


**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: ARB Indore	M/s Unique Plastic & Processing Industries, Prop- Mr Ajay Parmar, Address : PH No 20 (New No 26), Survey No. 608/3, VIII- Singawada, Ujjain Road, Dewas, M.P. - 455001. Mrs. Neetu Parmar W/o Mr. Ajay Parmar (Legal Heir of Late Ajay Parmar), Yashasvi Parmar D/o Mr. Ajay Parmar (Legal Heir of Late Ajay Parmar), All other Legal Heir of Mr. Ajay Parmar (Since deceased), All Address : 1 - 20 Bajrang Bali Nagar, Dewas, M.P. - 455001, 2. - 78 Part 1, Bajrang Bali Nagar, Dewas, M.P. - 455001.	EQM of commercial diverted land & building factory shed along with plant and machinery situated at survey no 608/3 peki, old PH no. 20, New PH No. 26, Gram Singawada, Tehsil and Distt Dewas MP, Area : 0.12 hac (1200 sqm) standing in the name of Mr. Ajay Parmar. Boundaries: - East- part of land survey no-608, West - Part of land survey no- 608, North- Land survey no-609/1, South- Kacha Gramin Rasta	25.07.2024 ₹ 1,57,79,870.93 + Interest + Other Charges	14-11-2024 Symbolic	Industrial Land & Building ₹ <b>60.98</b> Lacs Plant Machinery & Equipment ₹ <b>25.00</b> Lacs	Industrial Land & Building ₹ <b>6.10</b> Lacs Plant Machinery & Equipment ₹ <b>2.50</b> Lacs
Branch: ARB Indore	Mr. Mujeeb Khan S/o Aziz Khan (Borrower- Mortgagor) Mrs. Aneesha Khan W/o Mujeeb Khan (Co-borrower) Both Address:- 139, Sumati Nagar Mathura Maidan Behind Madina Masjid, Ring Road, Indore Tehsil & District-Indore MP (452001) Mr. Sajjan Singh Rathore S/o Amar Singh Rathore (Guarantor) Address:- 83-A, Sarvanand Nagar, Bholaram Ustad Marg, Indore-452001	Equitable mortgage of all the piece and parcel of the House no.139 situated at Sumati Nagar, Gram Chitawad, Tehsil & District-Indore admeasuring 1000 Sqft. In the name of Borrower Mr Mujeeb Khan s/o Mr. Aziz Khan., Boundaries of Property: East: Colony Road, West: Madina Nagar, North: Plot No. 140, South: Another Plot	22.01.2025 ₹ 55,77,335.60 + Interest + Other Charges	16-04-2025 Symbolic	₹ <b>56.77</b> Lacs	₹ <b>5.68</b> 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.

- The bidder declared successful, shall pay immediately after such declaration, a deposit of 25% (less EMD already paid) of sale price.
- 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.
- 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.
- In default of payment within the period mentioned as above, the deposit and earnest money shall be forfeited and the property shall be resold.
- 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.
- Bids shall be submitted through online procedure only.
- The Authorised Officer reserves the right to withdraw the above e-Auction without assigning any reason.
- The Bid will be accepted only if at least one increment is added to the Reserve Price.

**Date : 21.05.2025, Place : INDORE**
**Authorized Officer, BANK OF INDIA**