

**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 **25.07.2025** 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 - 25.07.2025, 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 : Y.N. Road	<b>Borrower: Mr. Laxminarayan Kateseriya S/o Rajaram Kateseriya, (Co-borrower) Mrs.Asha W/o Laxminarayan Kateseriya, Add.: CW-09 Singapore British Park Situated at village Dhabli tehsil Sanwer Dist. Indore MP, Guarantor: Mr. Ajay Chaturvedi S/o Mr Munnalal Chaturvedi, Add.: Resident of 306 Ganesh Nagar Indore,</b>	All the parts and parcel of the property consist of Equitable mortgage of property situated at Plot No CW-09 SINGAPORE BRITISH PARK Situated at village Dhabli Tehsil Sanwer Dist. Indore MP, <b>BOUNDED:- On the North by:</b> Plot No CW-08, <b>On the South by:</b> Plot No CW-10, <b>On the East by:</b> Plot no CE- 09, <b>On the West by:</b> Colony Road	27.09.2025 <b>₹ 22,14,228.78</b> + Interest + Other Charges	03.06.2025 Symbolic	₹ <b>33.37</b> Lacs	₹ <b>3.34</b> Lacs
Branch : Agra Depalpur	<b>(1) M/s Kalpana Marketing (Borrower), Address:178/8, Bharawasari, Depalpur, District-Indore-453115, (2) Mr. Rajesh Yadav S/o Rameshwar Yadav (Borrower /Mortgagor), Address: MG 8/123, Tehsil Road, Mahatma Gandhi Road, Depalpur, District-Indore-453115 (3) Mrs. Kalpana W/o Rajesh Yadav (Co-Applicant in Home Loan), Address: Plot No. 162, Mahatma Gandhi Road, Depalpur, District-Indore- 453115, (4) Mr Sunil kumar Jain, Address: 115, M.G. Marg, Vijay Stambh Chowk, Depalpur, District - Indore -453115</b>	EQM of all the part and parcel of Residential Property (Land & Buildings) situated at Plot No. 18 and 19, Ward No. 8, Shanti Vihar Colony, Depalpur, Tehsil-Depalpur, District-Indore (M.P.) <b>in the name of Mr. Rajesh Yadav S/o Rameshwar Yadav (Borrower /Mortgagor) admeasuring 995 sq.ft. &amp; 995 sq.ft. Total Area (1952.50 sq.ft.),</b> <b>Boundary :- Plot No. 18 -</b> <b>East -</b> Plot No. 26, <b>West -</b> Road of Colony, <b>North -</b> Plot No. 19, <b>South -</b> Plot No.17. <b>Plot No. 19 -</b> <b>East -</b> Plot No. 25, <b>West -</b> Road of Colony, <b>North -</b> Road of Colony, <b>South -</b> Plot No.18	14.02.2025 <b>₹48,44,238.05</b> + Interest + Other Charges	04.06.2025 Symbolic	₹ <b>79.60</b> Lacs	₹ <b>7.96</b> Lacs
Branch : Index Medical College	<b>1. Mr. Ashok Chouhan S/o Radheshyam Chouhan (Borrower /Mortgagor), Address: House No. 83, Mirzapur, Dist- Dewas (M.P.)-455001, 2. Mrs. Yogita Chouhan W/o Premnarayan Chouhan (Co-Borrower/Mortgagor), Add.: 40/2, Arts Collage Compound, Indore (M.P.) 452001</b>	EQM of property situated at Plot No. 181, Dharam Kunj Phase-2, Gram Kali Billod, Tehsil-Depalpur and Dist- Indore (M.P.) in the name of Mr. Ashok Chouhan S/o Radheshyam Chouhan (Borrower/Mortgagor) and Mrs. Yogita Chouhan W/o Premnarayan Chouhan (Co-Borrower/Mortgagor) admeasuring 92.96 Sq. Mtr. (1000 Sq. Ft.), <b>Boundary:- East:</b> Road of Colony, <b>West:</b> Plot No. 162, <b>North:</b> Plot No. 180, <b>South:</b> Plot No. 182,	16.09.2024 <b>₹ 30,91,187.14</b> + Interest + Other Charges	08.01.2025 Symbolic	₹ <b>17.00</b> Lacs	₹ <b>1.70</b> Lacs
Branch : Kanchan Baug	<b>(1) Mr Hirendra Kharve S/o Amar Singh Kharve and (2) Mrs Jyoti Kharve W/o Hirendra Kharve, Address:- (1) Plot No. 06, Sector-A, Arihant Residency (Pithampur City Homes), Near Force Motors, Village-Bhatkhedi, Tehsil-Mhow, Dist-Indore (M.P.) Address: (2) 221, Shraddhapuri Colony, Indore (M.P.)</b>	EQM of all the part and parcel of Residential property (Land & Buildings) situated at Plot No. 06, Sector-A, Arihant Residency (Pithampur City Homes), Near Force Motors, Village-Bhatkhedi, Tehsil-Mhow, Dist-Indore (M.P.) in the name of Mr Hirendra Kharve S/o Amar Singh Kharve and Mrs Jyoti Kharve admeasuring 650 Sq.Ft. , <b>Boundaries :- PLOT No. 06: East:</b> Road of Colony, <b>West:</b> Plot No. 108 (Sector -A), <b>North:</b> Plot No. 05 (Sector - A), <b>South:</b> Plot No. 07 (sector - A)	02.04.2025 <b>₹ 15,86,240.67</b> + Interest + Other Charges	09.06.2025 Symbolic	₹ <b>32.39</b> Lacs	₹ <b>3.24</b> Lacs
Branch : Depalpur	<b>M/s Jal Jyoti Drinking Water (Proprietor: Yashwant Songara S/o Nihal Singh) Address:- (1) 79, Bheel Badoli, Tehsil Depalpur Dist Indore 2. Resident H. No. 77, Village: Bheel Badoli, Tehsil Depalpur, Distt. Indore</b>	(a) Land and building, fixtures, there upon at survey no. 454/1,453/1, 453/2 & 444/1 village Bheel Badoli Tehsil: Depalpur, Distt. Indore, M.P. Area: 0.392 hectare <b>Boundary :- East :</b> Road, <b>West :</b> Open Land, <b>North :</b> Existing warehouse, <b>South :</b> Open land Machinery Plant & Equipment Etc. Pertaining to a closed Packaged Drinking Water Unit.	16.07.2020 <b>₹ 57,84,633.28</b> + Interest + Other Charges	23.12.2020 Symbolic	₹ <b>47.83</b> Lacs  ₹ <b>19.25</b> Lacs	₹ <b>4.78</b> Lacs  ₹ <b>1.92</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.

- 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.