

(APPENDIX IV A, II A) [SEE PROVISO TO RULE 8(6) READ WITH PROVISO TO RULE 9(1) AND RULE 6(2)]

MEGA E-AUCTION PUBLIC SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 read with proviso to Rule 6(2) for movable properties and 8(6) with proviso to rule 9(1) for immovable properties 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/hypothecated/pledged/charged to Bank of India (Secured Creditor), the constructive/physical possession of which has been taken by the Authorised Officers of the under mentioned Branches of Bank of India as Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" Basis on 27.05.2025, for recovery of bank dues + interest (as mentioned below against the properties) due to the Bank of India(Secured Creditor) from below mentioned borrowers/guarantors. The Reserve Price and Earnest Money Deposit will be as mentioned below against the properties. Detailed terms and conditions of the sale are mentioned below/refer to Website:(a) <https://www.bankofindia.co.in> /(b) <https://BAANKNET.COM>

DATE OF INSPECTION OF PROPERTIES : 16.04.2025 TO 26.05.2025 From 11.00 AM To 04.00 PM From Concerned Branch

Name of Branch & Address/ Account No.	Name of Account/ Borrower/ Guarantor/ Mortgagor	Details of property	Amount as per demand notice	Reserve Price	Name of the Authorised Officer	Date/ Time of E-Auction
			Demand Notice Date	EMD		
			Possession Type	Bid Increase Amount		
Branch : Jagraon Phone: 01624-222261, 222573 Email: Jagraon.Ludhiana@bankofindia.co.in IFSC Code : BKID0006519 Remaining Account Deposit Account No. 651990200000033	Mr. Kulwant Singh S/o Sher Singh & Mrs. Manjit Kaur W/o Kulwant Singh	All that part & parcel of residential land & building measuring 61 sq. yards as per Sale Deed No.1717 dated 27.07.2016 comprising residential property situated at MCJ No. 5001, near Subhash Gate Mohallan Tehlian, Tehsil Jagraon, Distt. Ludhiana in the name of Mrs. Manjit Kaur	Rs 7,37,940.91/-	Rs 8,01,000/-	Jashan Preet Singh Mobile: 9417786226	27.05.2025 11.00 A.M. to 5.00 P.M.
			11.09.2019	+TDS as applicable		
			Physical	Rs 80,100/-		
				Rs 10,000/-		
Branch : Muktsar Phone: 01633-261248 Email: Muktsar.Ludhiana@bankofindia.co.in IFSC Code : BKID0006330 Remaining Account Deposit Account No. 633090200000033	Mr. Pushpinder Singh S/o Mr. Bhagwan Singh & Mrs. Parminder Kaur W/o Mr. Pushpinder Singh	EQM of land owned by Mrs. Parminder Kaur W/o Mr. Pushpinder Singh measuring 6 Marla's 6/1204 share out of total property measuring 60 kanal's 4 Marla's situated at Rakba Bir Sarkar nr Shanti Niketan, Bhatinda Kotkapura bye pass Road, Muktsar vide Sale deed No 4778 dated 16.03.2016.	Rs 11,50,185/-	Rs 13,59,000/-	Sunhera Singh Mobile: 9466785696	27.05.2025 11.00 A.M. to 5.00 P.M.
			13.09.2019	+TDS as applicable		
			Physical	Rs 1,35,900/-		
				Rs 10,000/-		
Branch : Maur Mandi Phone: 01655-232361, Email: Maur Mandi.Ludhiana@bankofindia.co.in IFSC Code : BKID0006361 Remaining Account Deposit Account No. 636190200000033	M/s Shree Ram Furniture House	Residential Plot measuring 3-3/4 Marla situated at Khewat/ Khatauni No. 954/ 2489: Khasra No. 200/1/18/1/2(1-9) situated near Talwandi - Rampura Main Road, Maur Mandi, District Bathinda in the name of Mrs. Neetu Goyal W/o Ajay	Rs 6,09,139.81/-	Rs 3,89,000/-	Mr. Vipul Goyal Mobile: 7738336693	27.05.2025 11.00 A.M. to 5.00 P.M.
			17.09.2022	+TDS as applicable		
			Physical	Rs 38,900/-		
				Rs 10,000/-		
Kumar (1/2 share) and Mrs. Urmila Rani W/o Parshotam Kumar (1/2 share) (Area as per title deed is 113.43 Sq yards and area as per last valuation dated 14.10.2024 is 112.75 Sq yards).						
Branch : Jalalabad Phone: 01638-252099 Email: Jalalabad.Ludhiana@bankofindia.co.in IFSC Code : BKID0006376 Remaining Account Deposit Account No. 637690200000033	Mr. Gurjeet Singh S/o Mr. Tarsem Singh	Land measuring 3.5 marlas ie. 960 Sq. Ft. situated at Model Town, DAV College Road, Teh Jalalabad West, Distt Fazilka in the name of Sh. Gurjeet Singh S/o Mr. Tarsem Singh	Rs 8,84,039/-	Rs 6,40,000/-	Sunhera Singh Mobile: 9466785696	27.05.2025 11.00 A.M. to 5.00 P.M.
			28.04.2014	+TDS as applicable		
			Physical	Rs 64,000/-		
				Rs 10,000/-		
Branch : Rajpura Township Phone: 01762-224067, 224229 Email: Rajpuratownship.Ludhiana@bankofindia.co.in IFSC Code : BKID0006561 Remaining Account Deposit Account No. 656190200000033	M/s VP Gas Agency	Commerical vacant Plot No.31 Rajpura Pride Bhogia Road Land comprised in Kha/Kho No.347/590 Khasra No. 27/1/2(1(3-5), 3/2/1 (0-1), 9/1 (2-16), 9/2 (1-4), 12 (4-0), 19/1 (1-0), kite 6.1.92 Biswa Plot measuring (96 Sq Yds) Village. Neelpur Hadbast no.71 near Mark-fed Godown Rajpura Town Tehsil Rajpura Distt. Patiala	Rs 31,98,641.95/-	Rs 14,23,000/-	Sunehra Singh Mobile: 9466785696	27.05.2025 11.00 A.M. to 5.00 P.M.
			04.05.2017	+TDS as applicable		
			Physical	Rs 1,42,300/-		
				Rs 10,000/-		
Branch : Rampura Phul Phone: 01651-222831 Email: RampuraPhul.Ludhiana@bankofindia.co.in IFSC Code : BKID0006362 Remaining Account Deposit Account No. 636290200000033	M/s Jai Peer Fruit Co.	Residential Plot in the name of Mrs. Harbans Kaur W/o Sh. Buta Singh measuring 133 sq. yards situated at Behind GS Memorial Hospital Near Bathinda Railway Fatak New SBS Colony Rampuraphul Distt Bhatinda	Rs 5,68,611.67/-	Rs 3,95,000/-	Mr. Vipul Goyal Mobile: 7738336693	27.05.2025 11.00 A.M. to 5.00 P.M.
			18.04.2014	+TDS as applicable		
			Physical	Rs 39,500/-		
				Rs 10,000/-		

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER:- (1) E-auction is being held on "As is where is", "As is what is", & "Whatever there is" Basis and will be conducted "On Line". The auction will be conducted through the Bank's approved service provider **M/s PSB Alliance Pvt. Ltd., Mumbai** at the Web Portal (<https://BAANKNET.com>) E-auction Tender document containing online e-auction bid form,declaration,General Terms & Conditions of Online auction sale are available in websites: (a) <https://www.bankofindia.co.in> (b) <https://BAANKNET.com> (2) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/rights/dues/ affecting the properties, prior to submitting their bid. The E-Auction advertisement does not constitute and will be deemed to constitute any commitment or any representation of the bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. (3) **The intending purchasers/bidders are required to deposit EMD amount by own wallet Registered with M/s PSB Alliance Pvt. Ltd., Mumbai on its E-Auction site <https://BAANKNET.com> by means of RTGS/NEFT. (4) In case of sole bidder, he/she has to increase minimum 1 Bid from Reserve Price.** (5) The intending bidders should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E-auction, self attested copies of (a) Proof of Identification (KYC) viz. Voter ID Card/Driving Licence/Passport etc. (b) Current Address Proof for communication, (c) PAN card of the bidder (d) Valid e-mail ID (e) contact number (Mobile/Landline) of the bidders etc. to the Authorized Officer of above mentioned Branch of Bank of India. (6) Names of the Eligible Bidders, will be identified by the Bank of India above mentioned Branches to participate in online E-Auction on the portal <https://BAANKNET.com>, M/s PSB Alliance Pvt. Ltd., Mumbai will provide User ID and Password after due verification of PAN of the Eligible Bidders. (7) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid. (8) The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date and Time as mentioned above by way of inter-se bidding amongst the bidders. **The bidders shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount" against each property.** In case bid is placed in the last 10 minutes of the closing time of the e-auction, the closing time will automatically get extended for 10 minutes. The bidders who submits the highest bid amount (not below the Reserve Price) on closure of e-auction process shall be declared as Successful Bidder and a Communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor (9) **The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidders shall have to deposit 25% of the sale price including EMD already paid, immediately/before the end of next working days on acceptance of bid price by the Authorised Officer & 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 amount by the successful bidders would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidders shall have no claim/right in respect of property/ amount.** (10) The prospective qualified bidders may avail online training on e-Auction from M/s PSB Alliance pvt ltd, Mumbai prior to the date of e-auction. Neither the Authorised Officer/Bank nor M/s PSB Alliance Pvt. Ltd., Mumbai will be held responsible for any Internet Network Problem/Power failure/any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-Auction event. (11) The purchaser shall bear the applicable stamps duties/registration fee/other charges, etc. and also all the statutory/non-statutory dues, taxes, assessment charges, etc. owing to anybody. (12) The Authorised Officers/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for. (13) The Sale Certificate will be issued in the name of the purchasers/applicants only and will not be issued in any other names. (14) The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. For further details/enquires if any on the terms and conditions of sale can be obtained from Authorised Officer/Bank of India of above mentioned Branches or Bank's website (a) <https://www.bankofindia.co.in> (b) <https://BAANKNET.com> (15) For further details regarding the above properties/inspection of properties, the intending buyers may contact above mentioned branches of Bank of India. All the intending purchasers are also advised to visit <https://BAANKNET.com> For any information on procedure of e-auction. (16) The Authorised Officer or Bank shall not be responsible for any charge, lien, encumbrances or any other dues to the Government or anyone else in respect of immovable properties E-Auctioned. (17) The Bidders should get themselves registered on <https://BAANKNET.com> by providing requisite KYC documents and registration fee as per the practice followed by **M/s PSB Alliance Pvt. Ltd., Mumbai** well before the auction date. The registration process take minimum of two working days. (18) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with **M/s PSB Alliance Pvt. Ltd., Mumbai** at days. (Registration process is detailed on the above website). <https://BAANKNET.com> by means of NEFT/RTGS transfer from his bank account. (19) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with **M/s PSB Alliance Pvt. Ltd., Mumbai** is reflecting the EMD amount without which the system will not allow the bidder to participate in the e- auction. (20) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with **M/s PSB Alliance Pvt. Ltd., Mumbai** The Bidder has to place a request with **M/s PSB Alliance Pvt. Ltd., Mumbai** for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (21) The buyers shall bear the TDS and GST wherever applicable including other statutory dues, registration charges, stamp duty etc.