

E-Auction and 30 Days Sale Notice of Immovable Assets Charged to the Bank on 27/12/2021, Between 11.00 PM To 5.00 PM (IST)

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 Rule 6(2) and 8(2) 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 immovable properties mortgaged / charged to the Secured Creditor, the 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.

S. N.	Name of Branch and Name Address of Borrowers / Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price EMD (Rs. in lakhs)	Date of Demand Notice Date & type of Possession	E-mail Id / Contact No. of Authorised Officer
1	Branch: Aundh Baner A/c Name:- M/s Viraj Enterprises, Prop:- Mr. Suryakant Dinkar Bhagat , Borrower Add:- Flat No. 18B, Siddharth Chambers, Appa Balwant Chowk, Budhwar Peth, Pune – 411002. (Amount outstanding:- Rs. 25.78 lakhs + future interest, legal expenses & cost and other charges etc. from 31/07/2019)	Commercial shop situated at Shop No. 1, Ground Floor, "Dattanagar Society" Plot No. 6, S. No. 2, Hissa No. 1/69, Vadgaon Sheri, Pune - 411 014. Area = 405 Sq ft = 37.63 Sqm. Boundary :- East -By Open (Plot) Space, West -By Open Space, North -By Road, South -By Parking	30.88 3.09	05/08/2019 03/01/2020 (Physical)	AundhBaner.Pune@bankofindia.co.in / 020- 27293107/ 27291817
2	Branch: Aundh Baner A/c Name:- Mrs. Premkavar & Mr. Hira Dhisa Ram Borrower Add:- Flat No. 404 (1 BHK), 4th Floor, B Wing, "Paramount Swamidham" S.no. 48/1A/1/2, Kondwa Bk, Pune 411 048. (Amount outstanding:- Rs. 27.64 lakhs + future interest, legal expenses & cost and other charges etc. from 16/09/2019)	All the piece & parcel of the property of Flat No. 404 (1 BHK), 4th Floor, B Wing, "Paramount Swamidham" S.no. 48/1A/1/2, Kondwa Bk, Pune 411 048 with car parking. Carpet Area – 53.41 Sq mt & terrace. Boundaries : East - Open Space, West - Flat No. 409 & 410, North - Flat No. 403, South - Flat No 405 & 406	25.10 2.51	05/10/2019 08/06/2021 (Physical)	AundhBaner.Pune@bankofindia.co.in / 020- 27293107/ 27291817
3	Branch: Fergusson Road Branch A/c Name:- Mr. Ram Narayan Tiwari , Borrower Add:- Residential flat no. 1, Stilt Floor, "Surabhi heights", S. No. 18/1B, 18/1A, 18/2, Warje Pune – 411 052 (Amount outstanding:- Rs. 33.08 lakhs + future interest, legal expenses & cost and other charges etc. from 30/06/2016)	Residential flat no. 1, Stilt Floor, "Surabhi heights", S. No. 18/1B, 18/1A, 18/2, Warje Pune – 411 052 owned by Mr. Ram Narayan Tiwari. Admeasuring area – 475 Sq Fts. Boundaries : East – Open Space & Internal Road, West – Duct & B Wing, North – Passage & Staircase, South – Internal Road & Flat of C Wing	20.38 2.04	27/07/2016 03/03/2021 (Physical)	FergussonRd.Pune@bankofindia.co.in 020-25532073/25532957
4	Branch: Pune Recovery Account - M/s Meat king Private Ltd., Reg Office : H.N. 109 ,At post Sawarde,Tah-Panhala,Dist-Kolhapur Directors & Guarantors- 1) Mrs.Ratnamala Pilaji Kunjir, Address: R.K.Bungalow, Sonai Park, Sr No. 32 , H.No. 221, Kharadi, Tah-Haveli Dist-Pune -411014 2) Mr.Ramakant Dinkarrao Londhe, Address: Near PCMC Garden, Flat No.10 ,Asawari Wing ,Malhar Society ,Pimple Gurav, Pune-411027 Guarantor : 1) Mr. Satish Dhondiram Chavan, Address:- Bungalow at S.No.348,Shriram Nagar at Village-Uchgaon,Tal.-Karveer, Dist.-Kolhapur-416005 (Amount Outstanding Rs. 330.43 lakhs + further interest from 30/06/2019, legal expenses & cost and other charges etc.)	Property No. 1 : Gat No, 345, Plot No 1 to 64, Village Katgaon, Tal, Tuljapur, Dist. Osmanabad-413601, Property is Owned by M/s Meat king Pvt. Ltd. through Director Usha Mahadeo Gandhale, Total Area : 11310.77 Sq.m. Bounded as : East -Khanapur Shiv Road, West - Gat No. 345, North -Gat No. 345 (Part), South - Gat No. 345 (Part)	70.13 7.02	02/08/2019 23/01/2020 (Symbolic)	Recovery.Pune@bankofindia.co.in 020-25536090/25531312
		Property No. 2 : Flat No. 702, 7th Floor, Building No. A, Kakade City Building A CHS Ltd, S. No. 16,18,19,51,53, Hingne Bk, Karvenagar, Pune – 411058. Area: Documented built up area of flat 1270 Sq ft , Terrace area = 190 Sq ft , Total BUA of Flat = 1460 Sq ft. Bounded as : East - Open, South - Open and Passage, West - Flat No. 701, North - Open.	94.88 9.49	02/08/2019 17/10/2019 (Symbolic)	Recovery.Pune@bankofindia.co.in 020-25536090/25531312
5	Branch: Pune Recovery Account:- M/s. Kamdhenu Dairy Products Address:- At/Post, Kokatnoor, Tal. Athani, Belgaum, Karnataka 591230. Partners: 1) Mr. Suresh Appanna Muddakannavar (Partner), 2) Mr. Siddappa Appanna Muddakannavar (Partner), 3) Mr. Basavaraj Appanna Muddakannavar (Partner), 4) Mr. Kallappa Bhimappa Muddakannavar (Partner), All at: - At/Post, Kokatnoor, Tal. Athani, Belgaum, Karnataka 591230. Guarantors: 1) Mr. Shahaji Deepaji Chavan, Address - 49, Dharmaraj Nagar. Shelgi Dist. Solapur 2) Mrs. Usha Mahadeo Gandhale, Address - At Gandhale Mala Post Inamgaon Tal. Shirur, Dist. Pune 412210. 3) Mrs. Ashvini Satish Chavan, Address - 606/1 Chaitanya Sankul Sahapuri 1 Lane, Kolhapur Pin – 416001. (Amount Outstanding Rs.331.04 lakhs + further interest from 30/06/2019, legal expenses & cost and other charges etc.)	Details of the Property : Property 1 : NA Plot at GAT No.109, Plot Nos. 1 to 57, Off. Hyderabad- Mumbai Highway, Near Dawal Malik Darga at village Itkal, Tal.- Tuljapur, Dist. Osmanabad, Maharashtra. Owned by Mr. Shahaji, Area: 10523.07 sqmtrs. Total area of Plot : 10523.07 Sqm. Situation of the Property: East: Land of Mr. Atul Sagare, West: Gat No.110, North: Land of Mr. Upase, South: Gat No. 113	65.24 6.53	02/08/2019 23/01/2020 (Symbolic)	Recovery.Pune@bankofindia.co.in 020-25536090/25531312
		Property 2 : Plot with Constructed Double Storey Residential bungalow at Gat No.762/2, Maouje Kashti, Shrigonda Road, Near Rajdhani Hotel, Tal.- Shrigonda, Dist. Ahmednagar. Area: Plot- 100 sqmtrs. Const : 251 sqmtrs. Owner: Mrs. Usha Mahadeo Gandhale (Guarantor) Area of Plot: Documented area of Plot 100 Sqm = 1076.4 Sft., Built up area of Bungalow as per sanctioned plan ground floor area = 900 Sft., First Floor area = 900 Sft., Total construction area = 251 Sqm = 2700 Sft Situation of the Property: East: Gat No. 762/1, West: Road & Property of Mr. Pathan, North: Gat No. 762/1, South: Propy of Mr. Shelar	45.16 4.52	02/08/2019 16/10/2019 (Symbolic)	Recovery.Pune@bankofindia.co.in 020-25536090/25531312
6	Branch: Pune Recovery Account:- M/s.Punyashlok Dairy Farm Pvt Ltd Address:- Gat No 52(P)Matoshri Niwas, Laware Vasti, Bhodegaon Post Padhegaon, Tal- Rahuri, Dist –Ahemadnagar, Pin 413715. Directors & Guarantors: 1) Mr. Kailas Dattatray Laware, 2) Mr.Satish Dattatray Laware, Both at : Matoshri Niwas, Laware Vasti, Bhodegaon Post Padhegaon, Tal- Rahuri, Dist –Ahemadnagar, Pin 413715. Guarantor: Mr. Dattatray Laxman Laware , Address:- Matoshri Niwas, Laware Vasti, Bhodegaon Post Padhegaon, Tal- Rahuri, Dist –Ahemadnagar, Pin 413715 (Amount Outstanding Rs.298.33 lakhs + further interest from 31/12/2016, legal expenses & cost and other charges etc.)	Registered Mortgage of Non agriculture land Situated at Gat No 52(P), milkat No, 138/1,138/2,82,82-B,82/1 and 139, Village Bodhegaon Tal, Rahuri, Dist Ahemadnagar, Belonging to M/S Punyashlok Dairy Farm Ltd., Total area of plot = 10950 Sq.m. Boundries of the Property : East - Road, South - Gat No. 53(P), West - Gat No. 53, North - Gat No.93	161.60 16.16	03/03/2017 30/05/2017 (Symbolic)	Recovery.Pune@bankofindia.co.in 020-25536090/25531312

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) **EMD Amount be directly paid to MSTC vide generated challan**, 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 **27/12/2021 between 11.00 PM 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 e-mail id and register their names at portal <https://www.mstcecommerce.com> and get their User ID and password free of cost from MSTC whereupon they would be allowed to participate in online e-auction. (6) Prospective bidders may avail online training on E-Auction from MSTC Contact Persons Mr. Argha Sengupta(M) +91 9231690249 (e-mail) argha@mstcindia.co.in, Mr. Rakesh Ranjan on (M) +91 9911700233 (e-mail) rranjan@mstcindia.co.in. (7) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS/NEFT/Fund Transfer to credit the same to MSTC 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 of finalization of sale. The EMD shall not carry any interest. (10) Interested parties can inspect the assets at site tentatively on **08/12/2021 between 11.00 AM to 5.00 PM**. For inspection of assets please contact Respective 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 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 (If not applicable then please delete it). (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 Pune only. (18) Bidders should visit <https://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.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 6(2) and 8(2) 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.