

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/Guarantor(s) that immovable properties as described in column 3 in table hereunder mortgaged/charged to Bank of India (Secured Creditor), the symbolic/physical possession of which has been taken by the **Authorised Officer of Bank of India** (Secured Creditor), will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **25.06.2025** for recovery of the amount(s), as stated in column 4 of the table hereunder, due to Bank of India (the secured creditor) from the borrower/guarantors as mentioned in column 2 of the following table. The reserve price and earnest money deposit will also be applicable as stated in the following table in column 6 & 7 respectively:

Date of E-Auction - 25.06.2025, Time : 11.00 AM to 5.00 PM						
Name of Branch (1)	Name of Borrower/ Guarantors (2)	Description of Property & Owner Name (3)	Date of Demand Notice U/s 13(2) & Amount (4)	Date of Possession/Types of Possession (5)	Reserve Price (6)	Earnest Money Deposit (7)
Branch : Sneh Nagar	Mr. Mahendra Soni S/o Shri Radheshyam Soni (Borrowers - Mortgagor) Add: Flat no. 204, Shivkiran Avenue 68, Ram Rahim Colony, Gram- Rao tehsil & Dist. Indore (M.P.)	Property Owner: Mr. Mahendra Soni S/o. Shri Radheshyam Soni, Equitable mortgage of residential property situated at Flat no. 204 Shivkiran Avenue 68, Ram Rahim Colony, - Tehsil Rao & Dist. Indore (M.P.), Area 687sq.ft, Boundary : East : Flat no. 201 , West : Flat no. 206, North : other plot, South : Common passage	27.12.2023 ₹10,86,350.00 + Interest + Other Charges	17.05.2024 Symbolic 20.12.2024 Physical	₹ 10.67 Lacs	₹ 1.07 Lacs
Branch : RNT Marg	M/s Vruddhi Energies, Mrs. Janvika Doshi-Proprietor Mr. Snehal Doshi -Guarantor	All that part and parcel of the commercial property - Shop situated at 3rd floor of Tagore Centre, Shop No. 149, Plot No. 13-14 Dava Bazar, RNT Marg, Indore, (M.P.), Area " 235. Sq.Ft., Boundaries : East : Shop No. 148 (Shri Pankaj Motwani), West : Shop No. 150 (Shri Subodh Kumar Maru), North : Duct, South : Passage.	12.05.2023 ₹51,56,101.73	24.07.2023 Symbolic 18.12.2024 Physical	₹ 20.00 Lacs	₹ 2.00 Lacs
Branch : Hatpipliya	(1) Kailash Chand Jat S/o Rama (2) Rachna Jat W/o Kailash, Guarantor : Mr. Chhotu Lal Ramajee Jat, All Address : Chand Jat Village Tiliyakhedi PO Hathpipliya District Dewas (MP)	Equitable mortgage of the property situated at Gram Tiliyakhedi PH No-17 (New No 37) Survey No 94/4 Hathpipliya Nevri Road, Owner of the property- Rachna Jat W/o Kailash Chand Jat, Area- 300 Sq Mt., Boundaries: - East : Sellers Agriculture land West : Hathpipliya Nevri Road, North : Agriculture land of Kasturchand, South : Sellers Land	15.04.2017 ₹20,12,957.00 + Interest + Other Charges	18.07.2017 Symbolic	₹ 28.80 Lacs	₹ 2.88 Lacs
Branch : Hatpipliya	(1) Kastur Chand Jat S/o Rama Ji, (2) Karma Bai W/o Kastur Chand Jat S/o Rama Ji, Both Address : Village Tiliyakhedi PO Hathpipliya District Dewas (MP)	Equitable mortgage of the property situated at Gram Tiliyakhedi PH No-17 (New No 37) Survey No 94/3 Hathpipliya Nevri Road, Owner of the property- Karma Bai W/o Kastur Chand Jat S/o Rama JiArea- 300 Sq Mt., Boundaries:-East- Land of Kastur Chand, West- Hathpipliya Nevri Road, North- Land of Kastur Chand, South-Land of Kailash	15.04.2017 ₹18,81,310.00 + Interest + Other Charges	18.07.2017 Symbolic	₹ 28.80 Lacs	₹ 2.88 Lacs
Branch : Khategaon	M/s Siddhi Vinayak Trading Company (Proprietor-Atish Selar and Guarantor- Rakesh Yadav	Property Owner Name Shri Rakesh Yadav s/o Bheru Singh Yadav, All that part and parcel of the property situated at House no 220 ward no 11 survey no 192/1/1 PH no 18 Tiwdiya road khategaon having plot area 2400 sq.ft. belonging to Guarantor Mr. Rakesh Yadav, Bounded : On the North by: Plot of Shailesh yadav, On the South by: Tiwdiya Road, On the East by: Road/Gali, On the West by: House of Rewa bai	06.04.2024 ₹37,47,092.81 + Interest + Other Charges	20.07.2024 Symbolic	₹ 33.00 Lacs	₹ 3.30 Lacs

The Purchaser Shall bear the stamp duty, Charges including those of sale certificate/s, registration charges, TDS, all Statutory dues payable to the government, taxes and rates and any other outgoings both existing and future relating to the properties. The sale certificate will be issued only in the name of successful bidder.

Website address of our-e-Auctions Service Provider - <https://baanknet.com> Bidder may visit <https://baanknet.com> where "Guidelines" for bidders are available with educational videos. Bidders have to complete bid registration formalities well in advance. The bidder shall be responsible for obtaining all auction related information before the date of e-auction.

A. The bidder declared successful, shall pay immediately after such declaration, a deposit of 25% (less EMD already paid) of sale price.

B. In case of the auction - sale proceeding concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted by next working day.

C. The balance amount of sale price shall be paid on or before the 15th (Fifteenth) day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.

D. In default of payment within the period mentioned as above, the deposit and earnest money shall be forfeited and the property shall be resold.

E. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194-IA of Income Tax Act if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filling form 26QB & TDS Certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

F. Bids shall be submitted through online procedure only.

G. The Authorised Officer reserves the right to withdraw the above e-Auction without assigning any reason.

H. The Bid will be accepted only if at least one increment is added to the Reserve Price.

Date : 01.06.2025, Place : INDORE

Authorized Officer, BANK OF INDIA