



BANK OF INDIA

(A GOVT. OF INDIA UNDERTAKING)

ZONAL OFFICE: SCO 102, RANJIT AVENUE,
DISTRICT SHOPPING CENTRE,
AMRITSAR. PH. 0183-5099346

MEGA E-AUCTION NOTICE
FOR SALE OF IMMOVABLE
PROPERTIES

E-Auction Sale Notice for Sale of Immovable / Movable Assets under the Securitisation and Reconstruction of the Financial Assets and Enforcement of the Security Interest Act, 2002 read with provision to Rules 6(2), 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the borrowers and guarantors that the below described moveable and immovable properties mortgaged / charged to Bank of India (Secured Creditor), the constructive / physical possession of these properties has been taken by the Authorised Officers of Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on 25-06-2025, 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://BAANKNET.com> (b) <https://www.bankofindia.co.in>

DATE OF THE INSPECTION OF PROPERTIES		LAST DATE AND TIME OF SUBMISSION OF EMD AND DOCUMENTS ON OR BEFORE		DATE AND TIME OF E-AUCTION		
12-06-2025 from 11.00 AM to 04.00 PM from Concerned Branch		EMD shall be deposited before participation in Auction Process i.e. 25-06-2025 by bidders own wallet registered with M/s PSB Alliance Pvt. Ltd. Mumbai on its E-Auction Site : https://BAANKNET.com		25-06-2025 from 11.00 AM onwards		
Name of the NPA Accounts / Branch Name	Owner of the Property	Description of the Movable and Immovable Properties / Nature of Possession	Demand Notice Date	Account Name / Number for Remaining Payment through RTGS / NEFT	Name of the Authorised Officer / Mobile no. / Email ID	Reserve Price
			Outstanding Amount			EMD
(1) M/s Jai Sharda Rice Mills, Mehatpur, Distt. Jalandhar through its Partners Mr. Karnail Singh S/o Mr. Ragbir Singh and Mr. Tajinder Pal Singh S/o Mr. Karnail Singh Branch : (Previous) Nakodar, Jalandhar and now shifted to ARB, Amritsar	Mr. Tajinder Pal Singh S/o Karnail Singh	Industrial Unit / Property measuring 3.575 Acre i.e. Rice Sheller M/s Jai Sharda Rice Mills situated at Main Baloki Road, Opp. Grain Market Mehatpur, falls in Revenue Estate of Village Khurampur, Sub Tehsil Mehatpur, Tehsil Nakodar, Distt. Jalandhar, vide Khasra no. 185/5/1/2 (3-10), 5/2/2 (2-8), 6/1 (3-12), 6/2 (4-8), 7/1/1 (3-3), 14/1/1 (0-5), 15/1 (3-7), 186/1/2 (2-14), 2/2 (2-9) 9/3 (0-2), 10/3 (1-16), 11/1 (3-18) (Free Hold Property - Physical Possession)	26-04-2016	Account Name : Intermediary Inward Outward Account no. 641290200000033 IFSC : BKID0006412	Mr. Mohit Garg (M) 99999-30463 Email : Arb.Amritsar@bankofindia.co.in	Rs. 4,00,05,000/-
			Rs. 16,93,10,038/48 + Interest, other charges w.e.f. 01-04-2016 and less recovery if any, till date affected			Rs. 40,00,500/-
						Rs. 4,00,000/-
(2) B. R. Sports through its Prop. Mr. Sonu S/o Mr. Harbans Lal, R/o House no. 591, Bhargav Nagar, Jalandhar Branch : (Previous) Avtar Nagar, Jalandhar and now shifted to ARB, Amritsar	Mr. Sonu S/o Mr. Harbans Lal	Equitable mortgage of Commercial Property measuring 6 Marla 231 sq.ft. (1 Marla = 272 sq.ft.), situated at Abadi Tilak Nagar, Village Khurila, Tehsil and Distt. Jalandhar, in the name of Mr. Sonu S/o Mr. Harbans Lal vide Title Deed no. 7394 dated 13-12-2019 Sub Registrar Jalandhar and Tatima Deed no. 8639 dated 27-01-2020 Sub Registrar Jalandhar (Free Hold Property - Physical Possession)	30-11-2022	Account Name : Intermediary Inward Outward Account no. 640690200000033 IFSC : BKID0006406	Mr. Mohit Garg (M) 99999-30463 Email : Arb.Amritsar@bankofindia.co.in	Rs. 41,75,000/-
			Rs. 63,31,256/32 + Interest, other charges w.e.f. 12-10-2022 and less recovery if any, till date affected			Rs. 4,17,500/-
						Rs. 40,000/-
(3) M/s Paras Enterprises through its Prop. Mr. Ramesh Kumar S/o Mr. Subhash Kumar, Jalandhar Branch : (Previous) Avtar Nagar, Jalandhar and now shifted to ARB, Amritsar	Mrs. Manila Puri W/o Mr. Ramesh Kumar	All that part and parcel of the Residential Property admeasuring 1.5 Marla (1 Marla = 272 sq. ft.), situated at New Shaheed Babu Labh Singh Nagar, Basti Bawa Khel, Jalandhar, in the name of Mrs. Manila Puri W/o Mr. Ramesh Kumar (Guarantor) vide Title deed no. 2019-20/187/1/4919 dated 16-09-2019 comprised in Hadbasi no. 311, Khewat no. 516, Khatuni no. 559, Khasra no. 14/1/19 as per fard Jamabandi for the year 2014-15 and bounded as North : Gali, South : Abadi, East : Abadi, West : Others (Free Hold Property - Physical Possession)	14-02-2023	Account Name : Intermediary Inward Outward Account no. 640690200000033 IFSC : BKID0006406	Mr. Mohit Garg (M) 99999-30463 Email : Arb.Amritsar@bankofindia.co.in	Rs. 5,40,000/-
			Rs. 96,20,364/72 + Interest, other charges and less recovery if any, till date affected			Rs. 54,000/-
						Rs. 10,000/-
(4) M/s Ess Eli Embroidery through its Partners Mr. Hitesh Sethi S/o Mr. Bharat Mohan Sethi and Mrs. Santosh Sethi W/o Mr. Bharat Mohan Sethi Branch : (Previous) Vijay Nagar, Amritsar and now shifted to ARB, Amritsar	Mrs. Santosh Sethi W/o Bharat Mohan Sethi	Equitable Mortgage of the Property situated at Private Plot no. 4 Khasra no. 589, 591, situated at Village Tung Pai, Sub-urban Abadi Preet Nagar, Amritsar, measuring 110 sq. yards, standing in the name of Mrs. Santosh Sethi vide Gift deed dated 07-08-2015, Vasika no. 6105, Bahi no. 1, Jild no. 6375, Page no. 4344. Private Plot no. 5, Khasra no. 589, 591, situated at Village Tung Pai Sub-Urban, Abadi Preet Nagar, Amritsar, admeasuring 555.26 sq. yards, standing in the name of Mr. Hitesh Sethi vide Gift Deed dated 06-08-2015, Vasika no. 6062, Bahi no. 1, Jild no. 6374, Page no. 4951. Property measuring 2 Kanals 3 1/2 Marlas (12 Marlas already sold out, out of 2 Kanal 15 1/2) situated at Village Tung Pai, Sub-urban, Khasra no. 588, Abadi Preet Nagar, Amritsar, standing in the name of Mrs. Santosh Sethi and Mr. Hitesh Sethi vide Sale Deed dated 27-01-2011, Vasika no. 14345, Bahi no. 1, Jild no. 4279, Page no. 4143 (Free Hold Property - Symbolic Possession)	06-12-2023	Account Name : Intermediary Inward Outward Account no. 630390200000033 IFSC : BKID0006303	Mr. Mohit Garg (M) 99999-30463 Email : Arb.Amritsar@bankofindia.co.in	Rs. 2,99,52,000/-
	Mr. Hitesh Sethi S/o Mr. Bharat Mohan Sethi		Rs. 90,77,117/80 and Rs. 68,51,720/50 and Rs. 1,09,18,110/90 + Interest, other charges and less recovery if any, till date affected			Rs. 29,95,200/-
	Mrs. Santosh Sethi and Mr. Hitesh Sethi					Rs. 3,00,000/-
(5) Mrs. Randeep Kaur W/o Sh. Ranveer Singh, West End Part, Sher Singh Colony, Guru Ram Dass Enclave, Near MS Property Dealer, Jalandhar 144001 and Mrs. Rama Rani W/o Ashok Kumar, House no. C-79, Near Rani Bat Wali Gali, Madhuban Colony, Basti Bawa Khel, Jalandhar 144021 Branch : Mai Hiran Gate, Jalandhar	Mrs. Randeep Kaur W/o Mr. Ranveer Singh	All that part and parcel of the Residential Property admeasuring 2 Marla 166 sq.ft (1 Marla 207 sq.ft.) comprised in Khasra no. 674, 1529/675, 1530/675, 677, 678, 679, 680, 681, 682, 1628/676, 1627/676 out of Khewat and Khatoni no. 196/213, Hadbasi no. 312 as per Jamabandi for the year 2012-13 situated at West End Part Guru Ram Dass Enclave, Basti Danishmandan, Tehsil and District Jalandhar, Punjab 144001, belonging to Mrs. Randeep Kaur W/o Mr. Ranveer Singh vide Sale Deed bearing Vasika no. 2018-19/187/1/2009 dated 30-10-2018 (Free Hold Property - Physical Possession)	21-05-2024	Account Name : Intermediary Inward Outward Account no. 640190200000033 IFSC : BKID0006401	Mr. Ramkhilari Sukhram Meena (M) 77920-83399 Email : MailHiranGate.Amritsar@bankofindia.co.in	Rs. 11,41,000/-
			Rs. 11,87,937/99 as on 21-05-2024 + Interest, other charges and less recovery if any, till date affected			Rs. 1,14,100/-
						Rs. 10,000/-
(6) Mr. Ajay Kumar S/o Sh. Dashedat Paswan and Mrs. Mamta W/o Sh. Ajay Kumar Branch : Mai Hiran Gate, Jalandhar	Smt. Mamta W/o. Sh. Ajay Kumar	Residential Property admeasuring 3.25 Marlas (One Marla = 207 sq. ft.) comprised in Hadbasi no. 158, Khatuni no. 146-147, Khasra no. 753/560/1, 764/560/2, 940/569, 765/569, 785/560/2, 764/560/2, 942/569, 776/560/2, 768/570, 941/570, 943/570, 786/569, 787/570, 766/570 as per Jamabandi for year 2017-2018, situated at House no. 33, Gali no. 2, New Guru Nanak Nagar, Near Nagra Railway Crossing, Village Nagra, Jalandhar, 144002, belonging to Mamta W/o Sh. Ajay Kumar by Sale deed no. 2020-21/187/1/3601 dt. 13-10-2020. (Free Hold Property - Physical Possession)	27-03-2024	Account Name : Intermediary Inward Outward Account no. 640190200000033 IFSC : BKID0006401	Mr. Ramkhilari Sukhram Meena (M) 77920-83399 Email : MailHiranGate.Amritsar@bankofindia.co.in	Rs. 13,98,000/-
			Rs. 14,89,317/27 + Interest, other charges w.e.f. 28-03-2023 and less recovery if any, till date affected			Rs. 13,98,000/-
						Rs. 15,000/-
(7) Sh. Deepak (Deceased) S/o Sh. Ram Lal through its Legal heirs Smt. Ruby W/o Late Sh. Deepak, R/o Village Ramgarh, Tehsil Phillaur, Distt. Jalandhar 144410 & Guarantor Tejinder Singh S/o Kashmira Singh, R/o Indira Colony, P.O. Tehang, Tehsil Phillaur, District Jalandhar Branch : Phillaur	Sh. Deepak S/o Sh. Ram Lal	Residential Property measuring 6.25 Marlas comprised in the Khata no. 38/46, Khasra no. 269 (7-8), 270/1 (7-2), 272/1 (5-4), 283/1 (0-9), 284/1 (0-0), Hadbasi no. 131, situated in the area of Village Ramgarh, Tehsil Phillaur and District Jalandhar, as per Jamabandi for year 2013-14, vide Registered Sale Deed bearing Vasika no. 2019-20/180/1/389 dated 10-06-2019 (Free Hold Property - Physical Possession)	24-01-2023	Account Name : Intermediary Inward Outward Account no. 641590200000033 IFSC : BKID0006415	Mr. Nirmal Singh Mahey (M) 94647-14214 Email : Phillaur.Amritsar@bankofindia.co.in	Rs. 15,49,000/-
			Rs. 16,23,688/58 + Interest, other charges w.e.f. 01-12-2022 & less recovery if any, till date affected			Rs. 1,54,900/-
						Rs. 15,000/-
(8) Sh. Suraj Parkash S/o Sh. Hakumat Rai Branch : Batala	Mrs. Poonam Rani W/o Sh. Suraj Parkash,	All that Part and parcel of the Property consisting of House no. B-XLIII-551 in city Batala, Factory, Ward no. 7, Refugee Camp (Gandhi Nagar), Batala, admeasuring 2.50 Marla, standing in the name of Mrs. Poonam Rani W/o Sh. Suraj Parkash, within the Registration of Sub Distt. Batala and Distt. Gurdaspur and bounded as North : Gali, South : Property of Factory, East : Property of Ram Murti, West : Property of Mr. Makhan Singh (Free Hold Property - Symbolic Possession)	21-11-2019	Account Name : Intermediary Inward Outward Account no. 635390200000033 IFSC : BKID0006353	Mr. Sanjay Kumar Baid (M) 72578-59933 Email : Batala.Amritsar@bankofindia.co.in	Rs. 7,62,000/-
			Rs. 2,19,000/- + Interest, other charges and less recovery if any till date affected			Rs. 76,200/-
						Rs. 10,000/-
(9) Mrs. Sangeeta W/o Mr. Sukhwinder Singh Branch : Circular Road, Amritsar	Sangeeta W/o Mr. Sukhwinder Singh	All that part and parcel of the Property consisting of situated at House no. F-13/49, Gali no. 3, Near Sun Valley School, Gopal Nagar, Majitha Road, Amritsar and bounded as North : Others Residence, South : Approach Cement Concrete Street 14-9 wide, East : House no. F-13/50 (H UID no. G-6/24156), West : House no. F-13/48 (H UID no. G-6/24158) (Free Hold Property - Symbolic Possession)	29-08-2023	A/c Name : Intermediary Inward Outward Account no. 632890200000033 IFSC : BKID0006328	Neelamadhaba Sahoo (M) 97774-12227 Email : CircularRoad.Amritsar@bankofindia.co.in	Rs. 23,08,000/-
			Rs. 24,56,909/64 + Interest, other charges and less recovery if any, till date affected			Rs. 2,30,800/-
						Rs. 10,000/-
(10) M/s Bond Metal through its Proprietor Mr. Balwant Singh S/o Mr. Karam Singh Branch : Jalandhar Industrial Area, Jalandhar	Smt. Jaspal Kaur W/o Sh. Balwant Singh	Residential Property situated at Plot no. 17, situated at Kailash Nagar, Industrial Area Jalandhar 144004, comprising Khasra no. 12629, 12650, 12677, 14205, 12618 to 12626, 26085/12627, 12628, 22911/12630 to 12631, 12633 to 12642, 12644, 12645, 12683, admeasuring 19 Marla 187 sq. ft. owned by Smt. Jaspal Kaur W/o Sh. Balwant Singh vide Sale Deed no. 84 dated 21-11-1984 and bounded as East : Road, West : Hind Murti Industries, North : Property no. 18 Jandu Valves, South : Property no. 11-13 Prime Traders (Free Hold Property - Symbolic Possession)	30-09-2023	A/c Name : Intermediary Inward Outward Account no. 640290200000033 IFSC : BKID0006402	Mr. Rakesh Dogra (M) 94656-28300 Email : JalandharIA.Amritsar@bankofindia.co.in	Rs. 90,77,000/-
			Rs. 49,55,397/75 + Interest, other charges and less recovery if any, till date affected			Rs. 9,07,700/-
						Rs. 90,000/-

All concerned to note please this publication is also a Statutory 30 Days Sale Notice under Rule 6(2), 8(6) and 9 of the SARFAESI ACT, 2002 to the Borrowers / Mortgagors / Guarantors

Terms and Conditions : (1) E-auction is being held on "As is where is", "As is what is" and "Whatever there is" will be conducted "On Line". The auction will be conducted through the Bank's approved service provider PSB Alliance Pvt. Ltd. at Web portal <https://BAANKNET.com>. E-auction Tender document containing online e-auction bid form, declaration, General terms & conditions of Online auction sale available in websites (a) <https://BAANKNET.com> (b) <https://www.bankofindia.co.in> (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) In case of sole bidder, he / she has to increase minimum 1 Bid from Reserve Price. (4) Names of the Eligible Bidders, will be identified by Bank of India above mentioned Branches to participate in online e-auction on webportal : <https://BAANKNET.com>. PSB Alliance Pvt. Ltd. will provide User ID and Password after due verification of PAN of the Eligible Bidders (5) It shall be the responsibility of the interested bidders to inspect & satisfy themselves about the properties before submission of the bid. (6) 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 (7) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the 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 on acceptance of bid price by the Authorised Officer & the balance of the sale price on or before 15th day of sale in above mentioned account. Please note that Cheque shall not be accepted. 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 the property / amount. (8) The prospective qualified bidders may avail online training on e-Auction from PSB Alliance Pvt. Ltd. prior to the date of the e-auction. Neither the Authorised Officer / Bank nor PSB Alliance Pvt. Ltd. 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 bidders are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-Auction event. (9) The purchaser shall bear the applicable stamps duties / registration fee / other charges, etc. and also all the statutory / non-statutory dues, taxes / TDS, assessment charges, etc. owing to anybody (10) The Authorised Officer / 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 auction proceedings at any stage without assigning any reason therefore (11) The Sale Certificate will be issued in the name of the purchaser / applicant only and will not be issued in any other names. (12) 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 & conditions of sale can be obtained from Authorised Officer / Bank of India of above mentioned Branches or Bank's website (a) <https://BAANKNET.com> (b) <https://www.bankofindia.co.in> (13) For further details regarding the above said 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 (14) 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 (15) The Bidder should get themselves registered on <https://BAANKNET.com> by providing requisite KYC documents & registration fee as per the practice followed by PSB Alliance Pvt. Ltd. well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (16) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with PSB Alliance Pvt. Ltd. at <https://BAANKNET.com> by means of NEFT transfer from his bank account. (17) 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 PSB Alliance Pvt. Ltd. is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (18) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with PSB Alliance Pvt. Ltd. The Bidder has to place a request with PSB Alliance Pvt. Ltd. for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs and any other charges (if any). (19) It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 I-A, if the aggregate of the sums credited or paid for such consideration is Rs. 50 Lakhs or more. TDS should be filed online by filing Form 26 QB and TDS Certificate to be issued in form 16B. The purchaser has to produce the proof of having deposited the income tax in to the government account.

DATE : 19-05-2025

PLACE : AMRITSAR

SD- AUTHORISED OFFICERS (BANK OF INDIA)