

Nashik Zonal Office : Plot No. G 1, Trimbakeshwar Road, Satpur Industrial Area, Satpur, Nashik-422007, Maharashtra

E-Auction and 15 Days Sale Notice of movable & Immovable Assets Charged to the Bank on 25/02/2026 Between 11.00 AM To 05.00 PM (IST)

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 Rule 6(2) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described movable & immovable properties mortgaged/charged to the Secured Creditor, the Symbolic/Physical possession of which has been taken by the Authorized Officer of Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" basis on the below mentioned date for recovery of the sum due to the secured creditor from the Borrower(s) and Guarantor(s) as mentioned below.

Sr. No.	Name of Branch and Name Address of Borrowers/Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price
			EMD Auction Tick Size Amt. (Rs. In lakhs)
1	Branch : ARB, Nasik A/c : Mr. Umesh Badrinarayan Tiwari and Mrs. Swati Umesh Tiwari Ledger O/s : Rs. 87.76 lakh Address : Flat No. 06, First floor, "Vitthal Residency phase III(Tower A)" opposite benchmark, on Chhatrapati Sambhaji Nagar-Paithan Road, Tal. & District-Chhatrapati Sambhaji Nagar-431002.	Residential Property located at Flat no. 06, built up area admeasuring 783.56 sq.feet, First floor, "Vitthal Residency phase III (Tower A)", plot no. 16, 17, 20 & 21, Gat no. 117&1, Nakshatrawadi, Chhatrapati Sambhaji Nagar-431002 Google Coordinates of the Property (latitudes and longitudes) : 19.814608, 75.288374. Boundary : North : Passage & Flat no.03 South : Plot no.16 & 19 East : Flat no.05 West : Flat no.01 Date of Demand Notice : 27.01.2025 Date of Possession : 04.04.2025 Type of possession : Symbolic • EMD Amount to be paid in favour of A/c No./IFSC Code, etc.: Bank of India, ARB, Nasik, A/C No. 083790200000033, IFSC: BKID0000837 • Name/E-mail Id/Contact No. of Authorized Officer: Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in /9525539994	38.79 3.88 0.10
2	Branch : ARB, Nasik A/c : Mr. Umesh Badrinarayan Tiwari and Mrs. Swati Umesh Tiwari Ledger O/s : Rs. 87.76 lakh Address : Flat No. 24, 4th floor, "Vitthal Residency phase III(Tower A)" opposite benchmark, on Chhatrapati Sambhaji Nagar-Paithan Road, Tal. & District-Chhatrapati Sambhaji Nagar-431002	Residential Property located at Flat no. 24, built up area admeasuring 783.56 sq.feet, Fourth floor, "Vitthal Residency phase III (Tower A)", plot no. 16, 17, 20 & 21, Gat no. 117 & 1, Nakshatrawadi, Chhatrapati Sambhaji Nagar-431002. Google Coordinates of the Property (latitudes and longitudes) : 19.814608, 75.288374 Boundary : North : Passage & Flat no.21 South : Plot no.18 & 19 East : Flat no.23 West : Flat no.19 Date of Demand Notice : 27.01.2025 Date of Possession : 04.04.2025 Type of possession : Symbolic • EMD Amount to be paid in favour of A/c No./IFSC Code, etc. : Bank of India, ARB, Nasik, A/C No. 083790200000033, IFSC : BKID0000837 • Name/E-mail ID/Contact No. of Authorized Officer : Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in /9525539994	38.79 3.88 0.10
3	Branch : ARB, Nasik A/c : M R PARAKH ELECTRONICS Ledger O/s : Rs. 265.95 lakh Address : Shop No. 1/2, Stadium Complex Building No. 5, M. G. Road, Nashik-422001	Commercial property : All that part and parcel of the property consisting of Shop No. 07, CTS No-3899, Ground Floor, Pushpanjali Complex, Athawade Bazar, near SBI Jamner Branch, At Jamner, Taluka-Jamner, District-Jalgaon, PIN code-424203 owned by Mrs. Sunita Sunil Mahajan and Mr. Sunil Chintaman Katkar (Guarantors) having area admeasuring 13.94 sq.Mtrs. Google coordinates of the property (Latitudes, Longitudes) : 20.807971, 75.779409 Boundary : North : Own-space and passage South : Shop no. 08 East : Shop no. 06 West : Market space and road Date of Demand Notice : 20-03-2025 Date of Possession : 02-08-2025 Type of Possession : Symbolic • EMD amount to be paid in favour of : Bank Of India, ARB Nasik, Account Number : 083790200000033, IFSC : BKID0000837 • Name/E-mail ID/ContactNo. of Authorised officer :- Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in/ 9525539994	12.75 1.30 0.10
4	Branch : ARB, Nasik A/c : M R PARAKH ELECTRONICS Ledger O/s : Rs. 265.95 lakh Address : Shop No. 1/2, Stadium Complex Building No. 5, M. G. Road, Nashik-422001	Residential plot : All that part and parcel of land of Western side of residential plot no-17, in Gat no. 283, Mathai Nagar, near Pachora road, at post Jamner, Taluka-Jamner, District-Jalgaon, PIN code : 424206 owned by Mr. Sunil Vishwanath Mahajan(Guarantor) having area admeasuring 200.71 Sq.Mtrs. Google coordinates of the property (Latitudes, Longitudes) : 20.806788, 75.7764304 Boundary : North : Road South : Plot no. 16 East : Part of plot no. 17 West : Indian railway land Date of Demand Notice : 20-03-2025 Date of Possession : 19-09-2025 Type of Possession : Symbolic • EMD amount to be paid in favour of : Bank Of India, ARB Nasik, Account Number : 083790200000033, IFSC : BKID0000837 • Name/E-mail ID/Contact No. of Authorised officer :- Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in/ 9525539994	49.57 5.00 0.10
	Branch : ARB, Nasik A/c : All that part and parcel of the property consisting of shop no. 225, Gannonchand Milkmaid no. 221,		10.96

5	Branch : ARB,Nasik A/c : M/s Shivam Krishi Seva Kendra Ledger O/s = 63.17 lakh Address : At post Pendgaon, Taluka : Sillod, District : Chhatrapati Sambhaji Nagar, Pin code : 431113	Property : All that part and parcel of the property consisting of survey no. 326, Grampanchayat Milkat no. : 231, area admeasuring 1614 square feet situated at Village Pendgaon (Amtana), Taluka Sillod, District : ChhatrapatiSambhajnagar (Previously known as Aurangabad) owned by Mr. Santosh Kashinath Ambhore, Pin code : 431113 Google coordinates of the property(Lattitudes, Longitudes) : 20.415624, 75.441493 Boundary : <table><tr><td>North : Property of Bhika Sandu Jadhav</td><td>South : Property of Dagduba Motiram Kevat</td><td>East : Cement road</td><td>West : Property of Ganpat Kaduba Bhalekar</td></tr></table> <table><tr><td>Date of Demand Notice : 02-02-2024</td><td>Date of Possession : 16-05-2024</td><td>Type of Possession : Symbolic</td></tr></table> • EMD amount to be paid in favour of : Bank Of India, ARB Nasik, Account Number : 083790200000033, IFSC : BKID0000837 • Name/E-mail ID/Contact No. of Authorised officer :- Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in/ 9525539994	North : Property of Bhika Sandu Jadhav	South : Property of Dagduba Motiram Kevat	East : Cement road	West : Property of Ganpat Kaduba Bhalekar	Date of Demand Notice : 02-02-2024	Date of Possession : 16-05-2024	Type of Possession : Symbolic	10.96 1.10 0.10
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Date of Demand Notice : 02-02-2024	Date of Possession : 16-05-2024	Type of Possession : Symbolic								
6	Branch : ARB, Nasik A/c : M/s Shivam Krishi Seva Kendra Ledger O/s = 63.17 lakh Address : At post Pendgaon, Taluka : Sillod, District : Chhatrapati Sambhaji Nagar, Pin code : 431113	Property : All that part and parcel of the property consisting of survey no. 332, Grampanchayat Milkat no. 235, area admeasuring - 20R(75 Sq.m. constructed & 1725 Sq.m. open space) situated at Village : Pendgaon (Amtana), Taluka : Sillod, District : Chhatrapati Sambhajnagar (previously known as Aurangabad) owned by Mr. Santosh Kashinath Ambhore, Pin code : 431113 Google coordinates of the property (Lattitudes, Longitudes) : 20.418647, 75.439412 Boundary : <table><tr><td>North : Land of Ganpat G Parkhe</td><td>South : Land of Sarvanchi Sampadit</td><td>East : Pandhari Road</td><td>West : Land of Trimbak S. Parkhe</td></tr></table> <table><tr><td>Date of Demand Notice : 02-02-2024</td><td>Date of Possession : 16-05-2024</td><td>Type of Possession : Symbolic</td></tr></table> • EMD amount to be paid in favour of : Bank Of India, ARB Nasik, Account Number : 083790200000033, IFSC : BKID0000837 • Name/E-mail ID/Contact No. of Authorised officer :- Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in/ 9525539994	North : Land of Ganpat G Parkhe	South : Land of Sarvanchi Sampadit	East : Pandhari Road	West : Land of Trimbak S. Parkhe	Date of Demand Notice : 02-02-2024	Date of Possession : 16-05-2024	Type of Possession : Symbolic	23.91 2.40 0.10
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Terms and Condition :

(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 PSB Alliance eAuction Portal the website <https://www.baanknet.com> (2) EMD Amount to be directly paid to PSB Alliance eAuction Portal vide generated challan and Payment Gateway, EMD E wallet should reflect the EMD Amount before start of E-Auction process in order to participate in bidding. (3) Date and time of Auction on 25/02/2026 between 11.00 AM to 5.00 PM. (IST). Unlimited extension of 10 Minutes each. (4) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/. (5) The intending bidders should hold a valid email ID and register their names at portal <https://www.baanknet.com> and get their User ID and password free of cost from PSB Alliance eAuction Portal whereupon they would be allowed to participate in online e-auction. (6) Prospective bidders may avail online help on E-Auction from PSB Alliance eAuction Portal through email support baanknet@psballiance.com and call centre number +91 8291220220. (7) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through TGS / NEFT / UPI Application to credit the same to PSB Alliance eAuction Portal vide generated challan. (8) 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. (9) EMD amount shall be adjusted in case of the highest / successful bidder, otherwise refunded to E wallet on finalization of sale. The EMD shall not carry any interest. (10) Interested parties can inspect the assets at site tentatively upto 24/02/2026 between 11.00 AM to 4.00 PM. For inspection of assets please contact Reserve Branch. (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 to concerned branch mentioned against the property 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 Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to 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 representation on the part of the Bank to sell the above asset/s. Bank/Authorized Officer reserves the right to cancel the sale for any reason 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 194-1A of Income Tax Act 1961 and TDS is to be made by the 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 subject to the exclusive jurisdiction of the Courts/Tribunals at Aurangabad / Mumbai. (18) Bidders should visit <https://www.baanknet.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.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 6(2) and 9(1) OF THE SARFAESI ACT, 2002

The borrower / guarantors / mortgagors are hereby notified to pay the sum as mentioned above along with interest, other charges and ancillary expenses before the date of e-Auction, failing which the asset will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Special Instruction / Caution

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the 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 necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date : 05/02/2026

Place : Nashik

 Sd/-
 Authorised Officer, Bank of India