (Co-Borrower)	11-Aug-26	Rs. 20,11,961.53 as on 11-08-2026	26-10-2026 (Symbolic)	Flat No. 137, .Buliding A1, 3rd Floor, Krishna Landmark, Kh No. 133, Mouza **Wanadongari, Nagpur, Maharashtra, 441110, Admearsuing- 52.509 Sqmtrs, Bounded By: East-** Kh No. - 131,132 & Nagalwadi Pandhan, **North-** Kh No. 135, Kh No. 134, **South-** Kh No. 129, **West :** Kh.No. 128/3 & Kh. No. 128/2

PLACE:- NAGPUR, DATE:- 31-10-2026 — AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

केनरा बैंक भारत सरकार का उपक्रम — Canara Bank, A Government of India Undertaking

Regional Office Nagpur

Regional Office, First floor Chandak Bhavan, North Ambazari Road, Shankar Nagar Square, Nagpur - 440010 Ph: 0712 – 2559750 e-Mail – recoveryrongp@canarabank.com

Demand Notice

Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.
That following Borrowers has availed the following loans/credit facilities from the Branches from time to time:

Sr. No.	Borrowers / Branch Name	NATURE OF Loan/Limit	Loan A/c. No.	Date of Sanction	Amount Sanctioned	Liability	Rate of Interest	NPA Date
1.	**Badkas Chowk Nagpur Branch 1. M/S SRI SAPNA ORTHO SURGICAL (BORROWER) THROUGH ITS PROPRIETOR SMT. SUNITA SUBHASH TIWARI** HOUSE NO 26 OLD BAGADGANJ, BHANDARA ROAD, NAGPUR MAHARASHTRA 440008	MSME-OD/OCC	1084285000028	16.01.2019	Rs. 25,00,000/-	Rs. 25,54,584.30+ Interest and Cost	8.50 + 2% Penal Interest	26.10.2026

ALSO AT, HOUSE NO. 379, R.NO.-1, WARD NO.37, OPP. SWAMI NARAYAN PRARTHANA MANDIR, NANRATRI GATE, QUETA COLONY, NAGPUR MAHARASHTRA 440008
3. SMT. SUNITA SUBHASH TIWARI (PROPRIETOR) ADDRESS: YASHODA APPT NO. 3, FLAT NO. 101, NEAR HANUMAN MANDIR JUNA BAGADGANJ, NAGPUR MAHARASHTRA 440008

DETAILS OF IMMOVABLE SECURED ASSET : At that R.C.C. Superstructure comprising of Residential Apartment bearing No. 101, admeasuring about 68.10 Sq. Mtrs. i.e.733.00 Sq. Ft. of Super Built Up Area situated on the FIRST FLOOR of the building known as "YASHODA -3 APARTMENT" alongwith 11.175% proportionate undivided share and interest in land bearing N.I.T. Plot No. 530/7, admeasuring about 260.18 Sq. Mtrs. Mauza: NAGPUR, bearing City Survey No. 312, Sheet No. 218, Municipal House No. 707/9/19, Ward No. 24, situated at Juna Bagadganj, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil: Nagpur, and District: Nagpur and the same is bounded as under:
ON THE NORTH : ROAD, ON THE EAST : PLOT NO. 530/6, ON THE WEST : PLOT NO. 530/8, ON THE SOUTH : ROAD
Name of Title Holder: SMT. SUNITA SUBHASH TIWARI

The above said loan/credit facilities are duly secured by way of mortgage of the assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in our favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as NPA on **above Dates** Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling upon you to discharge the entire liability of **above Amounts** with accrued and up-to-date interest and other expenses, within **sixty days** from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act. Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in force. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.
The demand notice had also been issued to you by Registered Post Ack due to your last known address available in the Branch record.

Place : Nagpur **AUTHORISED OFFICER,**
Date : 28.10.2026 **CANARA 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. **26.11.2026**
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 b) https://BAANKNET.com**

Last date and time of submission of EMD and document on or before:
26.11.2026 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: 26.11.2026 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: Dharampeth Borrower: Mr. Akshay Raju Lanjewar**	Equitable mortgage of 2 BHK Residential Flat Situated at Apartment No L-203 2nd Floor in the building name and styled as "LOTUS CONDOMINIUM" MB TOWN -2, Ganpati Nagar, Off Godhani Road, on Plot No 196, 197 & 198, Corp H No 508/196/L-203 in M/s Adiwasi Samaj Unnati Gruh Nirman Sahakari Sanstha Limited, KH No 19/2, Mouza Zingabai Takli, P H No-11, City Survey no 24, Sheet No 1032/70 (CTS No 24/1032 Sheet No 1032/71) Godhani Road MB Town Zingabai Takli Situated at Teh & Dist Nagpur within Limits of NIT and NMC Nagpur. Property owned by Mr. Akshay Raju Lanjewar. 9.88% undivided share of land area 699.05 Sq.mtrs=69.06 Sq.mtr., Built up area- 78.061 Sq.mtr (840.24 Sq.ft.), Alloted lobby and common area-35.414 sq.mtr (381.19 Sq.ft.), Super Built up area-85.867 Sq.mtr(924.27 Sq.ft.) Latitude: 21.201309; Longitude: 79.065284	Rs. 27.71 Lakh + uncharged interest & other expenses	Demand Notice 04.05.2026 Possession Notice: 16.07.2026 (Symbolic	Reserve Price : Rs. 28,00,000/- EMD: Rs. 2,80,000/-	Ms Kripali Mishra Mobile no. 9926616613
2.	**Branch: Gadchiroli Borrower: Mr. Rajkumar Harbanslal Dogara**	EQM of 8.33% of Undivided share of Land & Residential Flat Ground Floor, Survey No 843, Plot No 6 & 7, Flat No G-3, T.S. No 12, Anmol Apartments, Mouza Gadchiroli, within local limits of Nagar Parishad, Gadchiroli, Tah and Dist Gadchiroli, Admeasuring area 28.19 Sq.mtrs (303.44 Sq.ft.) owned by Mr Rajkumar Harbanslal Dogara. Latitude: 20.10593; Longitude: 79.59245 Size of Plot 338.250 Sq.mtrs. (3641 Sq.ft.)	Rs. 22.78 Lakhs + uncharged interest & other expenses	Demand Notice: 09.04.2026 Possession Notice: 25.06.2026 (Symbolic)	Reserve Price: Rs: 17,20,000/- EMD: Rs. 1,72,000/-	Mr. Anshul Kumar Mobile no. 7405548110
3.	**Branch: Rana Pratap Nagar Borrower. Mr Raviprasad Bholaprasad Pandey**	All that undivided 17.99% share in all that piece and parcel of land bearing Plot No 3 containing admeasuring 2906.28 Sq.ft. being a portion of entire land bearing Kh No 60/1 of Mouza Somalwada, PH No 44, City Survey No 503, Sheet No 327/286 comprising Apartment No 201 covering built up area 61.209 Sq.mtrs. on the Second Floor of building as "Jai Ambe Apartment" having situated at Vijayanand Co-operative Housing Society Ltd. Nagpur within the limit of NMC & NIT owned by Shri Raviprasad Bholaprasad Pandey. Latitude: 21.106934; Longitude: 79.079022	Rs. 67.83 Lakhs + uncharged interest & other expenses	Demand Notice Dt. 01.06.2026 Possession Notice: 05.08.2026 (Symbolic)	Reserve Price: Rs. 33,71,000/- EMD : Rs. 3,37,100/-	Ms. Purnima Dubey Mob.no 8299871496

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 26.11.2026 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 26.11.2026 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 valld 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 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 been 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 **15 th 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/inpect the property on any working days from 11 am to 04 pm till 25.11.2026

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: 01/11/2026, 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. **09.12.2026**
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:
09.12.2026 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: 09.12.2026 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: Kalameshwar Borrower: Mr. Abhinit Bhaurao Waghmare and Mr. Ashwin Bhaurao Waghmare**	All that piece of land with buildings, sheds and structures standing thereon, situated at underneath and appurtenant to MHADA Quarter/ Tenement/ Plot No. E-411, Malmatta No. 14000544 as per MHADA Lease Deed Admeas. 72.00 Sqmtr(775 Sq.ft.) as per Akhiv Patrika 70.09 sq mtr Tenement/ Plot under 492 plot site and services Housing Scheme at Kalameshwar Housing and Area development Board(MHADA) bearing Property No. 14000515 situated at Lahanuji Maharaj mandir ward no. 14, kalameshwar Khasra No.828,829,833 to 838,839/8,840,843 to 847,850 & 851/1,CTS 3278, Sheet no.45 of Mouza-Kalameshwar within the limits of the Nagar Parishad Municipal Council kalameshwar Tashil:-Kalmeshwar and District Nagpur. Latitude: 21.14023 Longitude: 78.54317	Rs. 12.87 Lakh + uncharged interest & other expenses	Demand Notice: 02.07.2026 Possession Notice: 22.09.2026 (Symbolic)	Reserve Price : Rs. 11,93,000/- EMD: Rs. 1,19,300/-	Mr Dhananjay Kumar Mobile no. 7070877616
2.	**Branch: Kalameshwar Borrower: Smt Renudevi Parmeshwar Singh and Mr. Parmeshwar Palakdhari Singh**	Property Consist of NA Land Residential Building on Plot no. 22 its total area 51.00 sq.mt. (549 Sq.ft.), House No 14000284 at 492 under EWS bearing Khasra no. 121, 122, 123, 127, 128/12, 129, 139, 137, 141,135, P.H.No. 19, Revenue Survey no. 121, City Survey no. 135, Situated at Hudco Colony, Near Durga Mata Mandir, West side of Gonkhairi Road, Mouza-Kalameshwar, within the limits of Municipal council, Kalameshwar, Taluka Kalameshwar and District Nagpur. Built up area-25.160 Sq.mtr(270.82 Sq.ft.) Latitude: 21.13584 Longitude: 78.54383	Rs. 10.60 Lakhs + uncharged interest & other expenses	Demand Notice: 06.07.2026 Possession Notice: 22.09.2026 (Symbolic	Reserve Price: Rs. 24,26,000/- EMD: Rs.2,42,600/-	Mr Dhananjay Kumar Mobile no. 7070877616
3.	**Branch: Gadchiroli Borrower: M/s KGN Building Material Supplyer Proprietor: Mr. Avesh Rafiq Sheikh Guarantor: Mr. Abdul Rafiq Majid Sheikh and Mr. Gulam Nabi Rasul Khan**	Property Consist of NA Land and Single Storied Commercial Building on Survey No 17, House Property No 298, situated at Mouza-Gadchiroli, together with the buildings, sheds, standing thereon within the limits of Municipal Council Area, Gadchiroli, Taluka and District Gadchiroli. Plot Size-200.72 Sq.mtr. (2160.550 Sq.ft.), Built up area-139.350 Sq.mtr (1499.963 Sq.ft.) Latitude: 20.112118 Longitude: 79.594060	Rs. 24.04 Lakhs + uncharged interest & other expenses	Demand Notice Dt. 09.04.2026 Possession Notice: 25.06.2026 (Symbolic)	Reserve Price: 36,88,000/- EMD: Rs. 3,68,800/-	Mr Anshul Kumar Mob.no 7405548110
4.	**Branch: Medical College Square Borrower: Mr. Ajay Vidyasagar Ojha**	Equitable Mortgage of all that piece and parcel of Plot No 9-B, i.e. Southern Portion admeasuring 92.96 Sq.mtrs. (i.e.1000 Sq.ft.), being the portion of land bearing Kh. No.73/4 of Mouza-Sakkardara, Manewada Road, P.H.No. 39, bearing City Survey No 4484, Sheet No 222, Corporation House No 6011/H/1/A, Ward No 20, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur. Plot Area- 92.96 Sq.mtr(1000 Sq.ft.), Built up area-54.41 Sq.mtr. (585 Sq.ft.) Latitude: 21.11302 Longitude: 79.106385	Rs. 27.73 Lakhs + uncharged interest & other expenses	Demand Notice Dt. 20.05.2026 Possession Notice: 05.08.2026 (Symbolic)	Reserve Price: 46,00,000/-EMD: Rs. 4,60,000/-	Mr Tushar Landge Mob.no 8329364873

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 09.12.2026 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 09.12.2026 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 valld 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 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 been 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 **15 th 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.