Bank of India | बैंक ऑफ़ इंडिया
Relationship beyond banking | रिश्तों की जमापूँजी

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

E-Auction and 30 Days Sale Notice of movable & Immovable Assets Charged to the Bank on 30 October 2025 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 (Rs. In lakhs)
1	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. 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
2	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. 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
3	Branch : ARB, Nasik A/c : Mayur Rajendra Parakh Ledger O/s = Rs. 60.21 lakh Address : Suvarnaraj bungalow, plot no. 27, Swami Vivekanand Marg, Gangapur Road, Nashik-422013	Residential bungalow:All that part and parcel of residential land & building situated at Suvarnaraj "Plot No. 27(p), Northern side part area admeasuring - 145 sqm, S.No. 683/2/28, F.P. No. 418, TPS II, Nashik Shiwar, Swami Vivekanand Marg, Shrirang Nagar, Opposite Mai Lele School, Gangapur Road, Nashik, Pin code : 422013 owned by Mr. Mayur Rajendra Parakh (Borrower). Boundary : North : Road | South : Part of plot no. 27 | East : Road | West : Plot no. 26 Date of Demand Notice : 20-03-2025 | Date of Possession : 20-06-2025 | 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	79.86 8.00
4	Branch : ARB, Nasik A/c : M/s. Krishna Autocomp Ledger O/s = Rs. 281.78 lakh Address : D-58, MIDC AMBAD, NASIK-422010	Industrial area commercial property : All that part and parcel of the property consisting of Land & Building at D-58 area admeasuring 1075 square meters, MIDC Ambad, Nasik-422010 along with construction (shed) thereon, leased in the name of M/s. Krishna Autocomp through it's partners Mr. Sanjeev K Sharma and Mrs. Nita Sanjeev Sharma. Boundary : North : Plot No. D-65 | South : 25.00 meter wide MIDC road | East : Plot No. D-59 | West: 18.00 meter wide MIDC road Date of Demand Notice : 01-02-2023 | Date of Possession : 25-04-2023 | 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	188.78 19.00
5	Branch : ARB, Nasik A/c : M/s Vijay Hatcheries Ledger O/S = Rs. 439.28 lakh Address : Flat no. 07, Sahil Park, near Vitthal Nagar, Behind Akash Petrol Pump, Dindori Road, Nasik-422007	Commercial Property : All that part and parcel of the property consisting of Commercial N.A. land at Gat No : 71(part) area admeasuring 12500 Sq.M. alongwith Poultry Shed construction area 2406.14 Sq.m. thereon situated at of Village-Oze, Taluka- Dindori, Dist-Nasik Pin code : 422202 owned by Mr. Hemant Rajaram Dhakane. Boundary : North : 12.00 meter wide road and Gat No. 72 | South : Remaining part land of Gat No. 71 | East : Remaining part land of Gat No. 71 | West : Land of Gat No.70 Date of Demand Notice : 24-04-2023 | Date of Possession : 08-08-2023 | 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	81.97 8.50

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Terms and Condition :

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(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 encumberances 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 be directly paid to PSB Alliance eAuction Portal vide generated challan and Payment Gatway, EMD E wallet should reflect the EMD Amount before start of E-Auctrion process in order to participate in bidding. (3) Date and time of Auction on 30/10/2025 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 RTGS / 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 of finalization of sale. The EMD shall not carry any interest. (10) Interested parties can inspect the assets at site tentatively upto 28/10/2025 between 11.00 AM to 4.00 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. (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 30 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 : 27/09/2025
Place : Nashik

Sd/-
Authorised Officer, Bank of India

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