

Asset Recovery Department, Mumbai North Zone

Address: Bank of India Building, 2nd Floor, Opp. Natraj Market, S V Road, Malad (West), Mumbai 400 064

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E - Auction of properties By Bank of India, Mumbai North Zone, E - Auction Date - 25-04-2025.

-Sr. No.	Branch Name & Phone Number	Borrower's Details	Property ID & Location of the Property (Full Address)	Reserve price / EMD (₹ in Lakhs)
1.	VIRAR EAST (virareast.mumbainorth@bankofindia.co.in) Mob : 9711399951	Mr. OMKAR RAMESH CHAVAN Outstanding Rs 22.22 Lakhs + Uncharged Intt+ other incidental charges Bid A/C No - 014990200000033, IFSC Code - BKID0000149	Flat No. 002, Ground Floor, C Wing, Sai Swapna Apartment No. 2, Virar East, Dist Palghar-401305 Property ID: BKIDMNZ0149OMKAR (Under Physical Possession)	17.84 / 1.78
2.	VIRAR EAST (virareast.mumbainorth@bankofindia.co.in) Mob : 9711399951	Mr. ABHIJEET MADHUKAR JADHAV Outstanding Rs. 28.39 Lakhs + Uncharged Intt+ other incidental charges Bid A/C No - 014990200000033, IFSC Code - BKID0000149	Flat No. 202, 2 nd Floor, C Wing, Sai Swapna Apartment No. 2, Manvelpada Road, Virara (East), Dist Palghar-401305 Property ID: BKIDMNZ0149ABHIJEET (Under Physical Possession)	20.77 / 2.08
3.	VILE PARLE WEST (vileparlew.mumbainorth@bankofindia.co.in) Mob : 7000796224	Mrs. MAMTA DHARMRAJ PAL Outstanding Rs. 17.17 Lakhs + Uncharged Intt+ other incidental charges Bid A/C No - 005890200000033, IFSC Code - BKID0000058	Flat no 401, 4 th Floor, Building No. 22, Type D, Mangal Murti Nagar, Village Sativali, Vasai Road (E), Dist-Palghar-401208 Property ID: BKIDMNZ0058MAMTA (Under Physical Possession)	16.43 / 1.64
4.	KANDIVLI (kandivil.mumbainorth@bankofindia.co.in) Mob: 9504337318 9145504042	M/S BORIVALI HEALTHCARE PRIVATE LIMITED Outstanding Rs. 977.30 Lakhs + Uncharged Intt+ other incidental charges Bid A/C No - 006290200000033, IFSC Code - BKID0000062	Unit 210, 211, 212, 213 & 214, Lancelot CHS, S V Road, Borivali West, Mumbai-400092. Property ID: BKIDMNZ0062BORHLTCRE (Under Symbolic Possession)	966.65 / 96.67
5.	MAHAVIR NAGAR(CHARKOP) (charkop.mnz@bankofindia.co.in) Mob: 8208286715 9137215188	Mr. RAJENDRA ATMARAM NHAVELKAR Outstanding Rs. 37.20 Lakhs + Uncharged Intt+ other incidental charges Bid A/C No - 013690200000033, IFSC Code - BKID0000136	Flat No. 102, 1 st Floor, Building Gaurav Ratan No. 6, Gaurav Ratan 5, 6, 7, 8, 9, Gaurav Sankalp Phase IV, Near GCC Club, Mira Road East, Dist-Thane, 401107 Property ID: BKIDMNZ0136NHAVELKAR (Under Physical Possession)	55.51 / 5.55
6.	VIRAR WEST (virarwest.mumbainorth@bankofindia.co.in) Mob : 7004246153	Mrs. JHUMA SUBASH HALDAR Outstanding Rs. 24.79 Lakhs + Uncharged Intt+ other incidental charges Bid A/C No - 013490200000033, IFSC Code - BKID0000134	Flat No. 25, 2 nd Floor, Bldg Shree Ashivad CHSL, Achole Road, Village- Achole, Nalasopara East, Taluka- Vasai, District-Palghar-401209 Property ID: BKIDMNZ0134JHUMA (Under Physical Possession)	22.88 / 2.29

The auction sale will be "online E-auction / Bidding through website - <https://baanknet.com> on 25-04-2025 between 11:00 AM and 05:00 PM with unlimited extensions (Subject to additional payment of Rs. 25,000 for each extension) of 10 minutes each.Bidder may visit <https://baanknet.com>, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete

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- **Step 1:** Bidder / Purchaser Registration: Bidder to Register on e-Auction portal <https://baanknet.com> using his mobile no. and E-mail ID. (PDF/Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
- **Step 2:** e-KYC Verification to be done by the Bidder / Purchases.
- **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.
- **Step 1 to Step 3** should be completed by bidder well in advance, before e-auction date. Bidder may also visit <https://baanknet.com> for registration and bidding guidelines.
- **Helpline Details / Contact Person Details of eBKray:**

BAANKNET Helpdesk Number			
Name	E-mail ID	Landline No.	Mobile No.
Helpdesk	support.BAANKNET@psballiance.com support.ebkray@procure247.com	-	8291220220

1. Last date of EMD and KYC submission will be up to 25-04-2025 (subject to website availability).
2. First bid must be above Reserve Price by Rs. 25,000/- Bid increment value will be in multiple of Rs. 25,000/- for all properties.
3. The intending purchasers can inspect the property (under physical possession) on 16-04-2025 between 11.00 am and 03.00 pm. Interested parties are to contact the branch and inform in advance regarding the same.
4. Inspection of all the properties under symbolic possession by intending purchasers can only be done, subject to the willingness / cooperation from the borrowers/tenants.
5. The property will be sold in "AS IS WHERE IS" AND "AS IS WHAT IS" WHATEVER THERE IS CONDITION".
6. All the properties are under symbolic possession and if the property is sold in E-Auction, property will only be handed over after taking physical possession in due course however payment of the auction amount to be done as mentioned below.
7. 25 % of the bid amount including the EMD amount to be deposited within 1(one) day and balance amount within 15(Fifteen) days after successful bidding.
 - VIRAR EAST BRANCH-RIDDHI SIDDHI RESIDENCY, 1st FLOOR, V S MARG, VIRAR (E), THANE-401303
 - VILE PARLE WEST BRANCH- Bhavan Apartment, 185 SV Road, Mumbai-400056
 - KANDIVLI BRANCH- 88, Sanghvi Chambers, Dr. Dalvi Road, Jethava Nagar, Kandivali West-400067
 - MAHAVIR NAGAR (CHARKOP)- Unit No. 2, Jeevandeep CHSL, Link Road, Mahavir Nagar, Kandivali (W), Mumbai-400067
 - VIRAR WEST-Yashwant Sankalp, 1st Floor, Near Vartak Ward Lake, Viva College Rd, Vartak Vard, Virar West, Maharashtra-401303
8. Prospective bidders are advised to peruse the copies of the title deeds within the bank premises and verify the latest Encumbrance certificate and other revenue / municipal records to exercise diligence and satisfy themselves on title and encumbrances if any over the property.
9. Bids once made shall not be cancelled or withdrawn. All bids made from the registered user ID will be deemed to have been made by him only.
10. Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
11. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002 amended from time to time and the conditions mentioned above and also subject to pendency of cases / litigation if any pending before any court / tribunal are arisen thereof.
12. The bidders may participate in E-auction for bidding from their place of choice / internet connectivity shall have to be ensured by the bidder himself. Bank / service provider shall not be held responsible for internet connectivity, network problems, systems crash down, power failures etc.,
13. The unsuccessful bidder will not get any interest on their bid amount and further no interest will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process.
14. The authorised officer is having absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale / modify any terms and conditions of the sale without any prior notice or assigning any reasons.
15. Purchaser shall bear the stamp duties charges including those of sale certificate / registration / charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.
16. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
17. Any society dues which exists on the property (Subject to increase on Monthly basis as per the society's terms and conditions) is exclusive of the proposed Reserve Price and shall be borne by the successful bidder.
18. The sale certificate will be issued in the name of successful bidder only.
19. This notice is also applicable to borrower / guarantors and public in general.

PLACE: MUMBAI
DATE: 20-03-2025

AUTHORISED OFFICER

SALE NOTICE TO BORROWER AND GUARANTORS

Dear Sir/Madam, The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under Securitization and Reconstruction of Financial Assets and Enforcement of Interest Act, 2002 and the Rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc., in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took (Symbolic & Actual) possession of the secured assets more particularly described in the schedule mentioned above and a sale notice was issued to you by the respective Branches, even otherwise this Notice is also construed as Notice under Rule 8 (6) under enforcement rules of the Act of 2002. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale, failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

PLACE: MUMBAI

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