

**E-AUCTION FOR SALE OF IMMOVABLE 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 provisions in Rule 8(b) 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 earmarked/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 sold on "as is where is" "as is what is" and "whatever there is" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank of India from the respective Borrower(s) and Guarantor(s). The reserve price and the earned money deposit is given there against every property as under

The sale will be done by the undersigned through e-auction platform provided here under

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

(Rs. In Lakh)

Sl. No.	Name of the Branch/Borrower/Guarantor	Description of the properties	Reserve price/EMD Amount/Last Date (for sale of EMD)	Rs./Sq. Feet (including 1st Floor) & Plot in Lakh	Time/Time of on-site inspection of property	EMD/No.
1	New Parcel Branch Mr. NIRAJ SURESH ROY & Mrs. RADHKA R SINGH	Combined Flat No. 401 (on 4th floor) and 501 (on 5th floor) built on 84'x90' Street Gulercher CHS Ltd. Plot No. 140, 138 & 136, Sector 13, New Parvati, Tal. Parvati, Dist. Raigad (em-422201) (Total Built Up Area= 929.00 Sq. Ft.) (SYMBOLIC Possession is with Bank)	72.30 7.236 25.02.2022 (08 Start of e-Auction)	14.36.32 LAP-14.32 50.62	15.02.2022/ 11 am to 4 pm	022- 27455194/ 7715937585
2	New Parcel Branch Mr. NIRAJ SURESH ROY & Mrs. Shree Radhka Enterprises	Flat no 1105 11th floor & emp. Baitop Anjan CHS Ltd. Plot No.-311 365, 367, 363 & 375, Village-Parvati Tal. Parvati, Dist-Raigad / Built Up Area= 1018.25 Sq. Ft. (SYMBOLIC Possession is with Bank)	113.90 11.390 25.02.2022 (08 Start of e-Auction)	14.42.33 Business Loan-50.46 82.81	15.02.2022/ 11 am to 4 pm	022- 27455194/ 7715937585
3	New Parcel Branch Mr. Suresh Kumbh Khande	Flat No. 002, Ground Floor, B-Wing, Gurukul CHS Ltd. Plot No.- 13A, Sector -08, Karamba, Tal-Parvati, Dist-Raigad/ (Built Up Area= 411.00 Sq. Ft.) (SYMBOLIC Possession is with Bank)	31.90 3.19 25.02.2022 (08 Start of e-Auction)	14.87	15.02.2022/ 11 am to 4 pm	022- 27455194/ 7715937585
4	New Parcel Branch Mr. Carish Said Khan	Flat No.- 101, 1st Floor, A Wing, PSE View CHS Ltd. Old Survey No.-476A, comprising of Cadastral Survey No.-218 220A & 220B, Plot No.-4/7A, Bunder Road Parvati, Tal-Parvati, Dist-Raigad/ (Built Up Area= 541.00 Sq. Ft.) (SYMBOLIC Possession is with Bank)	36.33 3.633 25.02.2022 (08 Start of e-Auction)	16.09	15.02.2022/ 11 am to 4 pm	022- 27455194/ 7715937585
5	New Parcel Branch Mr. Santosh B Dongare (Borrower) & Mrs. Arvi Santosh Dongare (Co-Borrower)	Flat No.401, 4th floor, PRAYAG MEADOWS Phase-1, Survey No.- 19/1A/3, Village-Vichumb, Tal-Parvati, Dist-Raigad-410206 Built Up Area= 341.47 Sq. Ft. (SYMBOLIC Possession is with Bank)	33.56 3.356 25.02.2022 (08 Start of e-Auction)	16.73	15.02.2022/ 11 am to 4 pm	022- 27455194/ 7715937585
6	Bliswadi Branch Mrs. Navally Fabrics Prop. Mohd. Kaleem Mohd. Shabir Ansari Property is in the name of Guarantor Mrs. Washe Mohd. Kaleem Ansari	Flat No.- 1, 2nd Floor, Municipal House No.- 392A on Plot bearing Survey No.- 62 Pl and 65 Pl. Plot No-15 situated at 4th Nazarpura, tal-shiwani, dist-Thane/ Built Up Area= 756.04 Sq. Ft. (SYMBOLIC Possession is with Bank)	20.57 2.057 25.02.2022 (08 Start of e-Auction)	50.80	15.02.2022/ 11 am to 4 pm	02522- 256002/ 8653913545
7	Bliswadi Branch Mrs. Navally Fabrics Prop. Mohd. Kaleem Mohd. Shabir Ansari Property is in the name of Guarantor-Mrs. Fatima Mohammad Sabir Ansari	Flat No.- 2, 2nd Floor, Municipal House No.- 392A on Plot bearing Survey No.- 62 Pl and 65 Pl. Plot No-15 situated at 4th Nazarpura, tal-shiwani, dist-Thane/ Built Up Area= 854.00 Sq. Ft. (SYMBOLIC Possession is with Bank)	23.51 2.351 25.02.2022 (08 Start of e-Auction)	50.80	15.02.2022/ 11 am to 4 pm	02522- 256002/ 8653913545
8	Bliswadi Branch Mrs. Navally Fabrics Prop. Mohd. Kaleem Mohd. Shabir Ansari Property is in the name of Guarantor-Mrs. Shaheen Mohammad Azim Ansari	Flat No.- 4, 2nd Floor, Municipal House No.- 392A on Plot bearing Survey No.- 62 Pl and 65 Pl. Plot No-15 situated at 4th Nazarpura, tal-shiwani, dist-Thane (Built Up Area= 848.00 Sq. Ft.) (SYMBOLIC Possession is with Bank)	23.07 2.307 25.02.2022 (08 Start of e-Auction)	50.80	15.02.2022/ 11 am to 4 pm	02522- 256002/ 8653913545
9	Khanda Colony Branch Mr. Bhagwan Karbal Gundia (Borrower) & Mrs. Asha Bhagwan Gundia (Co-Borrower)	Flat No. 204, 2nd Floor, SAU PRERNA CHSL. Plot No.-1, Factor 2A, Karapole, Navi Mumbai. Tal -Parvati, Dist - Raigad, Maharashtra-410209. Built Up Area= 276.00 Sq. Ft. (SYMBOLIC Possession is with Bank)	16.50 1.65 25.02.2022 (08 Start of e-Auction)	8.81	15.02.2022/ 11 am to 4 pm	022- 27468082/ 9334303344

Date and Time of E-auction- 25.02.2022 from 11.00 AM to 5.00 P.M. (IST) with unlimited extensions of 5 minutes duration  
Inspection date and time of properties- On 15.02.2022 from 11 am to 4 pm with prior appointment with above mentioned respective branches on the contact nos. given against branches.

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

E-auction is being held on "as is where basis", "as is as what is basis" and "whatever there is basis" and will be conducted "On Line". The auction will be conducted through Government of India approved service provider e-SWTX Integrated Portal (<https://ibapi.in>). E-Auction bid form, Declaration, General Terms and Conditions of online auction sale are available in website (<https://www.bankofindia.co.in>)

The Auction sale will be on line E- Auction/Bidding through website <https://www.motecommerce.com/auction/home/ibapi/index.jsp> on 25.02.2022 from 11.00 AM to 5.00 P.M. (IST) with unlimited extensions of 5 minutes duration.

- The sale will be done by the undersigned through e-auction platform provided at the website <https://www.motecommerce.com> on the date and time mentioned above. The intending Bidders/Purchasers are requested to register on portal <https://www.motecommerce.com/auction/home/ibapi/> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (only take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online Global EMD wallet and in advance before the auction time. In case EMD amount is not available in Global EMD wallet, system will not allow to bid. The Registration, Verification of KYC documents and transfer of EMD in wallet must be completed well in advance before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>= EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.
- Intending bidders shall hold a valid e-mail address. For further details and query, please contact IBAPI, Help Line No. 1800123626 or 011-41106121 Help Line e-mail ID: [ibapi@bankofindia.in](mailto:ibapi@bankofindia.in).
- To the best of knowledge and information of the Authorized 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 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 claim/ rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding properties put for sale.
- Earnest money deposit (EMD) shall be deposited through RTGS/NEFT/Fund transfer to the banked account as guided and mentioned in IBAPI portal before participating in the bid online.
- Successful bidder has to submit Hard copy of KYC documents to respective branches as mentioned in above table and scan copies to be forwarded to the authorized officers to [APD.Navinmumbai@bankofindia.co.in](mailto:APD.Navinmumbai@bankofindia.co.in).
- The KYC documents are (i) proof of identification (KYC) i.e. Voter ID, Card/Covering Licence/Passport etc. (ii) Current address proof for communication, (iii) PAN card of the bidder (iv) valid e-mail ID (v) contact No. (Mobile/Landline) of the bidder.
- Date of inspection will be on 15.02.2022 as mentioned in table above from 11.00 AM to 4.00 PM ONLY with prior appointment with above mentioned respective branches on the contact nos. given against branches.
- Prospective bidders may avail online tracing on e-auction from IBAPI portal.
- Bids shall be submitted through online procedure only in the prescribed format with relevant details.
- Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
- The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 0.25 lakh (Rupees Twenty Five Thousand only).
- 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 the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
- The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to pay 25% of the purchase amount (including Earned 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 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.
- The prospective qualified bidders may avail online tracing on e-auction from IBAPI portal, prior to the date of e-auction. Neither the Authorized officer nor the Bank will be held responsible for any internet related problem/Power failure/any other technical issues/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 back-up etc. For successfully participating in the E-auction event.
- The purchaser shall bear the applicable stamp duties/Registration fees/other charges etc. and also of the statutory/mandatory dues, taxes assessment charges etc. owing to anybody. TDS as applicable in properties above Rs. 50.00 Lakh and above are to be borne by the buyer over and above the Reserve Price.
- 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 disqualify/ignore the offer 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/inquiries if any on the terms and conditions of sale can be obtained from the respective branches or on the contact Nos. given.
- If any of the participant deposits the EMD after registering himself and afterwards opt not to bid can reverse the bid amount through system as specified in IBAPI portal.

**SALE NOTICE TO BORROWERS/GUARANTORS**

The undersigned being the Authorized Officers of Bank of India are hereby empowered to issue this notice of sale and exercise all powers of sale under the Securitisation 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 and costs and charges etc. in respect of the advances granted by the bank mentioned above hence the bank has issued a Demand Notice to all of you under section 13(2) to pay the amount mentioned therein 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) lock possession of the secured asset, more particularly described in the schedule mentioned above & e-auction sale notice published Free Press Journal and Mumbai Nav Shiksha publication dated 21.01.2022 respectively.

Notice is hereby given to you to pay the dues 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 relating to disposal and sale, being interest, valuation and sale etc. shall be first deducted from the sale proceeds, which will 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.