

 <div>Bank of India रिश्तों की जमापूँजी Relationship beyond banking</div>		ZONAL OFFICE: Pandit Makhanlal Chaturvedi Marg, Anand Nagar, Khandwa (M.P.) PH: 0733-2248534 Email: ARD.Khandwa@bankofindia.co.in		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 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)
Khandwa Civil Line Branch	1. Mr. Manoj Kumar Verma S/o Ghasiram Verma, 2. Mr. Anil Verma S/o Ghasiram Verma , Both Address - H.NO. 253, Ward No. 24 Bhawani Mata Road Near Khandelwal Lodge, Kundleshwar Ward Khandwa (M.P.) PIN-450001	All piece of land, building, shed and structures situated at Khandwa Taraf Kunbi Lokmanya Tilak Ward No. 33 area known as Navkar Nagar Colony Phase-2 Khandwa Tehsil and Distt.- Khandwa Bearing Sheet No. 47, Part of Plot No. 04, Colony Layout Plot No.200, admeasuring Total area 139.30 Sq. Mtrs. In the Name of Manoj Kumar Verma s/o Ghasiram Verma and Anil Verma s/o Ghasiram verma Having Following Boundaries - East - Colony Plot No 201 and 202, West - Colony Plot No. 199, North - Colony Plot No. 224, South - Colony's Road	14.06.2024 ₹ 7,23,803.90 + Interest + Other Charges 14.11.2024 Symbolic	₹ 22,95,000.00
				₹ 2,29,500.00
Khandwa Civil Line Branch	1. Mr. Nand Kishore Verma S/o Laxhan Lal Verma, & Rahul Verma S/o Nand Kishore Verma, Both Address: H.NO. 122, Kaveri Vihar, Behind Saraswati Shishu Mandir School Anand Nagar, Khandwa, M.P. - 450001	All that part and parcel of the property situated at Khandwa Taraf Mali Tehseel and District Khandwa, Netaji Subhashchandra Bose Ward No. 49, area known as kaveri Vihar Colony Phase- II Bearing sheet No. 19, part of Plot No.01, Colony Layout southern part of Plot No. 122, Total, admeasuring area 549.00 Sq. Ft. in the name of Mr. Nandkishore Verma s/o Mr. Laxhanlal Verma, Bounded : On the North by: Remaining part of Colony Layout Plot No. 122, On the South by: Colony Layout Plot No. 121, On the East by: Colony Layout Plot No. 105, On the West by: Colony Road	15.12.2023 ₹ 2,37,340.60 + Interest + Other Charges 14.11.2024 Symbolic	₹ 15,29,500.00
				₹ 1,52,950.00
Kothi Bazar Branch	Borrower : Vijay Kumar Manekar s/o Jhankalal Manekar & Co-Borrower : Nirmala Manekar W/o Jhankalal Manekar (Mortgager), Jaiprakash Ward, Betul, Dist. - Betul	Property Owner's Name: Mrs. Nirmala Manekar w/o Jhankalal Manekar, All the part and parcel of the property situated at Survey. No. part of 693/53, PC No. 53, Settlement No 467, Ram Nagar Ward, Near MPEB Sub Station Betul, admeasuring 480 Sqft in the name of Mrs. Nirmala Bai W/o Jhankalal Manekar having boundaries as under : Bounded : On the North by : Road, On the South by : Open Land then Machana River, On the East by : House of Mr. Gopal, On the West by : Other's Open Plot	11.07.2024 ₹ 9,06,636.96 + Interest + Other Charges 17.12.2024 Symbolic	₹ 6,00,000.00
				₹ 60,000.00
Harda Branch	Mr. Satish Patil S/o Ramkrishna Patil (Proprietor of M/S Aditi Seeds, Masangaon), Village and Post Masangaon Tehsil Harda Dist Harda	All that part and parcel of the property consisting of Immovable Property Diverted Plot at PC No. 19 Survey No 291/3, Area 4792 Square Feet Situated at Village + post- Masangaon Tehsil Harda Dist Harda 461331, Boundaries - East - Property of Mr. Premnarayan, West - Property of Mr. Ganesh, North - Property of Mr. Shivnarayan, South - Nistari raasta(Road)	30.07.2024 ₹ 19,32,826.11 + Interest + Other Charges 03.01.2025 Symbolic	₹ 26,43,900.00
				₹ 2,64,390.00
Barud Branch	1. Mrs. Pinki Meena W/o Late Sh. Sachin Meena, 2. Master Rishi Meena S/o Late Sh. Sachin Meena through natural guardian, Mrs. Pinki Meena, 3. Master Samar Meena S/o Late Sh. Sachin Meena through natural guardian, Mrs. Pinki Meena All residing at Hanuman Mandir Ke pass, Deshwali Maholla Village Barud Post Barud Distt. Khandwa-450771 (M.P.), (Legal Heirs of Late Sh. Sachin Meena)	EQM of property situated at Kh No. 68/2 PH No. 38 Vill Bhatalpura Tehsil Bhikangao District Khargone in the name of Mr. Sachin Meena S/o Baliram Meena and Bounded as under. East : Way and land of Bhuru West : Remaining land of this Khasra no. sold to Shehnaj North : Khargone Deshgao Road South : Rasta	11.09.2024 ₹ 48,99,767.74 + Interest + Other Charges 01.01.2025 Symbolic	₹ 25,92,500.00
				₹ 2,59,250.00
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 194-1A 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 : 19.05.2025, Place : Khandwa			Authorized Officer, BANK OF INDIA	