

# 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 : <b>Sneh Nagar</b>	<b>Mr. Mahendra Soni S/o Shri Radheshyam Soni (Borrowers - Mortgagor) Add:</b> Flat no. 204, Shivkiran Avenue 68, Ram Rahim Colony, Gram- Rao tehsil & Dist. Indore (M.P.)	<b>Property Owner: Mr. Mahendra Soni S/o. Shri Radheshyam Soni</b> , Equitable mortgage of residential property situated at Flat no. 204 Shivkiran Avenue 68, Ram Rahim Colony, - Tehsil Rao & Dist. Indore (M.P.), <b>Area 687sq.ft.</b> , <b>Boundary : East :</b> Flat no. 201 , <b>West :</b> Flat no. 206, <b>North :</b> other plot, <b>South :</b> Common passage	27.12.2023 <b>₹ 10,86,350.00</b> + Interest + Other Charges	17.05.2024 Symbolic 20.12.2024 Physical	₹ <b>10.67</b> Lacs	₹ <b>1.07</b> Lacs
Malwa Mil Branch	<b>(1) Mr. Ashok Rathi S/o Mr. Ramnath Ji Rathi,</b> <b>(2) Mrs. Prem Lata Rathi W/o Mr. Ashok Rathi</b>	Flat No. 304, 3rd Floor of the Building "Dwarika Apartment" Constructed on the Plot No. 33/C, situated at Race Course Road (Andar), Indore (M.P.), <b>Built up Area : 809 Sq. Ft. (75.18 Sq.Mtr.)</b> , in the name of <b>Mr. Ashok Rathi and Mrs. Premilata Rathi</b> , <b>Boundary : East :</b> Flat No. 305, <b>West :</b> Plot No. 1 (North Tukoganji), <b>North :</b> Plot No. 33/B Race Course Road, <b>South :</b> Flat No. 303	14.02.2024 <b>₹ 18,68,568.34</b> + Interest + Other Charges	28.08.2024 Symbolic	₹ <b>25.32</b> Lacs	₹ <b>2.53</b> Lacs
Saket Nagar Indore	<b>Mr. Mayank Kumar Gaur</b>	Diverted Land for residential purpose situated at Flat no-602 Situated at 6th floor Block K Ayushman Residency Gram Panda Tehsil Mhow Distt Indore, <b>Area Admeasuring 641sq.ft.</b> , in the name of Mayank kumar Gaur, <b>Boundary (as per sale deed) - East- Common Passage, West- Open to Sky, North - Lift and Flat no 603, South - Flat no 601</b>	07.04.2021 <b>₹ 15,86,316.33</b> + Interest + Other Charges	04.05.2023 Physical	₹ <b>14.42</b> Lacs	₹ <b>1.44</b> Lacs
Indore Asset Recovery Branch	<b>(1) M/s Shri Salasar Trading Co. (Proprietor- Shri Santosh Kumar Sharma) (Borrower),</b> <b>(2) Smt. Hemlata Sharma (Guarantor)</b>	Exclusive charge by way of EQM on Flat No. 106, Usha Apartment, Plot No. 247, Usha Nagar Extension Colony, Sukhniwas Road, Indore (M.P.), in the name of Mr. Santosh Kumar Sharma & Smt. Hemlata Sharma, <b>Admesuring Area 732 Sq. Ft.</b> , <b>Boundary : East :</b> Back Lan <b>West :</b> Common Passage & Flat No. 105, <b>North :</b> Plot No. 246, <b>South :</b> Plot No. 248,	07.06.2024 <b>₹ 63,34,190.71</b> + Interest + Other Charges	22.05.2025 Physical	₹ <b>33.00</b> Lacs	₹ <b>3.30</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 : 06.06.2025, Place : INDORE**

**Authorized Officer, BANK OF INDIA**