



बैंक ऑफ इंडिया
Bank of India

ZONAL OFFICE LUDHIANA:
SURYA KIRAN COMPLEX, THE MALL, LUDHIANA-141002.
Phone: 0161-2410751, 2408161 (Fax),
E-mail: Ard.Ludhiana@bankofindia.bank.in

(APPENDIX IV A, II A) [SEE PROVISIO TO RULE 9(1) AND RULE 6(2)]
MEGA E-AUCTION PUBLIC 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 9(1) and Rule 6(2) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the borrowers/guarantors/mortgagors that the below described immovable properties mortgaged/charged to Bank of India (Secured Creditor), the Constructive/Physical/Symbolic possession of these properties has been taken by the Authorised Officers of Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on 25.09.2026, for recovery of bank dues + interest (as mentioned below against the properties) due to the Bank of India (Secured Creditor) from below mentioned borrowers/guarantors/mortgagors. The Reserve Price and Earnest Money Deposit will be as mentioned below against the properties. Detailed terms and conditions of the sale are mentioned below/refer to Website: (a) <https://www.bankofindia.bank.in/> (b) <https://BAANKNET.com>

DATE OF INSPECTION OF PROPERTIES : 31.08.2026 TO 24.09.2026 From 11.00 AM To 04.00 PM From Concerned Branch

Name of Branch & Address/Account No.	Name of Account/ Borrower/Guarantor / Mortgagor	Details of Property	Amount as per demand notice	Reserve Price	Name of the Authorised Officer
			Demand Notice Date	EMD	Date/Time of E-Auction
			Possession Type	Bid Increase Amount	
Branch: Machhiwara Phone No: 01628-250018 Email: Machhiwara.Ludhiana@bankofindia.bank.in IFSC Code BKID0006524, Remaining Account Deposit Account No. 652490200000033	Mr. Kamaljeet Singh S/o Bahadur Singh and Mrs Sandeep Kaur W/o Kamaljeet Singh	EQM of residential property measuring 2K-5M comprised as 180/3053 share in the total land measuring 7B-12B-13 Biswai in Khata no 21/26, Khasara no 207,208,212, 213,269,214 as per jamabandi for the year 2023-2024 situated at village Ranwan, Hadbast no 81, Tehsil Samrala Distt. Ludhiana- Punjab owned by Mr. Kamaljeet Singh S/o Bahadur Singh, vide wasika no. 2164 dated 26.02.2018 (Size of the plot as per deed is 1361.25 sq yards and as per site is 1263 sq yards)	Rs. 28,86,676.57 plus further interest Plus other Charges w.e.f 14.06.2021	Rs. 46.40 Lakhs + TDS as applicable	Mr. Sukhjinder Singh 98884 - 38548 25.09.2026 11.00 A.M to 5.00 P.M.
			14.06.2021	Rs. 4,64,000/-	
			PHYSICAL POSSESSION	Rs. 10,000/-	
Branch: Jamalpur Awana Phone No: 0161-2680015 Email: JamalpurAwana.Ludhiana@bankofindia.bank.in IFSC Code BKID0006496, Remaining Account Deposit Account No. 649690200000033	Mr. Kranti Kumar S/o Sh. Mansa Ram and Mrs. Pnam W/o Sh. Kranti Kumar	EQM of house built over plot admeasuring 72 sq. yards, comprised in khata No.306/327, Khasra No.162, as per jamabandi for year 2009-10, situated at plot no-69 min, Village Mundian Kalan, Hadbast No-179, Abadi known as Sai Enclave, Tehsil & District Ludhiana owned by Mr. Kranti Kumar s/o Sh. Mansa Ram vide wasika no. 1250 dated 13.04.2018.	Rs. 14,01,552.43 plus further interest Plus other Charges	Rs.13.98 Lakhs + GST as applicable	Mr. Jashanpreet Singh 9417786226 25.09.2026 11.00 A.M to 5.00 P.M.
			04.12.2024	Rs. 1,39,800/-	
			PHYSICAL POSSESSION	Rs. 10,000/-	
Branch: Bharat Nagar Chowk Phone No: 0161-2409094 Email: BNChowk.Ludhiana@bankofindia.bank.in IFSC Code BKID0006502, Remaining Account Deposit Account No. 650290200000033	Mr. Anil Kumar S/o Shadi Lal	EQM of residential property being HNo 7681/1-C (Plot No-20 Min) admeasuring 76 Sq Yards, Wakia Vill-Haibowal Kalan Abadi Sant Nagar Ludhiana comprised in Khasra no 4/19/2, 22/1,12, Khata no 2303/2521, 2304/2522 vide Jamabandi for the year 2011-12 as per Sale Deed vide Wasika no 2019-20/101/1/5930 dated 16.07.2019.	Rs. 11,85,867.00 plus further interest Plus other Charges w.e.f 30.01.2026	Rs. 24.33 Lakhs + TDS as applicable	Mr. Jashan Preet Singh 9417786226 25.09.2026 11.00 A.M to 5.00 P.M.
			23.02.2026	Rs. 2,43,300/-	
			PHYSICAL POSSESSION	Rs. 10,000/-	
Branch: Rampura Phul Phone No: 01651-222831 Email: Rampuraphul.Ludhiana@bankofindia.bank.in IFSC Code BKID0006362, Remaining Account Deposit Account No. 636290200000033	M/s Jai Peer Fruit Co. (Proprietor Mr. Jaswinder Singh S/o Gurcharan Singh)	Equitable Mortgage of Residential Plot (Vacant) situated near Shaheed Bhagat Singh Colony (Jawahar Nagar), Bhatinda Road, Near Water Channel, Raqba in Gill Kalan, Tehsil Phul, District-Bhatinda measuring 133 sq yards i.e. 0K-4 (1/2) M, 9/242 share of 6K-1M, Khata Khatuni 55/158, Khasra no 159/123(2-0), 162/12(4-1) Jamabandi 2008-09 dated 22.02.2012 owned by Mrs. Harbans Kaur W/o Buta Singh vide Sale Deed no 6064 dtd 25.03.2011.	Rs. 5,68,611.67 plus further interest Plus other Charges	Rs. 3.96 Lakhs + TDS as applicable	Mr. Dwarka Prasad Mob No: 9766039734 25.09.2026 11.00 A.M to 5.00 P.M.
			18.04.2014	Rs. 39,600/-	
			PHYSICAL POSSESSION	Rs. 10,000/-	
Branch: Ferozepur Cantt Phone No: 01632-246759 Email: FerozepurCantt.Ludhiana@bankofindia.bank.in IFSC Code BKID0006374, Remaining Account Deposit Account No. 637490200000033	Mr. Rahul S/o Ramesh Kumar	Hyundai Aura SX CNG, Vehicle no-PB-01-D-6612; Model: 2023, Titan Grey Color, Engine no-G4LAPM575317, Chasis no-MALB341CLPM201781	Rs. 6,16,651.99 plus further interest Plus other Charges w.e.f 14.07.2025	Rs. 4.50 Lakhs + GST as applicable	Mr. Dwarka Prasad Mob No: 9766039734 25.09.2026 11.00 A.M to 5.00 P.M.
			14.07.2025	Rs. 45,000/-	
			PHYSICAL POSSESSION	Rs. 10,000/-	

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER :- (1) E-auction is being held on "As is where is", "As is what is", and "Whatever there is" and will be conducted "On Line". The auction will be conducted through the Bank's approved service provider M/s PSB Alliance pvt ltd, Mumbai at the Web Portal (<https://BAANKNET.com>) E-auction Tender document containing online e-auction bid form, declaration, General Terms & Conditions of Online auction sale are available in websites: (a) <https://www.bankofindia.bank.in> (b) <https://BAANKNET.com> (2) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties, apart from the above mentioned encumbrance. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the properties, prior to submitting their bid. The E-Auction advertisement does not constitute and will be deemed to constitute any commitment or any representation of the bank. The properties are 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 (3) The intending purchasers/bidders are required to deposit EMD amount by own wallet Registered with M/s PSB Alliance pvt ltd, Mumbai on its E-Auction site <https://BAANKNET.com> by means of RTGS/NEFT (4) In case of sole bidder, he / she has to increase minimum 1 Bid from Reserve Price. (5) The intending bidders should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E-auction, self attested copies of (a) Proof of Identification (KYC) viz. Voter ID Card / Driving Licence / Passport etc. (b) Current Address Proof for communication, (c) PAN card of the bidder (d) Valid e-mail ID (e) contact number (Mobile / Landline) of the bidders etc. to the Authorized Officer of above mentioned Branch of Bank of India. (6) Names of the Eligible Bidders, will be identified by the Bank of India above mentioned Branches to participate in online E-Auction on the portal <https://BAANKNET.com>. M/s PSB Alliance pvt ltd, Mumbai will provide User ID and Password after due verification of PAN of the Eligible Bidders (7) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid. (8) The E-auction / bidding of above properties would be conducted exactly on the scheduled Date and Time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount" against each property. In case bid is placed in the last 10 minutes of the closing time of the e-auction, the closing time will automatically get extended for 10 minutes. The bidders who submits the highest bid amount (not below the Reserve Price) on closure of e-auction process shall be declared as Successful Bidder and a Communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer / Secured Creditor (9) 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. The Earnest Money Deposit shall not bear any interest. The successful bidders shall have to deposit 25% of the sale price including EMD already paid, immediately / before the end of next working days on acceptance of bid price by the Authorised Officer & 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 bidders would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidders shall have no claim / right in respect of property / amount (10) The prospective qualified bidders may avail online training on e-Auction from M/s PSB Alliance pvt