



KOTAK MAHINDRA BANK LIMITED
Branch office : 2nd Floor, Admas Plaza, 166/16, CST Road, Kolivery Village, Kunchi Kurve Nagar, Kalina, Santacruz (E), Mumbai - 400098

DEMAND NOTICE

Under Section 13(2) of the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorized Officer of Kotak Mahindra Bank Ltd. (KMBL) under Securitization And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to KMBL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to KMBL by the said Borrower(s) respectively.

Sr. No.	Loan Account No./ Name and Address of the Borrower(s)/ Co-borrower(s) /Guarantor(s)	Demand Notice Date/Amount and NPA Date
1.	Loan Account No. LAP17695684, LAPOD3113844059, CRN No. 33106585 1) M/S Roop (Borrower) - Through its Proprietor Mr. Sonesh Mohandas Aswani, 2) Mr. Sonesh Mohandas Aswani (Co-Borrower/Proprietor/ Mortgage) 3. Mrs. Kiran Sonesh Aswani (Co-Borrower) All At: Having Address At:- Shop No 18, S.J.T.I. Complex, Residency Road, Sadar, Nagpur -440001. Also At:- Plot No. 12, NMC House No.13, Ward No.33, Mouza Nagpur, Ganjipeth, Tahsil & Dist. Nagpur - 440002.	Demand Notice dated : 01st September 2026 Outstanding Amount : Rs.15,54,532.37 (Rupees Fifteen Lacs Fifty-Four Thousand Five Hundred Thirty-Two and Paise Thirty-Seven Only) as on 20/08/2026 NPA Date : 09th July 2026

Description of Secured Asset : All that piece and parcel of Nazul Leasehold land bearing Plot No. 12, admeasuring 131.92 Sq. Mtrs. (1420.00 Sq. Fts.), Circle No. 1, Sheet No. 194, City Survey No. 486, together with entire residential kaccha house/construction standing thereon admeasuring 37.16 Sq. Mtr., bearing NMC House No.13, Ward No.33, Mouza Nagpur, situated at Ganjipeth, within the limits of the Nagpur Municipal Corporation, Nagpur, Tahsil & Dist. Nagpur & bounded as per Map.

If the said Borrowers shall fail to make payment to KMBL as aforesaid, KMBL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of KMBL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Place: Nagpur
Date : 11/09/2026

Sd/- (Authorized Officer),
For Kotak Mahindra Bank Limited



भारतीय बैंक
CORRIGENDUM

With reference to the Sale Notice published on **10.09.2026** in Indian Express and Loksatta Nagpur in respect of the borrower **Mr. Umesh Vachhpal Sankale**, it is hereby informed that the EMD Amount was inadvertently published as **Rs. 1,12,400/-**. The correct EMD Amount shall be read as **Rs. 1,23,400/- instead of Rs. 1,12,400/-**. All other terms and conditions of the Sale Notice shall remain unchanged.

Place - Nagpur
Date -11.09.2026

Authorized Officer
Indian Bank





बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5
Head Office: LOKMANGAL, 1501, SHIVAJINAGAR,PUNE-5



अंचल कार्यालय- अकोला. 444005, Zonal office- Akola 444005
अंचल कार्यालय अर्थमंगल", सातवा चौक, जवाहरपेट, अकोला. 444005
टेलीफोन/TELLE: 0724-2490842,843,845.0724-2490353
ईमेल-e-mail:- dzmakola@mahabank.co.in



30 days Sale notice for sale of immovable properties (Appendix -IV-A)

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) / 9(1) 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 Bank of Maharashtra, the possession of which have been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on **15/10/2026** for recovery of the balance due to the Bank of Maharashtra from the Borrower (s) and Guarantor(s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due. Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under-

Sr. No.	Name of Borrower	Name of Guarantor	Amount Due	Short description of the Immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit
1.	Branch: Akot (367) Mob: 9405837511 brmgr367@bankofmaharashtra.bank.in M/s. Jay Shankar Stone Crusher Prop. Mr. Jayesh Harish Rajde Gut no 55/2, mouje Rudhli pr khatkali near Popatkhed Reservoirs At Post Rudhadi Gram Panchayat Popatkhed Tq Akot Dist Akola.	Mr. Madan Sundarlal Rajde Rajde plot Akot. Dist Akola 444101	Rs.33,88,962.00 (Rupee Thirty Three Lakhs Eighty Eight Thousand Nine Hundred Sixty Two) plus charges and expense at applicable ROI wef 17/08/2026 till realization.	Property No.1- Located at: Rudhali Popatkhed All those pieces and parcels of land situate being and lying at village Rudhali in the registration Dist. Akola Sub-Dist. Akola admeasuring 15985.65Square Meters and bearing CTS/Survey Nos. 55/2/1 admeasuring 1.22 H and 55/2/2 admeasuring 0.38 H, Commercial NA land and Non NA land for Stone crusher of Mouje Rudhali Praghane Khatkali Near Popatkhed Reservior at Post Rudhadi Grampanchayat Popatkhed Tq Akot District Akola. Total area of NA and Non - Na Land 15985.65 sq Mtrs i.e 172069.53 sq mtrs. Grounded as follows. On or towards the North: Road. On or towards the East: Field Of Pramod Jayle, On or towards the West: Gad Rasta On or towards the South: Field of Raju Thakre, Symbolic possession known encumbrance NOT ON RECORD Property no-2 Hypothecation of Plant and machinery - on scrap basis Asset ComponentEstimated Weight (kg) Primary Jaw Crusher7,500 kg Electric Motor (40HP) & (5HP)40 HP X 2 X-1500/HP Electric Motor (5HP)5 HP X 6 X 1500/HP Electric Cables, Panels etcLump Sum Gear Boxes & DrivesLump Sum Vibrating Screen Frame & Mesh2,500 kg Conveyor Frames, Foundations Channels & Hoppers4,000 Kg Symbolic possession known encumbrance NOT ON RECORD Property No 3-Located at Wadgaon Tajanapur Road Akot All those pieces and parcels of land situate being and lying at village Akot in the registration Dist. Akola Sub-Dist. Akola admeasuring Total 516.06Square Meters and bearing CTS/Survey Nos. 217, Mauje Akot, Plot no 1-114.61 Sq Mtrs, Plot no 2A-74.37 sq mtrs, Plot no 2B-74.37 Sq Mtrs, Plot no 18A-87.40 Sq Mtrs Plot no 18-B-91.33 sq Mtrs, Plot no 18C-74.34 Sq Mtrs bounded as follows. On or towards the North: Akot Road, On or towards the East: Plot No 3A, On or towards the West: D P Road On or towards the South: Layout Road Physical possession known encumbrance NOT ON RECORD	Property No.1- Located at: Rudhali Popatkhed Reserve Price Rs.62,22,000.00 (Rupee Sixty Two Lakhs Twenty Two Thousand only) Earnest Money Deposit Rs.6,22,200.00 (Rupee Six Lakhs Twenty Two Thousand Two Hundred Only) Property no-2 Hypothecation of Plant and machinery on scrap basis Reserve Price Rs.9,70,000.00 (Rupee Nine Lakhs Seventy Thousand only) Earnest Money Deposit Rs.97,000.00 (Rupee Ninety-Seven Thousand Only)

Sr. No.	Property description	RESERVE PRICE	Earnest Money Deposit
1.	Plot no 1-114.61 Sq Mtrs, (1233.66 sq ft)	Rs.7,77,206.00 (Rupees Seven Lakh Seventy-Seven Thousand Two Hundred Six Only)	Rs.77,720.00 (Rupee Seventy seven Thousand Seven Hundred Twenty Only)
2.	Plot no 2A-74.37 sq mtrs, (800.51 sq ft)	Rs. 5,04,322.00 (Rupees Five Lakh Four Thousand Three Hundred Twenty-Two Only)	Rs.50,432.00 (Rupee Fifty Thousand Four Hundred Thirty Two Only)
3.	Plot no 2B-74.37sq Mtrs, (800.51 sq ft)	Rs. 5,04,322.00 (Rupees Five Lakh Four Thousand Three Hundred Twenty-Two Only)	Rs.50,432.00 (Rupee Fifty Thousand Four Hundred Thirty Two Only)
4.	Plot no 18A-87.40 Sq Mtrs, (936.89 sq ft)	Rs. 5,90,241.00 (Rupees Five Lakh Ninety Thousand Two Hundred Forty-One Only)	Rs.59,024.00 (Rupee Fifty Nine Thousand Twenty Four Only)
5.	Plot no 18-B-91.33 sq Mtrs, (983.07 sq ft)	Rs. 6,19,335.00 (Rupees Six Lakh Nineteen Thousand Three Hundred Thirty-Five Only)	Rs.61,933.00 (Rupee Sixty One Thousand Nine Hundred Thirty Three Only)

	Branch: M. G. ROAD (34) Mob: 919766832184 brmgr34@bankofmaharashtra.bank.in Borrower M/s.Vishwakarma Engineering Works Prop:- Mr.Santosh Murlidhar Vishwakarma At Plot No.N-242, MIDC Phase IV, Beside M/s Shivrai Enterprises, Akola Growth Center, Tq. & Dist :- Akola	NA			
2.		Rs.9,34,461.00 (Rupee Nine Lakhs Thirty Four Thousand Four Hundred Sixty One Only) plus unapplied interest and other charges/ expenses w.e.f. 01/09/2026 till realization.	Mortgage of all Pieces and Parcels of Land together with the buildings and structures/residential block/ constructed at Plot No.N-242, MIDC Phase IV, Beside M/s Shivrai Enterprises, Akola Growth Center Tq- & Dist :- Akola, Area: 690.00 Sq.Mtr Bounded as:- East Plot No.N-336. West - Road, North Plot No.N-243, South - Road, Symbolic possession known encumbrance NOT ON RECORD	Reserve Price Rs.37,02,800.00 (Rupee Thirty Seven Lakhs Two Thousand Eight Hundred Only) Earnest Money Deposit Rs.3,70,280.00 (Rupee Three Lakhs Seventy Thousand Two Hundred Eighty Only)	
3.	Branch: Deulgaon Raja Mob: 9028104767 brmgr405@bankofmaharashtra.bank.in Borrower M/s Mandot Jewelers, Shri Sagar Santosh Mandot- Partner, Shri Smitesh Santosh Mandot- Partner Both at-Shop Address :- Shop at Chikhali Road, Deulgaon Raja, Tal Deulgaon Raja, Dist Buldana, Maharashtra443204 Residential Address:- Civil Lane, Deulgaon Raja, Tal - Deulgaon Raja, Dist - Buldana, Maharashtra443204	Shri Vijay Motilal Mandot Address :- Shanivar Peth, Deulgaon Raja, Tal Deulgaon Raja, Dist - Buldana, Maharashtra 443204 Shri Anil Chadulal Mandot Address At Main Road Chikhali, Ward No 03, Tal Deulgaon Raja, Dist- Buldana Maharashtra 443204	Rs.36,29,867.00 (Rupee Thirty-Six Lakhs Twenty-Nine Thousand Eight Hundred Sixty Seven Only) plus unapplied interest and other charges/ expenses w.e.f. 02/06/2026 till realization.	All Pieces and Parcels of Land/ Shop together with the buildings and structures constructed on Property No.160 (New), (Old Property No.347) situated at Chikhali-Jalna Road, Deulgaon Raja, Buldana, Area:- 193.21 Sq.Mtr Bounded as:- East Shop of Mohd.Shafi, West - Shop of Sadashiv Khandehbarad, North - Open Space, South - Chikhali-Jalna Road. Symbolic possession known encumbrance NOT ON RECORD	Reserve Price Rs.90,47,700.00 (Rupee Ninety Lakhs Forty Seven Thousand Seven Hundred Only) Earnest Money Deposit Rs. 9,04,770.00 (Rupee Nine Lakhs Four Thousand Seven Hundred Seventy Only)

Note: known encumbrance mentioned above are as per records of the bank. Interested bidders may enquiry independently regarding same prior to bidding.
For detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/asset-for-sales-search> provided in the Bank's website and also on PSB Alliance Baanknet portal_ <https://baanknet.com/eauction-psb/home>
Possession Type: **Physical and Symbolic Possession**; Bid increase Amount Rs.25,000/- (Rupee Twenty Five Thousand Only)
Date & time of E-auction- **15/10/2026, From 11.00 a.m. to 03.00 p.m.**
Date & Time for inspecting the property - **15/09/2026 between from 11.00 a.m. to 4.00 p.m. with prior appointment.**
Payment Details:- Successful bidder shall have to deposit **25% (Twenty Five percent)** of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction.
(1) Auction sale/bidding would be only "Online Electronic Bidding" process.
(2) This publication notice is also Thirty (30) statutory notice under SARFAESI Act to the above mentioned accounts' borrowers/guarantors/mortgagors.
(3) For additional information please contact on **0724-2490842, 843845**: e-mail: recovery_ako@bankofmaharashtra.bank.in legal_ako@bankofmaharashtra.bank.in / dzmakola@bankofmaharashtra.bank.in
This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.
Date: 11/09/2026
Place: Akola

(Anil Kujur), Authorised Officer



भारतीय स्टेट बैंक
State Bank of India

Mouda Branch
Branch Office : Laxmi Bhavan, Main Road, Mauda, Nagpur, Maharashtra - 441104

POSSESSION NOTICE [Rule – 8 (1)] (For Immoveable Properties)

Notice is hereby given under the Securitization 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 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of 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 **Symbolic Possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned against each account.
The Borrower in particular and the 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 the **State Bank of India, Mouda** for an amount and interest thereon.
The borrowers 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 Account/ Borrower	Description of the property mortgaged/ charged	Date of Demand Notice	Amount Outstanding
1.	Mr. Subhash Urkuda Thote	All That Piece and Parcel of House Plot No. 35, Survey No. 298/35, P.H.No.25, Mauza Mathani, Po- Mauda, Dist-Nagpur, and bounded by: East: Layout Road, West: Govt. Land, North: Agriculture land of Shri. Wadhibhasme, South: Plot No. 34	23.06.2026 Possession Notice Date 04/09/2026	Rs.6,93,921.21 as on 21.06.2026 and interest thereon

Place: Mouda, Nagpur Date: 04/09/2026

(AUTHORIZED OFFICER) State Bank of India



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे - 05
Head Office: LOKMANGAL, 1501, Shivajinagar, Pune - 05



अंचल कार्यालय नागपूर ZONAL OFFICE NAGPUR
"Mahabank Bhavan", Munje Chowk, Sitabuildi, Nagpur - 440012
टेलीफोन TELE: 0712-2545020 / 21 / 29
ई-मेल/ E-Mail:- cmrecovery_nag@bankofmaharashtra.bank.in

DEMAND NOTICE

Date: 07/09/2026

Under Section 13(2) of the SARFAESI ACT read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002

The accounts of the following borrowers with Bank of Maharashtra, Nagpur Zone, having been classified as NPA, the demand notice under Section 13(2) of the SARFAESI ACT was issued. Due to non-service of the notice on the last known address, this public notice is being published for information of all concerned.

The below mentioned Borrowers/Guarantors are called upon to pay to Bank of Maharashtra; within 60 days from the date of publication of this Notice. As security for the borrowers' obligation under the said agreements and documents, the respective assets shown against the names have been charged to Bank of Maharashtra.

Sr. No.	Name of Borrowers/Guarantors	Description of the Hypothecation Property	Outstanding Amount	Date of NPA
1.	Borrower/Proprietor: 1) M/s Padole Kirana & Dhanya Bhandar Prop. Mr. Gangadhar Kavaduji Padole At: Plot No 326, NIT scheme 1A, 2B, Hudkeshwar Road, Nagpur-440024. 2] Mr. Gangadhar Kavaduji Padole At: Plot No 326, NIT scheme 1A, 2B, Hudkeshwar Road, Nagpur-440024. Also At: Post Chichada, Th. Bhivapur, Dist Nagpur- 441203 Also At: Plot No 62.63, Near Padole Dhanay Bhandar, Gandhi Nagar, HUDKESHWAR Road, Nagpur- 440024 Guarantors: 3] Mrs. Janabai Gangadhar Padole R/o 62-63 Mahatma Gandhi Nagar, Nagpur 440024 4] Mr. Anil Vitthalrao Talewar R/o 119, Rukmi (Rukmani) Nagar, HUDKESHWAR Road, Nagpur 440024 5] Mr. Deoman Kishan Thakre At: Ashirwad Nagar, Hudkeshwar Road, Nagpur 440024 AND Hypothecation Stocks CERSAI ID: 20011655802 Together with buildings and structures constructed to be constructed thereon and all furniture and fixtures standing lying or being thereon.	CERSAI Asset ID: 20011655427 Shop No. 1 - All those pieces and parcel of the Shop no 1 having super built up area 31132 sq mtr, in the building constructed on plot no 326 I, being the portion of the entire land bearing Kh. No. 9 and Kh. No. 81 of Mouza Bidipeth, City Survey no. 1433, Sheet no. 251/16, Municipal House no. 6633/326 I, Ward no 20, with in the limit of N.I.T. and N.M.C., Tah. Dist. Nagpur MH. And the said shop in bounded as follows: North: Common Wall, East: Shop no 02, South: Road, West: Plot no. 326f Owner Name:- Mrs. Gangadhar Kavaduji Padole CERSAI Asset ID: 20011655714 Shop No. 2 - All those pieces and parcel of the shop no 2 having super built up area 44162 sq mtr, in the building constructed on plot no 326 I, being the portion of the entire land bearing Kh. No. 9 and Kh. No. 81 of Mouza Bidipeth, City Survey no. 1433, Sheet no. 251/16, Municipal House no. 6633/326 I, Ward no 20, with in the limit of N.I.T. and N.M.C., Tah. Dist. Nagpur MH. And the said shop in bounded as follows: North: Common Wall, East: Shop no 03, South: Road, West: Shop no. 01 Owner Name:- Mrs. Gangadhar Kavaduji Padole CERSAI Asset ID: 20011653549 Shop No. 3 - All those pieces and parcel of the shop no. 3 having super built up area 15.448 sq mtr, in the building constructed on plot no 326 I, being the portion of the entire land bearing Kh. No. 9 and Kh. No. 81 of Mouza Bidipeth, City Survey no. 1433, Sheet no. 251/16, Municipal House no. 6633/326 I, Ward no 20, with in the limit of N.I.T. and N.M.C., Tah. Dist. Nagpur MH. And the said shop in bounded as follows: North: Common Wall, East: Shop no 04, South: Road, West: Shop no. 02 Owner Name:- Mrs. Janabai Gangadhar Padole CERSAI Asset ID: 20011654162 Shop No. 4 - All those pieces and parcel of the shop no. 4 having super built up area 25.286 sq mtr, in the building constructed on plot no 326 I, being the portion of the entire land bearing Kh. No. 9 and Kh. No. 81 of Mouza Bidipeth, City Survey no. 1433, Sheet no. 251/16, Municipal House no. 6633/326 I, Ward no 20, with in the limit of N.I.T. and N.M.C., Tah. Dist. Nagpur MH. And the said shop in bounded as follows: North: Common Wall, East: Shop no 05, South: Road, West: Shop no. 03 Owner Name:- Mrs. Janabai Gangadhar Padole AND Hypothecation Stocks CERSAI ID: 20011655802 Together with buildings and structures constructed to be constructed thereon and all furniture and fixtures standing lying or being thereon.	Ledger Balance of Rs. 18,95,329.81 plus Unapplied Interest Rs. 1,32,738.19 i.e Total Dues of Rs. 20,28,068.00 (Rupees Twenty Lakhs Twenty Eight Thousand Sixty Eight only) plus other charges at applicable ROI w.e.f. 07.09.2026	05/02/2026 Date of Demand Notice 07/09/2026

If the concerned Borrowers/Guarantors shall fail to make payment as demanded, then the Bank shall be entitled to proceed under Section 13(4) of the Act and the applicable Rules entirely at the risks, costs, and consequences. In terms of provisions of SARFAESI Act, the Concerned Borrowers/Guarantors are prohibited from making any deals with the above assets, in any manner. Any contravention of the said provisions will render the concerned persons liable for punishment and /or penalty in accordance with the SARFAESI Act.
For more details, noticee may collect the unserved returned notices from the undersigned.

Date: 07.09.2026
Place: Nagpur

(Kailash Ahirwar) Chief Manager - ARC & Authorized Officer, Bank of Maharashtra



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 particulars to the Borrower(s) & Guarantor (s) that the below described Immoveable 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. **09.10.2026**
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:
08.10.2026 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: 09.10.2026 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 : Veeerbhadra Trading Co. Proprietor : Mr. Nikit Prakash Dalal	Commercial cum residential unit No. 3A & 4A, First Floor of building "Dalal Mansion", on House No. 956, Circle No. 13/19, City Survey no. 488, Ward No. 44, Situated at Sambaji Kasar Road, Maskasath Itwari, Nagpur. Shop No. 3A Build up area 160.69 Sq ft Shop No. 4A Build up area 205.51 Sq ft. Google Map Location : Latitude 21.157134, Longitude 79.110812	Rs. 86,91,253/- + unchanged interest & other expense	Demand Notice : 27.03.2023 Possession Notice: 15.06.2023 (Symbolic) (Physical) 24.01.2025	Reserve Price : Rs. 24,50,000/- EMD : 2,45,000/-	Mr.Abhay Kumar Singh No. 7759809720
2.	Branch : Asset Recovery Branch Borrower :M/s Shripad Infra Proprietor : Mr. Mannmohan Awadhutao Bhoayar	All that piece and parcel of Mining land Situated at Survey No. 57, occupancy-1, Mouza Paloti, Tahsil - Babulgaon, District - Yavatmal, Admeasuring 27.4 Hectare owned by Mr. Manmohan Awadhutao Bhoayar. Google Map Location : Latitude : 20.596907; Longitude : 78.166012 Hypothecation of Crusher Plant and Machinery Situated at Survey No. 57, Mauza Paloti Tahsil - Babulgaon, District - Yavatmal. Consist of Crusher Unit, Conveyors, Feeder/Hopper, Screen (Chalni), Panel Board, Base Frame, Electrical Installation.	Rs. 37,98,165/- + unchanged interest & other expenses	Demand Notice : 17.12.2022 Possession Notice: 25.09.2023 (Symbolic)	Reserve Price : Rs. 36,00,000/- EMD : Rs. 3,60,000/-	

Terms & Conditions:
1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER 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 **08.10.2026** 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 **09.10.2026 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 on 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 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 **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 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 anyway 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 & Machinery is one of the secured assets the sale of immovable properties Associated with Plant & Machinerys would be effective only if there is valid sale/bid for plant & machinerys.
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 **07.10.2026** 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 are able to circumvent such situation and are able to participate in the auction successfully.
Date: 11/09/2026, Authorized Officer, Bank of India, Nagpur Zone
Place: Nagpur

NAGPUR