Zonal Office: 4th Floor, S.V.Patel Marg, Kingsway, Nagpur Tel: 0712-2557596 E-mail: ard.nagpur1@bankofindia.co.in

Bank of India

Relationship beyond banking....

E-AUCTION PUBLIC NOTICE FOR SALE OF MOVABLE AND 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 of Rule 8 (6) of the security Interest (Enforcement) Rules 2002 notice is hereby given to the public in general & in particulars to the Borrower(s) & Guarantor (s) that the below described Immovable properties mortgaged /charged to the secured creditor, the constructive possession of which has been taken by the Authorised Officer Bank of India, secured creditor, will be sold on As is where is, As is what is & Whatever there is on DT. 27.05.2024 for recovery of the amount as tabulated below due to Bank of India, Secured Creditor from the Borrowers & Guarantors. The Reserve Price of Respective Properties & the earnest money deposit are as mentioned below. Detailed terms and conditions of the sale are mentioned below /refer to website a) https://www.bankofindia.co.in b) https://www.mstce commerce.com/auctionhome/ibapi/index.jsp c) https://www.ibapi.in

Last date and time of submission of EMD and document on or before:

24.05.2024 up to 5 pm by bidders own wallet registered with M/s Mstc ld its e-auction site https://www.mstcecommerce. com / auctionhome/ibapi/index.jspbymeansoftgs/neft

Date & time of E auction: 27.05.2024 from 11 am to 5 pm

Sr. No.	Name of the Borrowers/ Guarantors & Branch Contact No.	Description of the property	Outstanding Dues	Date of Demand Notice & Possession Date (Symbolic /Physical)	Reserve Price & Earnest Money Deposit (EMD) Rs.	Name of Branch Officer & Contact No.
1.	Branch :Butibori Borrower: M/s Nisarg Enterprises Partners: Mrs. Seema Pradip Hedau & Mrs. Rajshree Prashant Moundekar	All that piece and parcel of MIDC leasehold land bearing Plot No. A-13/29 of Mouza Bidganeshpur area admeasuring 540 sq. mtrs along with construction standing there upon in the name of M/s Nisarg Enterprises in Butibori MIDC Industrial Area, Near Fire Station. Village, Bidganeshpur, Tahashil Hingna, Dist Nagpur. Hypothecation of Plant and Machinery: M/s Nisarg Enterprises, Situated at Plot No.13/29, MIDC Butibori, Tah. Hingna, Dist Nagpur	Rs.1,68,33,150 .00 + uncharged interest & other expenses	Demand Notice : 17.10.2023 Possession Notice: 07.01.2024 (Symbolic)	3) Reserve Price : Rs.54,50,000/- EMD : Rs. 55,0,000/- Reserve Price Rs. 75,00,000/- EMD : Rs. 750000/-	Madhu Golcha Mob.No. 9827476162
2.	"Branch : Armori Borrower: M/s Janta Rice Mill Partners: Mr. Haiderbhai Panjwani Mr. Ahmed Haider panjwani Mrs.Shah Begum Panjwani Guarantors: Mrs. Shams Haider Panjwani Mr. Sammir Suleman Panjwani and M/s Jena Agro Process Proprietor: Mrs. Shams Haiderbahi Panjwani Guarantors: Mr. Haiderbhai Hussainali Panjwani Mrs. Shah Begum Panjwani Mr. Nadirbhai Panjwani	1).EQM of Factory Building Located on rented premises under division Survey No.1810(Part) and 1809/2, Mouza Tehsil & Town Armori, Dist Gadchiroli (Property No.3739), area admeasuring 10,000 Sq. Ft, belonging to group concern Jena Agro Process (Prop. Mrs. Shams Haiderbhai Panjwani. (Land is owned by Mr. Haiderbhai Panjwani (one of the partners in Janta Rice Mill) Property is Lease hold-Lease period for 16 years 2) EQM of Factory Land & Building located under division Survey No.1810(Part) and 1809 (1&2), Mouza Tehsil & Town Armori, Dist Gadchiroli. Admeasuring 0.53 HR belonging to Shri Haiderbhai Panjwani one of the partners in Janta Rice Mill. Property is Free Hold (3) Registered Mortgage of Land & Building (Housing Property), Situated at 1477/2, House No.2256, Mouza Armori, Tal & Dist Gadchiroli. Property in the Name of Smt. Shams Haider Panjwani (Guarantor) Guarantee dated 22.12.1994 Area 2128.15 Sq. Ft. (4) Open NA Land admeasuring 12718 Sq. Mtrs (136895 Sq. Ft), bearing Survey No.145, 146 and 147, P H No.7, at Mouza Thanegaon, Tah Armori, Dist Gadchiroli. Area 12718 sq. mtrs.Property in the name of Mr. Haiderbhai Husainbhai Panjwani Gurantor of Jena Agro Process.	Rs.9,44,87,881. 95 plus intt. w. e. f. 08.05.2023 & other expenses Rs.4,69,01,496. 13 plus intt. w. e. f. 28.02.2023	"Demand Notice : 06.06.2023 published in newspaper Possession Notice: M/s Janta Rice Mill 22.08.2023 & M/s Jena Agro Process 22.08.2023 , 22.08.2023 (Symbolic)	Reserve Price : Rs. 23,20000/- EMD : Rs. 232000/- Reserve Price : Rs. 483,50000/- EMD : Rs. 4835000/- Reserve Price : Rs. 165,75000/- EMD : Rs. 1658000/- Reserve Price : Rs. 75,70000/- EMD : Rs. 757000/-	Shravika Waney Mob no. 8380087281
3.	"Branch : Rabindranath Tagore Road Borrower: M/s Mahalaxmi Agencies (Prop. Mr. Devendra Brijmohan Shrivastava & Mrs. Vinita Devendra Shrivastava) and . Mr. Devendra Brijmohan Shrivastava & Mrs. Vinita Devendra Shrivastava	EQM on property comprising of Flat No. 2.1 on First Floor in bldg. No II, Umalaxmi Apartment, Plot No 15 ,Blog Q, in the layout of Scientific Co-op. Housing Society Ltd., Kh. No.4/1, 4/2, 7/2, 25 and 26/1-4, PSK 9 Mouza –Ajni, City Survey No. 394, Sheet No 38, House No 315/1, Ward No. 75, Situated at Laxmi Nagar, Nagpur. Tah & Dist Nagpur. Belonging to Devendra Brijmohan Shrivastava, Partners of M/s Mahalaxmi Agencies. EQM on property comprising of Flat No. 1.1 on Ground Floor in bldg. No II, Umalaxmi Apartment, Plot No. 15 ,Blog Q, in the layout of Scientific Co-op. Housing Society Ltd., Kh. No.4/1, 4/2, 7/2, 25 and 26/1-4, PSK 9, Mouza –Ajni, City Survey No.394, Sheet No. 38, House No. 315/1, Ward No. 75, Situated at Laxmi Nagar , Nagpur. Tah & Dist Nagpur. Belonging to Mrs. Vinita Devendra Shrivastava, Partners of M/s Mahalaxmi Agencies.	1. M/s Mahalaxmi Agencies Rs. 91,13,392.28 plus interest w e f 29.05.2023 2. Mr. Devendra Brijmohan Shrivastava & Mrs. Vinita Devendra Shrivastava Rs.37,81,386.30 plus interest w e f 29.05.2023	Demand Notice : 02.06.2023 Possession Notice: 31.08.2023 (Symbolic)	Reserve Price : Rs. 56,90000/- EMD : Rs. 569000/- Reserve Price : Rs.56,90000/- EMD : Rs. 569000/-	Sumit Dodke Mob no. 9730291556

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4.	Branch :Dharampeth Borrower: M/S Bio Care India Pvt Ltd Directors : Shri Suhas Tejram Buddhe Shri Atul Kripashankar Yadav	Equitable Mortgage on the Factory Land admeasuring 0.82 hectares (8200 sqm) and Building at Kh No. 116/2, Mouza Nagalwadi, P.H. No. 06, Tah Hingna, Dist. Nagpur, in the name of the company M/s Biocare India Pvt. Limited. Equitable Mortgage on the commercial property situated at Block no.57,57A, on the first floor, Building Styled as "Shewalkar Garden " bearing KH No.38,City Survey No.19/2 to 19/5,House No 1643/F-57,57-A,Gopal Nagar ,Opp VRCE, Mouza Parsodi, Nagpur owned by Company M/s Biocare India Pvt Ltd. Though Managing Director Mr. Suhas Tejram Buddhe. Equitable Mortgage on the commercial property situated at Block No.58 & 59,First Floor,"Shewalkar Garden",E-Wing, Opposite VNIT Gate, Gopal Nagar, NMC House no.1643/F/58-59,Land in Kh No.38 Ward No.74 Sheet No.6/16City Survey No.19/2,19/3,19/4 & 19/5,Mouza Parsodi Tah & Dist Nagpur owned by Company M/s Biocare India Pvt Ltd. Though Director Mr. Atul Kripashankar Yadav	Rs. 12,35,38,154.71 plus interest w.e.f. 31-03-2023	Demand Notice : 06.05.2023 Possession Notice: 23.08.2023 (Symbolic)	Reserve Price : Rs.324,95000/- EMD : Rs. 3250000/- Reserve Price : Rs.59,55000/- EMD : Rs. 600000/- Reserve Price : Rs.24,85000/- EMD : Rs. 249000/-	Chandrashekhar Nimbulkar Mob No. 9673493162
5.	"Branch :Sitabuldi Borrower: M/s Nagardhan Agro Industries Pvt Ltd Mr. Suhail Noorddin Rana (Director) & Mr. Ahmad Haider Panjwani Guarantors Mr. Suhail Noorddin Rana & Mrs. Farheen Suhail Rana Mrs. Shams Haider Panjwani Mr. Ahmed Haider Panjwani Mr. Noorddin Sadruddin Rana & Smt. Zarine Noorddin Rana Mr. Ramzan Mohamed Alachia & Mrs. Rozina Ramzan Alachia	(1) EQM of (Factory Land & Building) NA Land admeasuring 8400 square meter and the construction thereon situated at Survey No.852, P.H. No.39, Nagardhan. Tahsil Ramtek, Dist. Nagpur. Owned by the M/s.Nagardhan Agro Industry Pvt. Ltd. Through its Director. (2) EQM of NA Land admeasuring 2600 Sq. Meter with construction (Boiler Shed, ash Room Husk Godown, labour quarters compound wall), Situated at survey No.868 (Part), P H No.39, Mouza Nagardhan, Tah. Ramtek, Dist Nagpur. Owned by Shri Nooruddin Sadruddin Rana & Shri Suhail Nooruddin Rana (Guarantors) (3) EQM of Residential apartment bearing apartment No. 301, on 3rd floor of building styled as "Metro Prima" having undivided share of 14.66% in the plot admeasuring 241.54 Sq. Mtr., located at plot No. 39, KH No.2, Mouza Police Line Takli, City Survey No.179/1, Ward No.61, Jafar Nagar, Nagpur. Owned by Smt. Zarine Wife of Nooruddin Rana. (4) EQM of Residential Duplex bearing Villa No.09 Called Bella Casa admeasuring 175.45 Sq. Mtr. (Built Up Area) and Open space of 212.65 Sq. Mtr. Located in scheme known as "Ramnath City Phase 1" , Mouza Bhokhara, P H No.12-A, Ward No.01, Situated on outer ring road, Near link to Koradi Road, Nagpur. Belonging to Shri Nooruddin Sadruddin Rana (Guarantor). (5) EQM of Residential cum Commercial Property admeasuring 415 Sq. Ft. bearing office No. 25-F, on 1st floor of building styled as "Juhu Supreme" Shopping Center CHSL, CTS No.3K/West Ward, Gulmohar Cross Road No.9, JVPD Road, Village Juhu, Andheri (West), Mumbai. 400 049. Owned by Shri Ramzan Alachia & Mrs. Rozina Ramzan Alachia. 6).Plant and Machinery Hypothecation of entire fixed assets including Plant & Machinery of M/s Nagardhan Agro Industry, Situated at Survey No.852, P.H. No.39, Nagardhan. Tahsil Ramtek, Dist. Nagpur. Owned by the M/s Nagardhan Agro Industry Pvt. Ltd. Through its Director.	Rs.16,46,60,004.45 plus interest w e f 21.11.2022.	Demand Notice dated 08.12.2022, Same notice was published in newspaper on 04.01.2023 Possession Notice: 03.05.2023 & 04.05.2023 (Symbolic)	Reserve Price : Rs.248,30000/- EMD : Rs. 2483000/- Reserve Price : Rs.66,50000/- EMD : Rs. 665000/- Reserve Price : Rs.38,70000/- EMD : Rs. 387000/- Reserve Price : Rs.84,00000/- EMD : Rs. 840000/- Reserve Price : Rs.1,40,20000/- EMD : Rs. 1402000/- Reserve Price : Rs.114,00000/- EMD : Rs. 1140000/-	Ajay Baviskar Mob No. 8087265582
6.	"Branch : Mahal Borrower: M/s Rajesh Contractor & Traders Prop. Mr. Rajesh Ramrao Radke	Open Plot No.95, in the layout of Amar Asha Co-op. Housing Society Ltd., C S No.33, Sheet No.54, K. H. No.159/160/1, P. H. No.7, Mouza Sabba, Tah. & Dist. Nagpur-440 023.	Rs.25,11,868.29 Plus intt. w.e.f. 30.06.2015	"Demand Notice : 12.10.2022 Possession Notice: 26.12.2022 (Symbolic)	Reserve Price : Rs.25,50000/- EMD : Rs. 255000/-	Manoj Sonkusare Mob No. 9403236285
7.	"Branch : Mahal Borrower: Mr. Mahesh Narayan Chakankar & Mr. Madan Narayan Chakankar	Flat No. UGF-01 in Shri Gurudeo Niwas on NMC House No.707, Sheet No.207, Coty Survey No.513, Ward No.27, Situated at Bhosale Ved Shala, Mahal Nagpur. Area of Flat is 89.186 Sq. Mtrs	Rs.12,30,338.04 Plus intt. w. e. f. 29.12.2022	"Demand Notice :29.03.2023 Possession Notice: 25.07.2023 (Symbolic)	Reserve Price : Rs.30,90000/- EMD : Rs. 309000/-	Manoj Sonkusare Mob No. 9403236285
8.	"Branch : Mahal Borrower: M/s Arihant Creation (Prop. Mr. Aashis Satishkumar Jain)	Open Plot No.1 & 11, Khasara No.27 (Old 7/11), P H No.5A, Near Old Samshan Ghat Lava Road, Mouza Dewalmeti, Tahsil Nagpur (Gramin), Dist. Nagpur. Admeasuring area 354.00 Sq. Mtrs. (Owned by Mr. Aashis Satiskumar Jain)	Rs.7,12,389/- Plus intt. w. e. f. 30.06.2015	"Demand Notice :12.10.2022 Possession Notice: 26.12.2022 (Symbolic)	Reserve Price : Rs.7,45000/- EMD : Rs. 75000/-	Manoj Sonkusare Mob No. 9403236285

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Terms & Conditions:

1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through the website https://www.mstcecommerce.com

2) E-Auction Tender document containing online e-auction bid form, declaration, General Term & conditions of Online auction sale are available in websites: (a) httos://www.bankofindia.co.in (b) https://wwwmstcecommerce.com. (c)httos://www.ibapi.in.
(3) The intending purchasers/ bidders are required for Online bid submission of documents with EMD amount on or before 24-05-2024 up to 5.00 P.M. by own wallet Registered with M/s. MSTC Ltd. On its e-auction site hips:// www.mstcecommerce.com/auctionhome/ibapi/index. jsp by means of RTGS/NEFT.
4) Date and time of E- Auction on 27.05.2024 between 11.00 AM to 5.00 PM. (IST). Unlimited extension of 5 Minutes each.
5) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-
6) The intending bidders should hold a valld e-mail id and register their names at portal https://www.mstcecommerce.com and get their User ID and password from MSTC whereupon they would be allowed to participate in online e-auction
7) Prospective bidders may avail online training on E-Auction from MSTC Contact Persons Mr. Argha Sen gupta(M) +91 9231690249 (e-mail) argha@mstcindia.co in, Mr. Rakesh Ranjan on (M) +91 9911700233 (e-mail)rranjan@mstindia.co.in.
8) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to Step (1) Bidder/Purchaser Registration bidder to register on -Auction portal (link given above) http:www.mstcauctions.com using his mobile number and E-mail id. Step (2): KYC Verification Bidder to upload requisite KYC documents, KYC documents shall be verified by e-auction service provider (may take 2 working days) Step (3) : Transfer of EMD amount to his Global EMD Wallet Online/Off-line transfer of funds using NEFT/Transfer, using Challan generated on E-auction portal. https:// mstcecommerce.com/auctionhome/ibapi/index.isp.
9) The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identity proof and proof of residence such as copy of the passport, election commission card, ration card, driving license etc, on or before last date of submission.
10) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with Ms. MSTC Ltd. The bidder has to place a request with M/s. MSTC Ltd for refund of the same back to his bank account. The bidders will not been entitled to claim any interest, costs, expenses and any other charge (if any).
11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day of the acceptance of the bid price by the officer and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset/amount
12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid.
13) Nothing in this notice constitutes or will be deemed to constitute any commitment or represelhtion on the part of the Bank to sale the above asset/s. Bank / Authorized Officer reserves the right to cancel the sale for any teason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders.
14) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody.
15) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues.
16) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1 A of Income Tax Act 1961 and TDS is to be made bythe successful bidder only at the time of deposit of remaining 75% of the bid amount.
17) Any dispute/ differences arising out of sale of the asset offered for sale shall be subjects to the exclusive jurisdiction of the Courts/ Tribunals at Nagpur only.
18) Bidders should visit https://www.ibapi.in and http://www.mstcauctions.com for registration and bidding guidelines.
19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail
(20) In case where in Plant & Machineries is one of the secured assets the sale of immovable properties Associated with Plant & Machineries would be effective only ifthere is valid sale/bid for plant & machineries.
21) The interested bidder have to Bid above the reserve price since sale of assets at reserve price is subjected to concern of owner of assets.
22) Date of Inspection of Property 02-05-2024 from 11:00 am to 4:00 pm

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SPECIAL INSTRUCTION / CAUTION

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India northe Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the mecessary arrangements/ alternatives such as back -up power supply and whatever else required so that they able to circumvent such situation and are able to participate in the auction successfully.

Date: 22/04/2024
Place: Nagpur

Authorized Officer,
Bank of India, Nagpur Zone.