



Specialised Asset Recovery Management Branch
Mezzanine Floor, 70/80 M. G. Road, Fort, Mumbai-400 001
Tel. 022-22673549, E-mail : SARM.MumbaiSouth@bankofindia.co.in

E-AUCTION FOR SALE OF MOVEABLE / IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical/Symbolic possession of which has been taken by the Authorised Officer of Bank of India, SARM Branch, will be sold on "As is Where is" "As is what is", and "Whatever there is" on 25.02.2022, for recovery of respective dues plus interest and charges up to date due to the Bank of India from respective borrower. The reserve price and earnest money deposit amount shall be as mentioned below in the table. The sale will be done by the undersigned through e-auction platform provided at the web portal.

Sr. No.	Name of the borrowers/ Guarantor and Amount outstanding	Description of the properties	Reserve price (Rs. In lakhs)	EMD of the property (Rs. In lakhs)	Contact Number
1	M/S Navyam Conmat Pvt. Ltd., Dir./Guar. Shri Hitesh Anantra Kar, Mr. Anantra Mathur Kar, Amt. O/S Rs. 1,60,84,879.19 + Interest + Expenses .	Unit No. 118, 1st Floor, B wing, SOLARIS-I PREMISES CO-OP. SOC. LTD., on plot bearing 46, 47, Hissa No.1(Pt)& 48(Pt) and City Survey No. 98 & CTS No. 101, 100/1, Village Tungwa, Opp. L & T Gate No. 6, Saki-Vihar Road, Andheri (East), Mumbai-400 072. Area 558 sq.ft. Built-up.	42.51	4.30	7080348500/ 022-22673549
2	Onega Consort Pvt. Ltd., Borrow/Guar. Mr. Milan Vishnu Hardikar and Smt Mandakini Mukund Mungi, Amt. O/S Rs. 3,08,86,564/- + Interest + expenses	Industrial land and Building premises situated at Plot No. 2-B, Revenue Survey No. 1/1, ½(pt), 2(pt), 34(pt) and 48 (pt) The Lonavala Industrial Co-op. Estate Ltd., Village Nagargoan, Lonavala, District Pune-410401 Area of land 4225 sq.ft. together with Industrial shed admeasuring 3000 sq.ft.	65.40	6.60	7506598687/ 022-22673549
3	M/s Divs Laboratories Ltd., Dir./Guarantor, Mr. Pradip Nathmal Lohia, Mrs. Niroo Pradip Lohia and Mr. Pankaj Mangilal Jalan, Amt.O/S Rs. 8,75,85,614.91 + Interest + expenses/charges	Godown No. 101,102 and 103, 1st Floor, Ganesh Copound, Survey No. 181/1p, 181/2p,188/2p, village purna, Bhiwandi, Bhiwandi Road, Bhiwandi, District Thane-421302 Area 5674 sq.ft. built up	86.81	8.70	7506598687/ 022-22673549
4	ASFA International Prop/Guar. Mr. Mushir Ahmed Khan, Mrs. Rubina Z A Khan, Mr. Afroz Alam Mohd Samiullah, Amt O/S Rs. 1,79,80,951.37 + interest + expenses	Flat No. 404, 4th floor, Deep Sagar CHS Ltd., Plot No. 25, Sector 19, Nerul (East) Navi Mumbai-400 076 Built up Area-510 Sq.ft. (Under Symbolic Possession)	60.00	6.00	9934041801/ 022-22673549
5	ASFA International Prop/Guar. Mr. Mushir Ahmed Khan, Mrs. Rubina Z A Khan, Mr. Afroz Alam Mohd Samiullah, Amt O/S Rs. 1,79,80,951.37 + interest + expenses	Plot on survey No. 15/2, 48/5, Plot No. 2, Khardi-Vaitarna Road, Village-Ghanpada Tal-Shahpur, Dist-Thane Area- 747 Sqmt.	61.00	6.10	9934041801/ 022-22673549
6	JMV Enterprises Pvt. Ltd., Dir./Guar Shri Jagmohan V. Naula, Shri Manmohan V. Singh Naula, Shri Prakash M. Kanojia, Amt. O/S Rs. 16,90,75,232.00 + Interest + expenses	Land & Building at Plot No. A-153, Phase-I, MIDC, Dombivali Industrial Area, Village Asade-Golivali, Taluka Kalyan, Dombivali (East), Thane-421201. Area 1225 sq.mt. (Symbolic Possession)	274.00	27.40	7080348500/ 022-22673549
7	M/S Bhagalaxmi Steel Pvt. Ltd., Dir./Guar. Mr. Gumansingh Bhoorsingh Rajpurohit, Pukhraj Jasraj Sharma, Amount O/S Rs. 2,60,22,816=60 + Interest + Expenses	Unit No. 308, 3rd Floor, Ganatra Industrial Estate Premises Co-op. Soc. Ltd., Pokhran Road No.1, Khopat, Near Cadbery Junction, Village Panchpakhadi, Thane (West)-400601 Area 500 sq.ft. Built-up. (Under Symbolic Possession)	63.00	6.30	7080348500/ 022-22673549
8	M/S Bhagalaxmi Steel Pvt. Ltd., Dir./Guar. Mr. Gumansingh Bhoorsingh Rajpurohit, Pukhraj Jasraj Sharma, Amount O/S Rs. 2,60,22,816=60 + Interest + Expenses	Unit No. 309, 3rd Floor, Ganatra Industrial Estate Premises Co-op. Soc. Ltd., Pokhran Road No. 1, Khopat, Near Cadbery Junction, Village Panchpakhadi, Thane (West)-400 601 Area 500 sq.ft. Built-up. (Under Symbolic Possession)	63.00	6.30	7080348500/ 022-22673549
9	Kismat Enterprises Borrower/Guar. Mr. Yusuf Nasir Khan, Mrs.Kismat Jan Nasir Khan, Amt O/S. 2,13,48,521.25 + interest + cost + charges/Exp	Bungalow No. 12, Ground plus 1st Floor, Anmol Villa, Mira Bhayander Road, Shanti Vidyanagari, Hatkesh, Mira Road East, Dist. Thane-401107. Plot Area 2451 sq.ft. and Constructed area 2114 sq.ft. Carpet Area=1770 sq.ft. (Under Symbolic Possession)	211.40	21.20	7506598687/ 022-22673549
10	Swami Samartha Hygiene Prop./Guar. Mr. Santosh Kashinath Iswalkar, Mrs. Nutan Santosh Iswalkar, Mr. Jagdish Poonamchand Rawat, Amt O/S. 1,64,52,651.04 + interest + charges + expenses	Residential cum Commercial Apartment at S. No. 770, Sitaram Bhavan, Old Agra Road, Taluka Igatpuri, District Nasik-422403. Area Built-up Grd. Floor 1663.06 sq.ft. 1st floor 2078.92 sq.ft. 2nd Floor 2078.92 sq.ft. (Under Symbolic Possession)	250.00	25.00	7506598687/ 022-22673549
11	Bharat Parabolic Springs Pvt. Ltd., Dir./Guar. Shri Jaspal Singh Bhasin, Tarvinder Singh Bhasin, Sarabhajit Singh Bhasin Mrs. Prabhajit Kaur Bhasin, Mrs. Sanmeet Kaur Bhasin and Mrs. Maneet Kaur Bhasin. O/S Rs. 9,17,32,044=95 + Interest + Expenses	Land & Bldg. at Plot 295,Village Lahe, Mumbai-Nasik Rd., Near Durga Petrol Pump, Tal. Shahapur, Dist. Thane-421603 Land area 19,200 Sq.mtr.	510.00	51.00	7506598687/ 022-22673549

Terms and Conditions of the E-auction are as under :

- The sale will be done on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" is will be conducted "On Line".
- E-Auction bid form, Declaration, General Terms and Conditions of online auction sale are available in websites - a. <https://www.bankofindia.co.in>, b. <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>
- Bidder may visit <https://www.ibapi.in>, where "Guidelines" for bidder 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 Platform (link given above) using his mobile number and email-id.
Step 2 : KYC verification : Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take two working days.)
Step 3 : Transfer of EMD amount to Bidder Global EMD Wallet : On line/off-line transfer of fund using NEFT/Transfer using challan generated on e-Auction Platform.
Step 4 : Bidder process and Auction Result : Interested registered bidder can bid online on e-Auction platform after completing step 1, 2, and 3.

Helpline Details/Contact person Details of MSTC :

Toll free Number : 18001035342			
Name	E-mail ID	Land line Number	Mobile Number
Shri Argha Sengupta,CM	argha@mstcindia.co.in		09231690249
Smt. Srabani Barai, Manager	sbarai@mstcindia.co.in		09051077886
Shri Rakesh Ranjan, AM	rranjan@mstcindia.co.in		09911700233
Shri Ritesh Nath, DM	rnath@mstcindia.co.in		09668551395
Shri Bishnupada Barik, SM(F&A)	bbarik@mstcindia.co.in	2289-5064(D)	09088013889
Shri Surajit Hembram, DM(F&A)	shembram@mstcindia.co.in		09886855560

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting 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 Authorised 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.
- The date of on line E-auction will be between 11.00 AM to 5.00 PM on 25-02-2022.**
- Date of Inspection will be between **10-02-2022 to 20-02-2022 between 1.00 PM to 4.00 PM** with prior appointment with above mentioned contact numbers and Bank of India, SARM BRANCH contact nos. 022-22673549.
- Bid shall be submitted through online procedure only.
- The Bid price to be submitted shall be above the Reserve price and bidders shall improve their further offer in **multiple of Rs. 1,00,000/- (Rupees One lakh only) in respect of Sr. No. 6 and 10 and in multiple of Rs. 25,000/- (Rupees Twenty Five Thousand only) in respect of Sr. No. 1,2,3,4,5,7,8,9.**
- Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.
- Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- 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 bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorised Officer 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 amount by the successful bidder 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 property/amount.
- Neither the Authorised Officer/Bank nor e-Auction service provider 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 back-up etc. for successfully participating in the e-Auction event.
- The purchaser shall bear the applicable stamp duties/Registration fee/other charges, etc. and also all the statutory/non-statutory dues, taxes, assessment charges, etc. owing to anybody.
- The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion 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.
- 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).
- The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

SALE NOTICE TO BORROWER/GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is 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 Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer 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 same as mentioned above before the date fixed for sale failing which the property will be sold and balance 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.

Sd/
Date : 05-02-2022
Place : Mumbai
Authorized Officer
Bank of India

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BOI

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