

**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.co.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 Rule 8(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 properties 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 Date- 24.12.2025)

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)	Date/ Time of on-site inspection of property	Contact No.	(Rs. In Lakh)
1	M/s. Mathurabai Narkhede Memorial Trust Guarantor 1. Mr Ramesh Rambhau 2. Mr. Sudhakar Rambhau Narkhede 3. Mrs. Surekha Rambhau Narkhede	Shop No-22, Wing A, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	39.00/ 3.90	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
2		Shop No-35, 36, 37, Wing A, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	106.00/ 10.60	1.00	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
3		Shop No-38, 39, Wing A, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	77.50/ 7.75	0.50	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
4		Shop No-11, Wing B, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	27.50/ 2.75	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
5		Shop No-42, Wing B, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	39.00/ 3.90	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
6	M/s. Mathurabai Narkhede Memorial Trust Guarantor 1. Mr Ramesh Rambhau Narkhede 2. Mr. Sudhakar Rambhau Narkhede 3. Mrs. Surekha Rambhau Narkhede	Shop No-44, Wing B, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	39.00/ 3.90	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
7		Shop No-46, Wing B, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	28.10/ 2.81	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
8		Shop No-49, Wing B, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	27.00/ 2.70	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
9		Shop No- 54, Wing B, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	66.00/ 6.60	0.50	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
10		Shop No- 57, Wing B, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	28.10/ 2.81	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
11		Shop No- 59, Wing B, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	39.00/ 3.90	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
12		Shop No- 13, 14, Wing C, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	55.00/ 5.50	0.50	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
13	M/s. Mathurabai Narkhede Memorial Trust Guarantor 1. Mr Ramesh Rambhau Narkhede 2. Mr. Sudhakar Rambhau Narkhede 3. Mrs. Surekha Rambhau Narkhede	Shop No- 65, 71, Wing C, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	66.00/ 6.60	0.50	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
14		Shop No- 66, 68, 69, Wing C, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	56.50/ 5.65	0.50	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
15		Shop No- 67, 68, 69, Wing C, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	105.00/ 10.50	1.00	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
16		Shop No- 72, Wing C, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	28.10/ 2.81	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
17		Shop No- 79, 80, 81, Wing C, Podium Level, Situated at Purna Nagar Complex, Village-Chikhali, bearing Gat No-774, in the registration district of Haveli No-14, Dist-Pune. (Symbolic Possession with Bank)	106.00/ 10.60	1.00	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
18	M/s. Mathurabai Narkhede Memorial Trust Guarantor 1. Mr Ramesh Rambhau Narkhede 2. Mr. Sudhakar Rambhau Narkhede 3. Mrs. Surekha Rambhau Narkhede	Flat No - C-13, 3rd Floor, "RAJASYOG", situated at Plot No-88B, Sector No-7, Bhosari, within the limits of Registrar Sub District of Haveli No-5, District – Pune (Symbolic Possession with Bank)	35.50/ 3.55	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	

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)	Date/ Time of on-site inspection of property	Contact No.	(Rs. In Lakh)
19		Flat No – D-11, 3rd Floor, "RAJASYOG", situated at Plot No-88B, Sector No-7, Bhosari, within the limits of Registrar Sub District of Haveli No-5, District – Pune (Symbolic Possession with Bank)	35.50/ 3.55	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
20		Flat No – D-12, 3rd Floor, "RAJASYOG", situated at Plot No-88B, Sector No-7, Bhosari, within the limits of Registrar Sub District of Haveli No-5, District – Pune (Symbolic Possession with Bank)	35.50/ 3.55	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
21	M/s. Mathurabai Narkhede Memorial Trust Guarantor 1. Mr Ramesh Rambhau Narkhede 2. Mr. Sudhakar Rambhau Narkhede 3. Mrs. Surekha Rambhau Narkhede	Flat No – D-13, 3rd Floor, "RAJASYOG", situated at Plot No-88B, Sector No-7, Bhosari, within the limits of Registrar Sub District of Haveli No-5, District – Pune (Symbolic Possession with Bank)	35.50/ 3.50	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
22		Flat No – D-14, 3rd Floor, "RAJASYOG", situated at Plot No-88B, Sector No-7, Bhosari, within the limits of Registrar Sub District of Haveli No-5, District – Pune (Symbolic Possession with Bank)	35.50/ 3.55	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
23		Flat No – E-11, 3rd Floor, "RAJASYOG", situated at Plot No-88B, Sector No-7, Bhosari, within the limits of Registrar Sub District of Haveli No-5, District – Pune (Symbolic Possession with Bank)	31.50/ 3.15	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
24		Flat No – H-11, 3rd Floor, "RAJASYOG", situated at Plot No-88B, Sector No-7, Bhosari, within the limits of Registrar Sub District of Haveli No-5, District – Pune (Symbolic Possession with Bank)	31.50/ 3.15	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	
25		Flat No – H-12, 3rd Floor, "RAJASYOG", situated at Plot No-88B, Sector No-7, Bhosari, within the limits of Registrar Sub District of Haveli No-5, District – Pune (Symbolic Possession with Bank)	31.50/ 3.15	0.25	1030.00	16.12.2025 (12:00PM To 3.00PM)	9937706007	

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 24.12.2025

(E-Auction Date- 24.12.2025) (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 portal.
- ❖ 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.projectmanager@psballiance.com
Mr. Sudhir Panchal	iSourcing Technology	8160205051	sudhir@procure247.com

- Intending bidders shall hold a valid e-mail address, for further details and query please contact BAANKNET Helpdesk Number 8291220220 Helpline mobile ID support.ebkray@psballiance.com and support.ebkray@procure247.com
- 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.
- Earliest 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