

E-AUCTION SALE NOTICE

for Sale of Immovable Assets under the Securitization 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 Borrowers(s) and Guarantors(s) that immovable properties as described in column 3 in table hereunder mortgaged/charged to Bank of India (Secured Creditor), the constructive/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 Borrowers and 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) | Dates of Demand Notice U/s 13(2) & Amount (4) | Date of Possession/Type of Possession (5) | Reserve Price (6) | Earnest Money Deposit (7) |
|------------------------------|---|---|--|---|-------------------------|---------------------------|
| Branch: Suhagi Jabalpur | Mr. Anil Singh S/o Shri Kushal Singh, Add.- Qtr. No. 3287, Type-3, Sector-2, VFJ Estate Jabalpur- 482004 (MP) | All that part and parcel of the property consisting Plot No. 6, Part of Khasra No. 17/1, N.B. No. 302, P.H. No. 15/49, Vill- Jhurjuru, Mauza/Vill Jhurjuru. Tehsil- Panagar, Dist.- Jabalpur Total Plot Area- 25x40= 1000 Sq.ft. Boundaries: East- Plot No. 5, West- Plot No. 7, North- Garden, South- Side Road. Property Owner- Shri Anil Singh S/o Kushal Singh | 14-09-2027 ₹ 12,41,674.00 Interest + Other Charges | 18-01-2018 Symbolic | ₹ 9,62,000 | ₹ 96,200 |
| Branch: Suhagi Jabalpur | Shri Ram Prakash Rana S/o Shri Lal Bhadur Rana Add. 9/70 6 Bataliyan Old Family Line SAF, Ranjhi, Dist.- Jabalpur | All that part and parcel of the property consisting Plot No. 5, Khasra No. Part of 17/1 and 36/1, N.B. No. 302, P.H. No. 15/49, Mauza/Vill Jhurjuru. Tehsil- Panagar, Dist.- Jabalpur Total Plot Area- 25x40= 1000 Sq.ft. Boundaries: East- Plot No. 4, West- Plot No. 6, North- Garden, South- Side Road. | 08-05-2018 ₹ 12,27,563.00 Interest + Other Charges | 13-08-2018 Symbolic | ₹ 9,62,000 | ₹ 96,200 |
| Branch: Suhagi Jabalpur | Shri Naresh Kumar Chaudhary S/o Lala Prashad Chaudhary Add.- H.No. 2867, Type-2, Sector-2, VFJ Estate, Jabalpur | All that part and parcel of the property consisting Plot No. 68, Part of Khasra No. 17/1 & 36/1, N.B. No. 302, P.H. No. 15/49, Mauza/Vill Jhurjuru. Tehsil- Panagar, Dist.- Jabalpur Total Plot Area- 25x40= 1000 Sq.ft. Boundaries: East- Plot No. 69, West- Plot No. 67, North- Plot No. 81, South- Side Road. Property Owner- Shri Naresh Kumar Chaudhary | 10-08-2018 ₹ 14,92,863.00 Interest + Other Charges | 26-11-2018 Symbolic | ₹ 9,36,000 | ₹ 93,600 |
| Branch: Suhagi Jabalpur | Shri Ravi Kumar S/o Late Shri Murlidhar Add.- Qtr. No. 3238, Type- 3, Sector-2, Vehicle Estate, Dist.- Jabalpur | All that part and parcel of the property consisting Plot No. 7, Part of Khasra No. 17/1 & 36/1, N.B. No. 302, P.H. No. 15/49, Mauza/Vill Jhurjuru. Tehsil- Panagar, Dist.- Jabalpur Total Plot Area- 25x40= 1000 Sq.ft. Boundaries: East- Plot No. 6, West- Plot No. 8, North- Garden, South- Side Road. Property Owner- Shri Ravi Kumar. | 10-08-2018 ₹ 12,39,304.18 Interest + Other Charges | 26-11-2018 Symbolic | ₹ 9,36,000 | ₹ 93,600 |
| Branch: Suhagi Jabalpur | Shri Santosh Singh S/o Bhagwan Singh Add.- H.No. 69, Maharishi Sudarshan Ward, Sector-1, VFJ Estate, Jabalpur | All that part and parcel of the property consisting Plot No. 67, Part of Khasra No. 17/1 & 36/1, N.B. No. 302, P.H. No. 15/49, Mauza/Vill Jhurjuru. Tehsil- Panagar, Dist.- Jabalpur Total Plot Area- 25x40= 1000 Sq.ft. Boundaries: East- Plot No. 63, West- Plot No. 88, North- Plot No. 62, South- Side Road. Property Owner- Shri Santosh Singh. | 10-08-2018 ₹ 14,92,605.18 Interest + Other Charges | 26-11-2018 Symbolic | ₹ 9,36,000 | ₹ 93,600 |
| Branch: Suhagi Jabalpur | Borrower/Mortgagor- 1. Mohd. Ayub Ansari S/o Late Sheikh Indu Ansari, R/o H.No. 493, Lokmanya Tilak Ward, Narghaiya, Jabalpur (M.P.)- 482001 Borrower/Mortgagor- 2. Mohd. Maharunnisha Ansari W/o Mohd. Ayub Ansari, R/o H.No. 493, Lokmanya Tilak Ward, Narghaiya, Jabalpur (M.P.)- 482001 Borrower- 3. Mohd. Yunus Ansari S/o Mohd. Ayub Ansari, R/o H.No. 493, Lokmanya Tilak Ward, Narghaiya, Jabalpur (M.P.)- 482001 Guarantor- 4. Mr. Abdul Gani Ansari S/o Hadish Ansari, R/o 157/2, Khairi Village, Tehsil- Panagar, Jabalpur (M.P.)- 482002 | EQM by deposit of title deed with respect to property situated at Mauza Khairi, Plot No. 02, Part of Kh. No. 139 & 140 (old) New Kh. No. 144/16, NB No. 570, PH. No. 20, Diverted Land Area 2000 Sq.ft. in part of total area 4000 Sq.Ft., Tehsil & District Jabalpur the name of Mr. Mohd. Ayub Ansari & Mrs. Maharunnisha Ansari. Bounded- East- Land of Agrawal, West- Land of Meena Agrawal, North- 15 ft Road, South- Side Road. | 08-08-2024 ₹ 15,08,489.46 Interest + Other Charges | 03-12-2024 Symbolic | ₹ 37,18,000/- | ₹ 3,71,800/- |
| Branch: Napier Town Jabalpur | Borrower/Mortgagor- 1. Mohammad Shueb Khan S/o Ramjan Khan, 805, Azad Nagar, Dhalgar Mohalla, Hanumantal, Jabalpur- 482001 Co-Borrower- 2. Mrs. Yasmeen Khan W/o Mohammad Shueb Khan, 805, Azad Nagar, Dhalgar Mohalla, Hanumantal, Jabalpur- 482001 | All that part and parcel of the property situated at part of plot no. 128/3, Nazul Block No. 29, Maulana Abdul Kalam Azad Ward, Dhangad Mohalla, Tehsil & District- Jabalpur (M.P.), admeasuring 650 sq.ft. out of 1300 sq.ft. standing in the name of Mr. Mohd. Shueb Khan S/o Ramjan Khan. Bounded As per Partition deed:- East- H/o Md. Sageer Khan, West- Gali, North- Side Road, South- Gali. Bounded As per Correction deed:- East- Gali, West- Side Road, North- H/o Md. Sageer Khan, South- Gali. | 02-07-2024 ₹ 802900.21 Interest + Other Charges | 11-09-2024 Symbolic | ₹ 21,08,000/- | ₹ 2,10,800/- |
| Branch: Rewa | Mr. Krishna Pratap Singh S/o Mr. Kamleshwar Singh (Borrower) & Mr. Nitin Pratap Singh S/o Mr. Arun Pratap Singh (Guarantor), All Address: P.H. No. 24, Behind Kids World School, Near House of Nagendra Singh, Karthi, District- Rewa- 486001 (M.P.) | EQM of all Land and Building admeasuring 2925 Sq.Ft. situated at Khasra No. 31/1/Ta/7 & 31/1/Ta/8, P.H. No. 24, Behind Kids World School, Near House of Nagendra Singh, Karthi, District- Rewa- 486001 (M.P.) in the name of Mr. Krishna Pratap Singh S/o Mr. Kamleshwar Singh. Boundaries: East- 16 Feet Wide Road, West- Plot of Singh Saheb, North- Plot of Meenu Madam, South- Plot of Devendra Singh. | 10-07-2024 ₹ 23,08,678.14 Interest + Other Charges | 04-10-2024 Symbolic | ₹ 50,09,000 | ₹ 5,00,900 |

DETAILS OF ENCUMBRANCE KNOWN TO THE SECURED CREDITOR: NOT KNOWN

TERMS OF CONDITIONS- 1. Auction Sale / Bidding would be only through "Online Electronic Bidding Process" through the website <https://baanknet.com>

2. If required, there shall be unlimited extension of 10 minutes each. Auction would commence on reserve price and bidders shall improve their offers in multiples of **Rs. 10,000/-** for all above property(ies). The sale shall not take place at or below reserve price.

3. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

4. The intending bidders should get themselves registered on the above mentioned website. The should make their own inquiries regarding any statutory liabilities, arrears of property tax, electricity dues etc. relating to the above property(ies) before participating in the auction sale process. The properties are being sold along with all existing and future encumbrances, whether known or unknown to the Bank. The Authorized Officer shall not be responsible in any way for any third party claims / rights.

5. The particulars of Secured Assets specified in the Schedule here in above have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error. misstatement or omission in this proclamation.

6. The Authorized Officer is not bound to accept the highest bid or any bids or any or all bids and reserves the right to accept or reject any or all the bids without assigning any reason thereof, and very, modify and waive any condition of sale in his absolute discretion. The Authorised Officer reserves the right to withdraw the above e-Auction without assigning any reason.

7. For detailed term and conditions of the sale, please refer <https://baanknet.com>, www.bankofindia.co.in or Contact: **Shri Sushant Dongre (Mob. No. 7580888800)**, Manager ARD, Bank of India, Zonal Office, Jabalpur.

8. This publication is also a 15/30 days notice to the above mentioned borrower(s) / Guarantor(s)/ Mortgagor(s).

9. 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 b filing 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.

Date: 02.06.2025, Place: Jabalpur

Authorized Officer, BANK OF INDIA