बैंक ऑफ इंडिया
Bank of India BOI

Asset Recovery Management Branch

Bank of India Building, First Floor, 28, S. V. Road, Andheri (W), Near Andheri West Railway Station, Mumbai - 400 058 **Tel No.:** 26210406 / 07, **Email:** asset.mnz@bankofindia.bank.in

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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 proviso to Rule8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the following Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to Bank of India (Secured Creditor), the Constructive/Physical Possession of which has been taken by the Authorized Officers of Bank of India will be held on "as is Where is" "as is what is", and "whatever there is", for recovery of respective dues as detailed here under against the secured assets mortgaged/charged to Bank of India from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction platform provided hereunder.

E-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002 CUM NOTICE TO BORROWER / GUARANTOR

E-Auction on 28.04.2026 Sr. No.1, 2

(Rs. In Lakh)

Sr. No.	Names of the Account / Borrower/ Guarantor	Description of the properties	Reserve Price/ EMD Amount	Minimum Bid Increment	O/s Dues (Excluding Int, Penal Int & Exp)	Cersai Security Interest/ Asset Id	Date/ Time of on-site inspection of property	Contact No.
(1)	Mr. Vinod Vishnu Dalvi & Mrs. Vaishali Vinod Dalvi	Flat No. 1603, 16th Floor, Siddhiprabha Coperative Housing Society Ltd, Opp Reliance Digital, Appasaheb Marathe Marg, New Prabhadevi Road, Prabhadevi West, Mumbai - 400025, Carpet area: 260 sq ft., Built-up area: 312 sq ft. **(under Symbolic Possession)**	81.45 / 8.145	0.50	73.44	200077208438	**24.04.2026** 11.00 a.m. to 12.30 p.m.	79774 83885
(2)	Mr. Arbaaz Badshah Khan	Flat No. 704, 7th Floor, C Wing, Sai Sadan Building, Village Mulund, Near Vaishali Nagar Bus Depot, Shashtri Nagar, Bal Rajeshwar Road, Mulund West, Mumbai, - 400080.	37.21 / 3.721	0.25	46.65	200074258855	**09.04.2026** 11 am to 12 pm	75874 82384

Terms and Conditions of the E-auction are as under: E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE

	Khan	Rajeshwar Road, Mulund West, Mumbai, - 400080.	3.721			12 pm	

Terms and Conditions of the E-auction are as under: E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line".

The auction sale will be "online E-auction / Bidding through website – URL: https://BAANKNET.com on 1. E-Auction Date- 28.04.2026 (between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each)

E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites- https://www..bankofindia.co.in

Bidder may visit URL: https://BAANKNET.com , where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

- **Step 1:** Bidder / Purchaser Registration: Bidder to Register on e-Auction portal URL: 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 :** 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 poral.
- **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 : BAANKNET

Name	Team	Number	E-Mail
Helpdesk Number	PSB Alliance	8291220220	support.ebkray@psballiance.com & support.ebkray@procure247.com
Mr. Dharmesh Asher	PSB Alliance	9892219848	avp.projectmanager2@psballiance.com
Mr. Sudhir Panchal	iSourcing Technology	8160205051	sudhir@procure247.com

1. Intending bidders shall hold a valid e-mail address, for further details and query please contact BAANKN Helpdesk Number 8291220220 Helpline e-mailID support.BAANKNET@psballiance.com and **support.ebkray@procure247.com**
2. To the best of knowledge and information of the authorized officer there is no encumbrances on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer/secured creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
3. Earnest money deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the bank account as guided and mentioned in : https://BAANKNET.com portal before participating in the bid online.
4. The KYC documents are 1.Proof of Identification (KYC) viz. Voter ID Card/Driving License/Passport 2. Current Address Proof for communication 3. PAN Card of the bidder 4. Valid e-mail ID/contact number of the bidder etc.
5. Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.
6. Prospective bidders may avail online training on e-auction from : **https://BAANKNET.com portal.**
7. Bids shall be submitted through online procedure only in the prescribed formats with relevant details.
8. Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
9. The bid price to be submitted shall be above the reserve rice and bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand) for Reserve Price up to Rs. 20.00 lakhs/Rs. 25,000/- (Rupees Twenty Five Thousand) For Reserve Price above 20.00 – uo to 50.00 lakhs/ Rs. 50,000/- (Rupees Fifty thousand) For Reserve Price above 50.00- Up to 1.00 Crore / Rs. 1.00 (Rs. One Lakh) For Reserve Price above 1.00 Crore –up to 5.00 Crore / Rs. 5.00 Lakhs (Rupees Five Lakhs) for Reserve price above Rs.5 Crore –up to Rs. 10.00 Crore/ and 10.00 Lakhs (Rupees Ten Lakhs) for Reserve Price above Rs.10 Crore.
10. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
11. The earnest money deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
12. The earnest money deposit shall not bear any interest the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid immediately on acceptance of bid price by authorized officer on the same day or maximum by next day and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the bank. Default in deposit of the amount by the successful bidder at any stage would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of the property/amount.
13. The prospective qualified bidders may avail online training on e-auction from : https://BAANKNET.com portal prior to the date of e-auction neither the authorized officer nor the bank will be held responsible for any internet network problem power failure, any other technical lapse/failure etc. in order to ward off such contingent situation the interested are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-auction event.
14. 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.
15. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
16. The authorized officer/ bank is not bound to accept the highest offer and has absolute right and discretion to accept or reject any or all offers or adjourn postpone/cancel the e-auction or withdraw any property or portion there-of from the auction proceeding at any stage without assigning any reason there for.
17. The sale certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).
18. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. Further details inquiries if any on the terms and conditions of sale can be obtained from the contact numbers given.
19. If any participant deposits the EMD after registering himself and afterwards opt to not to bid, can reverse the bid amount through system as specified in : https://BAANKNET.com portal.
20. GST, wherever applicable, to be borne by successful bidder.

SALE NOTICE TO BORROWER/ GUARANTORS

The undersigned being the Authorized Officers of Bank of India are 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 Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of the dues with interest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notices to all of you under section 13(2) to pay the amount mentioned there on within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officers in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the property will be sold and balance due 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 of 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.

Date: 01.04.2026
Place: Mumbai

Sd/-
Authorized Officer
Bank of India
Asset Recovery Management Services Branch