

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY/IES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with rule 8(6) for immovable properties 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 property(ies), mortgaged / hypothecated / pledged / charged to the Secured Creditor, the constructive/ physical possession of which has been taken by the Authorised Officer of the under mentioned Branch of Bank of India as Secured Creditor, will be sold on "As is Where is", "As is What is" & "Whatever there is" for recovery of rupees mentioned below against the relevant account due to Bank of India Secured Creditor from the Borrower (s) & Guarantor(s). The reserve price & the earnest money deposit has been mentioned against each account / properties. The sale will be done by the undersigned through e-auction platform provided at the web BAANKNET portal: <https://baanknet.com>

SUBSEQUENT 15 DAYS SALE NOTICE UNDER RULE 8(6) READ WITH PROVISION TO RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002 TO THE BORROWER/S AND GUARANTOR/S

Name of Branch/ Remaining Amount Deposit Account No.	Name of Account/ Borrower/ Guarantor/ Mortgagor	Details of the property	Amount as per demand notice		Reserve Price		Name of the Authorised Officer	Date/ Time of e-Auction
			Demand Notice Date		EMD			
			Possession Notice Date & Type		Bid Increase Amount			
BRANCH: ARB CHANDIGARH Ph: 0172-2671551 Account No. 621290200000033, IFSC: BKID0006212, Account Name: DISBURSEMENT)	M/s S.S. Trading Co. (Proprietor Mr. Sunil Kumar) Ajmer Basti, Opp. Budha Baba Basti, Bhiwani Road Jind & Guarantor(s): (1) Sh. Sunil Jain H. No. 996/31, Bhiwani Road, Khem Nagar, Jind-126102 And H.No.1509, Sector-10, Block-A Defence Colony, Urban Estate, Jind-126102, (2) Sh. Pulkit Jain S/o Sunil Jain, Address: H. No. 996/31, Bhiwani Road, Khem Nagar, Jind-126102, Also at: H.No.1509, Sector-10, Block-A Defence Colony, Urban Estate, Jind-126102, (3) Mrs. Soniya Jain W/o Sunil Jain, Address: H. No. 996/31, Bhiwani Road, Khem Nagar, Jind-126102, Also at: H.No.1509, Sector-10, Block-A Defence Colony, Urban Estate, Jind-126102.	PROPERTY- 1:- Equitable mortgage of residential house bearing property ID No. 640/28 measuring 150 sq. yards situated at New Sharma Nagar, VPO Govindpura, Tehsil and Distt. Jind bearing Municipal No. 640/28 and land comprise Khewat No. 328, Rect No. 12, Killa No. 20 owned by Sh. Sunil Kumar Jain S/o Sh. Shyam Sunder Jain vide Sale Deed No. 2693 dated 18.08.2022. Asset ID: 200065213841.	Rs. 1,59,33,480.90 plus interest and other charges thereon		PROPERTY-1/PROPERTY ID: BKIDCHD129		Mr. Rakesh Kumar Mobile No. 9987048267	09.09.2026 11.00 A.M. to 5.00 P.M.
			30.05.2024		Rs. 23,40,000/-			
			01.10.2024		Rs. 2,34,000/-			
			PHYSICAL POSSESSION		Rs. 50,000/-			
Jind-126102 And Block-A Defence Colony, Urban Estate, Jind-126102, (2) Sh. Pulkit Jain S/o Sunil Jain, Address: H. No. 996/31, Bhiwani Road, Khem Nagar, Jind-126102, Also at: H.No.1509, Sector-10, Block-A Defence Colony, Urban Estate, Jind-126102, (3) Mrs. Soniya Jain W/o Sunil Jain, Address: H. No. 996/31, Bhiwani Road, Khem Nagar, Jind-126102, Also at: H.No.1509, Sector-10, Block-A Defence Colony, Urban Estate, Jind-126102.	H.No.1509, Sector-10, Block-A Defence Colony, Urban Estate, Jind-126102.	PROPERTY-2:- Equitable mortgage of single storied double height commercial shop/plot measuring 179 sq. yards (6 Marla) Municipal ID No. 3KDMT398, House No. 678, Ward No. 30 and is part of land comprised in Khewat No. 368, Khatauni No. 448, Rect No. 17, Killa No. 9/1 (Total 18 Marla) and 37/4272 share in Khewat No. 369, Khatoni No. 449, Rect No. 17, Killa No. 12 Total 8 Kanal situated in Vikas Nagar, Jind, between Rohtak Road & Bhiwani Road Bypass, Jind owned by Smt. Soniya Jain W/o Sunil Kumar Jain vide sale deed No. 357 dated 20.04.2023.	Rs. 36,90,000/-		PROPERTY-2/ PROPERTY ID: BKIDCHD130		Mr. Rakesh Kumar Mobile No. 9987048267	09.09.2026 11.00 A.M. to 5.00 P.M.
			Rs. 3,69,000/-		Rs. 50,000/-			
			Rs. 50,000/-		Rs. 50,000/-			
			Rs. 50,000/-		Rs. 50,000/-			
PROPERTY- 3:- Extention of Equitable Mortgage of the double storey residential house used as godown situated at Khem Nagar/ Ajmer Basti, Bhiwani Road Jind bearing No. 834/24 admeasuring 45.5 sq. yard in the name of Sh. Sunil Kumar Jain S/o Shyam Sunder Jain vide Gift deed No. 3854 dated 20.12.2006.			Rs. 12,25,000/-		PROPERTY-3/ PROPERTY ID: BKIDCHD127		Mr. Rakesh Kumar Mobile No. 9987048267	09.09.2026 11.00 A.M. to 5.00 P.M.
Rs. 1,22,500/-		Rs. 50,000/-						
Rs. 50,000/-		Rs. 50,000/-						
PROPERTY- 4:- Extention of Equitable Mortgage of the double storey commercial shop measuring 43 sq. yard situated at Ajmer Basti between Panipat Railway Crossing to Delhi Railway Line Crossing, Bhiwani Road Jind in the name of Sh. Sunil Kumar Jain S/o Shyam Sunder Jain vide transfer deed No. 294 dated 02.05.2018.			Rs. 29,00,000/-		PROPERTY-4/ PROPERTY ID: BKIDCHD128		Mr. Rakesh Kumar Mobile No. 9987048267	09.09.2026 11.00 A.M. to 5.00 P.M.
Rs. 2,90,000/-		Rs. 50,000/-						
Rs. 50,000/-		Rs. 50,000/-						
BRANCH: ARB CHANDIGARH Ph: 0172-2671551 Account No. 621290200000033, IFSC: BKID0006212, Account Name: DISBURSEMENT)	Mr. Sunil Jain & Mr. Pulkit Jain, H.No. 996/31, Bhiwani Road, Khem Nagar, Jind-126102 and H. No. 1509, Sector 10, Block-A, Defence Colony, Urban Estate,	Equitable mortgage of Residential property measuring 150 Sq. Yards situated at Ajmer Basti, Tehsil & District Jind, bearing M.C. No. 1187 A/31 owned by Sh. Sunil Kumar Jain S/o Sh. Shyam Sunder Jain vide Sale Deed No. 9623 dated 25.10.2021.	Rs. 61,81,811.19 plus interest and other charges thereon		PROPERTY ID: BKIDCHD126		Mr. Rakesh Kumar Mobile No. 9987048267	09.09.2026 11.00 A.M. to 5.00 P.M.
			30.05.2024		Rs. 33,30,000/-			
			01.10.2024		Rs. 3,33,000/-			
			PHYSICAL POSSESSION		Rs. 50,000/-			
Jind-126102 & Guarantor(s): (1) Sh. Sunil Jain, H. No. 996/31, Bhiwani Road, Khem Nagar, Jind-126102 And H.No.1509, Sector-10, Block-A Defence Colony, Urban Estate, Jind-126102, (2) Sh. Pulkit Jain S/o Sunil Jain, Address: H. No. 996/31, Bhiwani Road, Khem Nagar, Jind-126102, Also at: H. No. 1509, Sector-10, Block-A Defence Colony, Urban Estate, Jind-126102, (3) Mrs. Soniya Jain W/o Sunil Jain, Address: H. No. 996/31, Bhiwani Road, Khem Nagar, Jind-126102, Also at: H.No.1509, Sector-10, Block-A Defence Colony, Urban Estate, Jind-126102.			Rs. 65,78,652.85 w.e.f. 26.03.2018 plus interest & other charges thereon		PROPERTY ID: BKIDCHD150		Mr. Rakesh Kumar Mobile No. 9987048267	25.09.2026 11.00 A.M. to 5.00 P.M.
30.05.2018		Rs. 1,09,35,000/-						
13.06.2018		Rs. 10,93,500/-						
PHYSICAL POSSESSION		Rs. 1,00,000/-						

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002 TO THE BORROWER/S & GUARANTOR/S

Name of Branch/ Remaining Amount Deposit Account No.	Name of Account/ Borrower/ Guarantor/ Mortgagor	Details of the property	Amount as per demand notice	Reserve Price	Name of the Authorised Officer	Date/ Time of e-Auction
			Demand Notice Date	EMD		
			Possession Notice Date & Type	Bid Increase Amount		
BRANCH: ARB CHANDIGARH Ph: 0172-2671551 Account No. 621290200000033, IFSC: BKID0006212, Account Name: DISBURSEMENT)	Mrs. Manju Sinha W/o Sh. Vikash Sinha & Mr. Vikash Sinha S/o Sh. Inder Deo Narayan, both at House No.28, Sunny Enclave, Sunny City Extension -I, Sector 124, Village Jhungian, Tehsil Kharar, Distt. SAS Nagar Mohali Punjab	Residential House bearing No. 28, land measuring 4.5/6 Marla (145 square yards), comprising in Khewat/ Khatauni No. 2/2, Khasra No. 5/12(2-11), 17/3(1-10), 18/2(4-4), 19/1(4-0), 19/2(4-0), 20/2(4-12), 21/2(5-8), 22/1(0-12), 22/2(0-3), 22/3(1-5), 22/4(6-0), 23/1(2-0), 23/2(6-0), 24/1(0-14), 24/2(2-2), Kite 15 out of total Rakba 45 Kanal 1 Marle share 29/5406 i.e. 4.5/6 Marla, Village Jhungian, Hadbast No. 29, Sunny Enclave, Sunny City-I, Sector 124, Kharar, Distt. Mohali. Boundaries: North: 50', House No. 28A, South: 50', House No. 27, East: 26'-1", Other Prop., West: 26'-1", PCC Street.	Rs. 65,78,652.85 plus interest and other charges thereon	Rs. 1,03,50,000/-	Mr. Rakesh Kumar Mobile No. 9987048267	25.09.2026 11.00 A.M. to 5.00 P.M.
			30.05.2025	Rs. 10,35,000/-		
			18.08.2025	Rs. 1,00,000/-		
			SYMBOLIC POSSESSION	PROPERTY ID: BKIDCHD150		
BRANCH: ARB CHANDIGARH Ph: 0172-2671551 Account No. 621290200000033, IFSC: BKID0006212, Account Name: DISBURSEMENT)	Mr. Prithi Dass S/o Sh. Kishori Dass Urf Prithi Dass S/o Sh. Kishori Dass, Mr. Nishant Verma S/o Sh. Prithi Dass, Mrs. Neeraj Sharma W/o Mr. Nishant Verma, (a) H. No. 1941/5, Khatoni No. 912, Khatoni No. 989 and 990, Khasra No. 48//11 min (5-11), min (2-9) Rakba 8 Kanal 0 Marla situated at Ropar (Hadbast No. 44) Opposite Civil Hospital Preet Colony, Ropar in the name of Mr. Nishant Verma S/o Sh. Prithi Dass vide Registered Transfer Deed No. 837, Book No. 1 dated 06.07.2017 in the office of Sub-Registrar, Ropar. AND Land measuring 1 Kanal 0 Marla, 20/160 share of land measuring 8 Kanal 0 Marla, comprised in Khatoni No. 912, Khatoni No. 989 and 990, Khasra No. 748//11 min (5-11), 48//11 (5-11), min (2-9), Rakba 8 Kanal 0 Marla situated at Ropar (Hadbast No. 44) Opposite Civil Hospital, Preet Colony, Ropar in the name of Mr. Nishant Verma S/o Sh. Prithi Dass vide Registered Transfer Deed No. 845, Book No. 1 dated 04.07.2016 in the of Sub Registrar Ropar. Boundaries:- East: Property of Jagdish Verma; West: Property of Sh. Bachittar Singh; North: Property of Amrit Lal Verma & Other, South: PCC Street 12 feet wide.	Equitable mortgage of Residential Plot measuring 0 Kanal 16 Marlas, 16/160 share of land measuring 8 Kanal 0 Marla, comprised in Khatoni No. 912, Khatoni No. 989 and 990, Khasra No. 48//11 min (5-11), min (2-9) Rakba 8 Kanal 0 Marla situated at Ropar (Hadbast No. 44) Opposite Civil Hospital Preet Colony, Ropar in the name of Mr. Nishant Verma S/o Sh. Prithi Dass vide Registered Transfer Deed No. 837, Book No. 1 dated 06.07.2017 in the office of Sub-Registrar, Ropar. AND Land measuring 1 Kanal 0 Marla, 20/160 share of land measuring 8 Kanal 0 Marla, comprised in Khatoni No. 912, Khatoni No. 989 and 990, Khasra No. 748//11 min (5-11), 48//11 (5-11), min (2-9), Rakba 8 Kanal 0 Marla situated at Ropar (Hadbast No. 44) Opposite Civil Hospital, Preet Colony, Ropar in the name of Mr. Nishant Verma S/o Sh. Prithi Dass vide Registered Transfer Deed No. 845, Book No. 1 dated 04.07.2016 in the of Sub Registrar Ropar. Boundaries:- East: Property of Jagdish Verma; West: Property of Sh. Bachittar Singh; North: Property of Amrit Lal Verma & Other, South: PCC Street 12 feet wide.	Rs. 46,48,928.42 w.e.f. 26.03.2018 plus interest & other charges thereon	Rs. 1,09,35,000/-	Mr. Rakesh Kumar Mobile No. 9987048267	25.09.2026 11.00 A.M. to 5.00 P.M.
			06.04.2018	Rs. 10,93,500/-		
			13.06.2018	Rs. 1,00,000/-		
			PHYSICAL POSSESSION	PROPERTY ID: BKIDCHDARB41		

Terms and Conditions of the E-auction are as under:-

(1) The sale will be done on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" is will be conducted "On Line", through e-auction BAANKNET portal <https://baanknet.com>. (2) E-Auction bid form, Declaration, General Terms and Conditions of online auction sale are available in websites (a) <https://www.bankofindia.co.in>; (b) <https://baanknet.com> Bidder may visit: <https://baanknet.com>, where "Guidelines" for bidder are available with educational videos. Bidders have to complete following formalities well in advance: **Step 1:** Bidder/purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and email-id. **Step 2:** KYC verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take two working days.) **Step 3:** Transfer of EMD amount to Bidder Global EMD Wallet: On line/off-line transfer of fund using NEFT/Transfer using challan generated on e-Auction Platform. **Step 4:** Bidder process and Auction Result: Interested registered bidder can bid online on e-Auction platform after completing step 1, 2, and 3. (3) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The E- auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale. (4) The date of on line E-auction will be between 11:00 AM to 5:00 PM on dates mentioned against each property. (5) Date of Inspection will be on or before 02.09.2026 between 1:00 PM to 4:00 PM for properties of M/s S.S. Trading Co. & Sunil Jian AND 21.09.2026 for property of Mrs. Manju Sinha & Mr. Prithi Dass with prior appointment with above mentioned branch. (6) Bid shall be submitted through online procedure only. (7) The Bid price to be submitted shall be above Reserve Price & bidders shall improve their further offer in multiple as mentioned above. (8) Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings. (9) Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them. (10) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. (11) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. (12) The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid immediately or not later than next working day and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-a