



रिश्तों की जमापूजी
Relationship beyond banking

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**SALE NOTICE FOR
SALE OF IMMOVABLE
PROPERTIES**

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 provision 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 **27.05.2025** 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 - 27.05.2025, 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)
Shahpur Betul Branch	Borrower : Kranti Soni S/o Ramesh Soni (Mortgagor) Guarantor: Mrs Kiran Soni, Both Address: Thakur Mohalla, Near Prathamik Shala, Shahpur Betul	All that part and parcel of the property consisting of survey no 37/81 PC no 18/37, Area 1000 Sq. Ft. (0.009 Hect) , settlement no 597 in village Motidhana, Shahpur Within the registration Sub-district Shahpur and District betul, Bounded : As per Deed On the North by - Land of Sunil Pawar, On the South by - 12' kachha Rasta, On the East by - Land of Ganesh, On the West by -Land of Jain	20.03.2024 ₹ 13,40,224.16 + Interest + Other Charges 17.12.2024 Symbolic	₹ 17,51,000.00 Lacs ₹ 1,75,100.00 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.

I. Auction would commence on the Reserve Price. Bidders shall improve their offers in multiples of incremental value of Rs. 10,000.00 (Rs. Ten Thousand) for the above property.

Date : 05.05.2025, Place : Khandwa

Authorized Officer, BANK OF INDIA