

# BANK OF INDIA



## E-AUCTION (SALE NOTICE) (Under Sarfaesi Act 2002)

**Zonal Office : Bank of India Bhawan, Arera Hills, Jail Road, Bhopal-462004**  
**Tel.: 0755-2556770 / 2555169 E-mail: bhopal.assetrecovery@bankofindia.co.in**

**Appendix-IV-A [See proviso to rule 8(6)]**

### SALE NOTICE FOR SALE OF MOVABLE / IMMOVABLE PROPERTIES

**E-auction Sale Notice For Sale of movable/ Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rules 8(6) of The Security Interest (Enforcement) Rules 2002.**

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor (s) that the below described immovable property mortgaged / charged to the secured creditor, the **Physical/Symbolic possession** of which has been taken by the authorised officer the **Bank of India (secured creditor)** will be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS" & WHAT EVER THERE IS BASIS " on **10.06.2025** for recovery of bank dues to the **Bank of India (secured creditor)** Bidding will be done online through e-auction platform <http://BAANKNET.com>

Name of Borrower/ Guarantor Notice Amount	Description of Mortgaged Properties & Name of Property Owner	Reserve Price
		EMD Bid Increment Amt.

**Tatyta Tope Nagar branch, Bhopal Tel.: 9340868085, 9009704215**  
**Account to deposit auction sale proceeds- 900190200000033, IFSC- BKID0009001**

<b>Borrowers:</b> <b>M/s Ram Sita Plastic Industries Private Limited</b> H No D1/129, Danish Nagar, Hoshangabad Road, Bhopal MP 462026 <b>Directors &amp; Guarantors:</b> <b>1. Mr Neeraj Shrivastava S/o Mr Ramswaroop Shrivastava</b> <b>2. Smt Lata Shrivastava W/o Mr Neeraj Shrivastava</b> <b>Guarantors:</b> <b>1. Mrs. Rewati bai Verma W/o Mr. Mahesh Verma</b> <b>2. Mrs. Babita Kurmi W/o Mr. Rajendra Kurmi</b> <b>3. Mr. Ramswaroop Shrivastava S/o Mr. Bhuvan Shrivastava</b> <b>4. Shrish Tiwari S/o Mr Vishnu Vihari Tiwari</b> <b>Demand Notice Amount:</b> <b>₹ 3,96,57,241.82 + interest w.e.f 19.09.2024 &amp; charges</b> <b>Demand notice Date : 19.09.2024</b> <b>Possession Date : 21.01.2025</b>	<b>1. Residential plot at part of land khasra no. 82/123, (old 82/85) PC No. 93/18/1, Pratibha Colony, Azad Ward, N.B 248, Gadawara, Tehsil Gadawara District Narsinghpur M.P. admeasuring area of 1500.00 Sq. Ft. in the name of Mrs. Rewati Bai Verma W/o Shri Mahesh Kumar. <b>Boundaries:</b> East- 20ft. Road, West- House of Tiwari, North- Land of Seller, south- House of Rewati Bai</b>	<b>₹ 58.78 Lakh</b> <b>₹ 5.88 Lakh</b> <b>₹ 25,000/-</b>
	<b>2. Residential Plot H-12, Triveni Colony situated at, P C No. 93/18/2, Land Survey No. 31/63 (S), 32/64, (old No. 31/1, 31/2,32/2, 32/3,32/4,32/5) Maharana Pratap Ward, Village Mouja-Imaliya, Gadawara, Tehsil Gadawara District Narsinghpur M.P. admeasuring area of 1250.00 Sq. Ft. in the name of Mr. Shrish Tiwari S/o Lt. Shri Vishnubihari Tiwari. <b>Boundaries:</b> East- 7.5 mtr. wide road, West- land of seller, north- plot of firm, south- Plot of sharma ji</b>	<b>₹ 10.63 Lakh</b> <b>₹ 1.07 Lakh</b> <b>₹ 25,000/-</b>
	<b>3. House Property situated at part of land khasra no. 212/122, P C No. 99/18/1, Shanti Nagar, Maharana Ward, Ward No.5 Gadawara, Tehsil Gadawara District Narsinghpur M.P. admeasuring area of 600.00 Sq. Ft. in the name of Mr. Ramswaroop S/o Shri Bhuvanlal Shrivastav. <b>Boundaries:</b> East- Plot of Shthapakji, West- Land of Seller Firm, North- 20ft. Road, South- Land of Seller Firm</b>	<b>₹ 25.35 Lakh</b> <b>₹ 2.54 Lakh</b> <b>₹ 25,000/-</b>
	<b>4. Residential plot situated at part of land khasra P C No. 93/18/1, no. 130/4, B.No.248 Gadawara, Tehsil Gadawara District Narsinghpur M.P. admeasuring area of 1980.00 Sq. Ft. in the name of Mrs. Babita Patel W/o Shri Rajendra Kumar Patel. <b>Boundaries:</b> East- House of Choubey Ji, Sahu Plot &amp; Remaining Area of Seller, West- Remaining of Area of Seller, North - Plot of Parasar, South- Colony Road,</b>	<b>₹ 20.20 Lakh</b> <b>₹ 2.02 Lakh</b> <b>₹ 25,000/-</b>
	<b>5. Residential plot situated at part of land khasra no. 82/151 (old Survey No. 82/85), P C No. 93/18/1, N.B 248, Pratibha Colony, Azad Ward, Gadawara, Tehsil Gadawara District Narsinghpur M.P. admeasuring area of 1468.75 Sq. Ft. in the name of Mrs. Rewati Bai Verma W/o Shri Mahesh Kumar Verma. <b>Boundaries:</b> East- Kachha Road, West Land of Seller, North- Kachha Road, South- House of Rewati Bai</b>	<b>₹ 24.96 Lakh</b> <b>₹ 2.50 Lakh</b> <b>₹ 25,000/-</b>

**Date and Time of e-auction : 10/06/2025, 11.00 A.M. to 5.00 P.M.**

#### Other terms and conditions:

- Auction Sale/bidding would be only through "Online Electronic Bidding" on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" through the website: <http://BAANKNET.com> Bidders are advised to go through the website for detailed terms and conditions before taking in the e-auction sale proceeding.
- The property can be inspected on or before **09.06.2025** between 10 a.m. to 5.00 p.m. with prior permission from Bank Manager of Concern Branch.
- The Successful tenderer shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on the allotment of tender in his/ her favour and balance within 15 days from the date of confirmation of sale in above mentioned branch's account number. If the tenderer fails to pay the sale price as stated above, the deposit made by him/her shall be forfeited without any notice.
- The bidding will start at a price higher than that of fixed reserve price.
- For sale proceeds of Rs. 50 Lacs (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- All statutory dues/non-statutory dues/applicable stamp duty/additional stamp duty/transfer charges/all fees/assessment charges/other dues including registration charges, stamp duty, taxes, applicable TDS etc. shall have to be borne by the purchaser.
- Authorised officer reserve the right to postpone/cancel or vary the terms and condition of the e-auction without assigning any reason thereof.
- For further details contact Concern branch Manager at above Phone No. or Zonal Office Bhopal, Bhopal Phone: 0755-2556770/2555169

**Note : This publication is also 15 days notice to Borrower/Guarantors/Mortgagors as required under Proviso of rule 8(6) of Security Interest (Enforcement) Rules, 2002.**

**Place : Bhopal, Date : 16.05.2025**

**Authorised Office, Bank of India**