

# 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 **25.07.2025** 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 Demand Notice Date, Notice Amount & Possession Date	Description of Mortgaged Properties & Name of Property Owner	Reserve Price EMD Bid Increment Amt.
<b>Berasia Branch, Berasia Tel.: 07565-282234, 9424727991</b> <b>A/c to Deposit Auction Sale Proceeds 901690200000033 IFSC Code : BKID0009016</b>		
Borrower : <b>Mr. Rajmal Nagar S/o Mr. Daryab Singh Nagar</b> Guarantor : <b>Mr. Subhash Nagar S/o Mr. Devakaran</b> Demand Notice Amount - ₹ 36,97,745.87 plus interest & other expenses Demand notice Date : 12-12-2018 Possession Date : 28-03-2019 (Symbolic)	<b>EQM of two Story Commercial Shop cum residential building situated at Vill- Harrakheda, Berasia Road, Patwari Halka No. 38, Harrakheda, Tehsil-Berasia, Dist-Bhopal (M.P.) Area- 600 Sq.ft.</b> Property Owner- Mr. Rajmal Nagar S/o Mr. Daryab Singh Nagar, <b>Boundaries:</b> North: 2 Ft. wide Gali, South: 2 Ft. wide Gali, East: Berasia Road, West: Land of Mr. Attiq-ur-rehman	₹ <b>21.50</b> Lakh ₹ <b>2.15</b> Lakh ₹ <b>0.25</b> Lakh
<b>Shivpuri Branch, Shivpuri Tel.: 9827787647</b> <b>A/c to Deposit Auction Sale Proceeds 889090200000033 IFSC Code : BKID0008890</b>		
Borrower : <b>Shri Kuldeep Sharma M/s Siddhivinayak Senting &amp; Building Material Supplier Prop. Shri Kuldeep Sharma</b> Guarantor: <b>Pramila Sharma W/o Kallu Sharma</b> Demand Notice Amount - ₹ 24,91,322.01 plus interest & other expenses Demand notice Date : 04-03-2025 Possession Date : 02-06-2025 (Symbolic)	<b>All that part and parcel of the Property consisting of Survey No. 887, Ward No. 14, Verma Colony Near Fatehpur Tongra Road, Shivpuri (MP) Area-1075 Sq. Ft. Property Owner- Mrs Pramila Sharma W/o Kallu Sharma</b> <b>Boundaries:</b> North: Land of Mr. Kansana, South: Public Road, East: Plot of Mr. Rathore, West: Other plot	₹ <b>44.30</b> Lakh ₹ <b>4.43</b> Lakh ₹ <b>0.25</b> Lakh
<b>Bhopal Main Branch, Bhopal Mobile : 9754009594</b> <b>A/c to deposit Auction Sale Proceeds A/C 900090200000033, IFSC BKID0009000</b>		
Borrower : <b>M/s Goverdhan Das Shrikrishna Das (Prop. Mr Rupesh Jain s/o Late Mr Rikhab Chandra Jain)</b> Demand Notice Amount - ₹ 40,68,258.47 plus interest & other expenses Demand notice Date : 06-03-2025 Possession Date : 31-05-2025 (Symbolic)	<b>H.No 90-A located at sector A, Vijay Nagar, Vill Halalpur, Tehsil Huzur, District Bhopal, M.P. Area- 3500.00 sqft, Property Owner Mr Rupesh Jain s/o Mr late Rikhab Chandra Jain as per Registered Relinquishment deed baring E-Registration no MP059692019A1495082 DT 11-07-2019 Boundaries:</b> North: Plot No 89, South: Plot No 91, East :10.00 Feet Service Lane, West: 25.00 Feet Wide Road	₹ <b>174.00</b> Lakh ₹ <b>17.40</b> Lakh ₹ <b>0.25</b> Lakh
<b>Mandideep Branch Mandideep Mobile : 7869529853</b> <b>A/c to Deposit Auction Sale Proceeds 906290200000033 IFSC Code : BKID0009062</b>		
Borrower : <b>Mr. Amit Bhati S/o Mr. Anil Bhati</b> Demand Notice Amount - ₹ 9,81,484.40 plus interest w.e.f. 29.07.2024 & other expenses Demand notice Date : 02-08-2024 Possession Date : 13-12-2024 (Symbolic)	<b>Residential Flat No. SF-04, Sixth Floor, MIG Block No. 1 - A, Sheetal Mega Heights Apartment Part of Khasra No. 177/3/1, 178/2 situated at Sheetal Mega City Phase-III, Vill- Pipliya Gajju Tehsil Goharganj, Dist- Raisen House No. 246, Sheetal Mega City PH-01, (M.P.), Plot size of property is 51.30 Sq.Mt. property Owner- Mr. Amit Bhati, BOUNDRIES:- East - Colony Road, West - Corridor &amp; Flat No. S.F. 03, North- Flat No. S.F.-05, South - Flat No. S.F.-01</b>	₹ <b>7.70</b> Lakh ₹ <b>0.77</b> Lakh ₹ <b>0.10</b> Lakh

**Date and Time of e-auction : 25/07/2025, 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 **24.07.2025** 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 **30 days** notice to Borrower/Guarantors/Mortgagors as required under Proviso of rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Place : Bhopal, Date : 24.06.2025

Authorised Office, Bank of India