

**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 : ARB Indore	M/s Patil Trading Company Prop :- Mrs. Vaishali Patil w/o Ajay Patil, Address:- Ground Floor, 1249 Harekrishna Vihar Nipania, Indore MP 452001 Mrs. Vaishali Patil W/o Ajay Patil (Proprietor:- M/s Patil Trading Company), Address:- 211-A Tulsi Nagar, Near Saraswati Mandir Indore MP 452001 Mr. Sanjay Jumde S/o Ganpat Rao Jumde (Guarantor- Mortgagor), Address:- Survey No.184/1 P.H No 15/2, Girdhar Nagar Pipliyahan Indore MP 452001	EQM of Residential property situated at Plot No 20, Sharma Enclave, survey No 184/1, Patwari Halka No 15/2 Girdhar Nagar, Pipliyahana, Tehsil & District Indore, M.P. admeasuring area 800 Sq. Ft. in the name of Mr. Sanjay Jumde S/o Ganpat Rao Jumde (Guarantor- Mortgagor) <b>Boundaries of Property:</b> East: Plot No. 21, West: Plot No. 19, North: Plot No 08, South: Road	13.06.2022 ₹ 72,66,300.76 + Interest + Other Charges	12.07.2023 Symbolic	₹ 48.50 Lacs	₹ 4.85 Lacs
Branch : ARB Indore	M/s Manish Industries, Prop:- Mr Bhagwan Goyal S/o Anant Narayan Goyal, Address1:- Shed No. 09 Situated at Industrial Area Ujjain Road, District:- Dewas MP (455001) Address2: 21 Vivek Nagar, Radhaganj District:- Dewas MP (455001), Mr Bhagwan Goyal s/o Anant Narayan Goyal (Proprietor), Add. :- 21 Vivek Nagar, Radhaganj District:- Dewas MP (455001), M/s Anant Narayan Panchal:- Prop Mr. Romit Goyal (Guarantor), Address:- Plot No.19, situated at KUM Prangan No.2 District:- Dewas MP (455001), Mr. Romit Goyal s/o Bhagwan Goyal (Guarantor), Address:- 21 Vivek Nagar, Radhaganj District:- Dewas MP (455001).	Leasehold land at (plot/shed) no.9, Industrial area Ujjain-Dewas road Dewas admeasuring area of 196.83 Sq Mtr in the name of the firm M/s Manish Industries. <b>Boundaries of Property:</b> East: Road, West: Remaining Part of this Shed, North: Shed No. 10 Vinayak Plastic, South: Remaining Part of This Shed	31.05.2024 ₹ 1,84,04,359.00 + Interest + Other Charges	17.04.2025 Physical	₹ 34.70 Lacs	₹ 3.47 Lacs
Branch : ARB Indore	Mrs. Sangeeta Bai Patel W/o Vijay Singh Patel Address:- House No. 94, Ward No. 13 Village Ratedi, Post Barotha Dewas MP (455001)	<b>Property 1.</b> Diverted Residential land of Mrs. Sangeeta Bai Patel w/o Vijay Singh Patel situated at S.No. 336/1/2, admeasuring total area of 0.40 Hectare at village Nabipur Tehsil & District Dewas. (M.P)., <b>Boundaries of Property: On the North by:</b> Land Survey No. 335/3/1 of Sri Dharmendra s/o Shri Chogalal, <b>On the South by:</b> Land Survey No. 339 of Smt Sangeeta Bai w/o Shri Vijay Singh, <b>On the East by:</b> Government Road, <b>On the West by:</b> land survey No. 336/1/1 of Smt Sangeeta Bai W/o Shri Vijaysingh <b>Property 2.</b> Commercially Diverted land of Mrs. Sangeeta Bai Patel w/o Vijay Singh Patel situated at S.No. 199/1, admeasuring total area of 0.250 Hectare at village Ratedi Tehsil & District Dewas. (M.P), <b>Boundaries of Property: On the North by:</b> Rest Portion of Survey No. 194, <b>On the South by:</b> Government road of Survey no.243, <b>On the East by:</b> Rest portion of Survey No. 199, <b>On the West by:</b> Rest Portion of Survey No. 195	29.01.2025 ₹ 1,02,14,707.06 + Interest + Other Charges	27.05.2025 Symbolic	₹ 12.00 Lacs	₹ 1.20 Lacs
					₹ 15.50 Lacs	₹ 1.55 Lacs

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.