

E-AUCTION SALE NOTICE

for Sale of Immovable Assets under the Securitization 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 Borrowers(s) and Guarantors(s) that immovable properties as described in column 3 in table hereunder mortgaged/charged to Bank of India (Secured Creditor), the constructive/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 Borrowers and 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)	Dates of Demand Notice U/s 13(2) & Amount (4)	Date of Possession/Type of Possession (5)	Reserve Price (6)	Earnest Money Deposit (7)
Branch: Damoh	Borrower/Mortgagor- 1. Ms. Ritu Sharma D/o Mr. Dayal Chand Sharma , Futera Ward No. 02, Narsingh Mandir Ke Pass, Damoh, Tehsil and District- Damoh (M.P.)- 470661 Guarantor- 2. Amit Sharma S/o Late Mr. Dayal Chand Sharma , Futera Ward No. 02, Narsingh Mandir Ke Pass, Damoh, Tehsil and District- Damoh (M.P.)- 470661	(A) Futera Ward No. 02, District- Damoh, P.C.- 16, Sheet No. 15, Halka No. 16/31, Plot No. 585/1, 585/4, Area- 1575 sq.ft. Registry Dated 31.03.2015, Pustak No. A1, Granth No. 6275, Page No. 51/56, Serial Number- 4065, admeasuring 1575 sq.ft. standing in the name of Miss Ritu Sharma D/o Mr. Dayal Chand Sharma. Bounded- East- Kumari Ritu Sharma Ka Bhawan, West- Moolchand Soni Ka Bhawan, North- Mahakali Chourahe Se Narsingh Mandir Link Road, South- C.P. Tiwari Ka Bhawan. (B) Futera Ward No. 02, District- Damoh, P.C.- 16, Sheet No. 15, Plot No. 585/1, 585/4, New No. 585/7, Area- 1023 sq.ft. Registry Dated 08.07.2010, Pustak No. A1, Granth No. 5316, Page No. 1/7, Serial Number- 1196, admeasuring 1023 sq.ft. standing in the name of Miss Ritu Sharma D/o Mr. Dayal Chand Sharma. Bounded- East- Bhagwati Tiwari Ka Bhawan, West- Shiv Narayan Ka Makan, North- Mahakali Chourahe Se Narsingh Mandir Link Road, South- Chand Prakash Tiwari Ka Makan.	10-10-2024 ₹ 13,59,617/- Interest + Other Charges	24-04-2025 Symbolic	₹ 35.70 Lacs	₹ 3.57 Lacs
Branch : Khurai	Borrower / Mortgagor - 1. M/s. Vinayak Infratech Prop. Mr. Kailash Singh Parihar	Khasra No. 525/4, P.H. No. 25, Tagore Ward, Khurai, Dist. Sagar (M.P.) Standing in the name of Kailash Singh Parihar.	22-11-2022 ₹ 16,19,740.75/- Interest + Other Charges	12.05.2023 Symbolic	₹ 23.19 Lacs	₹ 2.31 Lacs
Branch : Khurai	Borrower / Mortgagor - 1. M/s. R.P Cement Works. Prop. Mr. Pushpendra Pandey Guarantor : Shri Sanjay Dubey S/o Shri Santosh Dubey	Khasra No. 16/1, P.H.No. 35 area 2024 sq.mtr. Vill. Khajra Harchand Khurai Distt. Sagar (M.P.) Standing in the name of Pushpendra Pandey. bounded as under : East-Kachha Road, West- Land of Mr. Chhabra, North - Land of Hari Ram, South - Land of Niraj Kant Sharma.	29-07-2024 ₹ 14,48,347.24 Interest + Other Charges	27.12.2024 Symbolic	₹ 14.41 Lacs	₹ 1.44 Lacs

DETAILS OF ENCUMBRANCE KNOWN TO THE SECURED CREDITOR: NOT KNOWN

- TERMS OF CONDITIONS-** 1. Auction Sale / Bidding would be only through "Online Electronic Bidding Process" through the website <https://baanknet.com>
2. If required, there shall be unlimited extension of 10 minutes each. Auction would commence on reserve price and bidders shall improve their offers in multiples of **Rs. 10,000/-** for all above property(ies). The sale shall not take place at or below reserve price.
3. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
4. The intending bidders should get themselves registered on the above mentioned website. The should make their own inquiries regarding any statutory liabilities, arrears of property tax, electricity dues etc. relating to the above property(ies) before participating in the auction sale process. The properties are being sold along with all existing and future encumbrances, whether known or unknown to the Bank. The Authorized Officer shall not be responsible in any way for any third party claims / rights.
5. The particulars of Secured Assets specified in the Schedule here in above have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error. misstatement or omission in this proclamation.
6. The Authorized Officer is not bound to accept the highest bid or any bids or any or all bids and reserves the right to accept or reject any or all the bids without assigning any reason thereof, and very, modify and waive any condition of sale in his absolute discretion. The Authorised Officer reserves the right to withdraw the above e-Auction without assigning any reason.
7. For detailed term and conditions of the sale, please refer <https://baanknet.com>, www.bankofindia.co.in or Contact: **Shri Rajesh Maurya, Chief Manager ARD, Jabalpur Zone (Mob. No. 7376391515).**
8. This publication is also a 15/30 days notice to the above mentioned borrower(s) / Guarantor(s)/ Mortgagor(s).
9. 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 b 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.

Date: 22.06.2025, Place: Jabalpur

Authorized Officer, BANK OF INDIA