



Specialised Asset Recovery Management Branch
3rd Floor, Sadhana Rayon House, D. N. Road, Fort, Mumbai 400 001
Tel. 022-22673549, 22671066
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 proviso to Rule8(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 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 25.08.2020, 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) |
|---------|--|--|------------------------------|------------------------------------|
| 1 | 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 + cost + Expenses. | Land & Bldg. at Plot 295, Village Lahe, Mumbai-Nasik Rd., Near Durga Petrol Pump, Tal. Shahapur, Dist. Thane-421 603 Land area 19,200 Sq. mtr. | 626.40 | 62.70 |
| 2 | M/s Raj Gems, Partners : Mr. Himanshu J. Shah, Mr. Jayantilal B. Shah, Mrs. Prabhaben Jayantilal Shah Amount O/S Rs. 35,79,25,039.11 + Interest + Cost + expenses/charges. | Flat No. 12-A, adm. 1550 sq. ft. carpet area on the 1st floor, A-wing, Paradise Apartment Co-op. Housing Society limited situated at 44/44A, Nepeansea Road, Mumbai 400 006, constructed on the plot of land bearing Cadastral survey No. 452 of the Malabar Hill Cumbala Hill Division within the registration Dis. And Sub Dis. Of Mumbai city and within the limits of Municipal Corporation of Greater Mumbai. | 900.00 | 90.00 |
| 3 | Shalom Diamond, Part./Guar. Shri Naresh B. Mehta, Mrs Neeta N. Mehta, Shri Yash N. Mehta, Novomek Elek Ind. Pvt. Ltd. Amt. O/S Rs. 24,93,45,159/- + Interest + cost + Expenses. | Gala No. 47 to 51, Jay Bharat Industrial Estate, Near Western Exp. Highway, Goregaon East, Mumbai-400 063 Area 3162 sq. ft. built up | 312.00 | 31.20 |
| 4 | Rashmi Steels, Prop./Guar. Shri Babulal G. Bohra, Mrs. Sangeeta B. Bohra, Shri Ravi B. Bohra, Mrs Geetaben B. Joshi Amt. O/S Rs. 26,97,69,082=71 + Interest + cost + Expenses. | Office No. 102, 1st Floor, Rockford House, C.T.S. No. 2928 of Bhuleshwar Div., Plot No. 444, P. B. Marg, off Sindh Lane, Grant Road (East), Mumbai-400 004 Area 665.21 sq. ft. Gr. flr. Carpet Area and 200 sq. ft. Mezzanine flr. | 224.00 | 22.40 |
| 5 | A/C Taj Jewellery, Prop./Guar. Mr. Paresh C. Shah and Mr. Sahil P. Shah and A/C Mr paresh C. shah and Mr. Sahil P. shah Amt. O/S Rs. 33,02,44,554.28 + Interest + cost + Expenses. | Flat No. 32-B, 3rd Floor, Sudha Kalash Premises C.H.S. Ltd., Plot Old Survey No.165, Malbar Hill Div.-4, Jamnadas Mehta Marg, Walkeshwar, Mumbai-400006 (along with open car parking Mark D) Area 1340 sq. ft. Carpet | 905.00 | 91.00 |
| 6 | Western Distributors, Part./Guar. Shri Vipul L. Maru, Mrs Priti V. Maru, Shri Mahesh A. Sanghavi, Mrs Malti M. Sanghavi. O/S Rs. 1,29,99,977=23 + Interest + cost + Expenses. | Shop No. C-10, Gr. Flr., Satyam Complex, Station Road, Nilmore, Nalasopara West, Survey No. 87(part) Thane-401 203. Area 235 sq.ft. built up | 15.23 | 1.60 |
| 7 | Western Distributors, Part./Guar. Shri Vipul L. Maru, Mrs. Priti V. Maru, Shri Mahesh A. Sanghavi, Mrs Malti M. Sanghavi. O/S Rs. 1,29,99,977=23 + Interest + cost + Expenses. | Shop No. D-8, Gr. Flr., Satyam Complex, Station Road, Nilmore, Nalasopara West, Survey No. 87 (part) Thane-401203. Area 250 sq.ft. built up | 16.20 | 1.70 |
| 8 | Western Distributors, Part./Guar. Shri Vipul L. Maru, Mrs Priti V. Maru, Shri Mahesh A. Sanghavi, Mrs Malti M. Sanghavi. O/S Rs. 1,29,99,977=23 + Interest + cost + Expenses. | Shop No. D-07, Gr. Flr., Satyam Complex, Station Road, Nilmore, Nalasopara West, Survey No. 87 (part) Thane-401 203. Area 185 sq.ft. built up | 12.00 | 1.20 |
| 9 | Western Distributors, Part./Guar. Shri Vipul L. Maru, Mrs Priti V. Maru, Shri Mahesh A. Sanghavi, Mrs Malti M. Sanghavi. O/S Rs. 1,29,99,977=23 + Interest + cost + Expenses. | Shop No. D-06, Gr. Flr., Satyam Complex, Station Road, Nilmore, Nalasopara West, Survey No. 87(part) Thane-401 203. Area 250 sq.ft. built up | 16.20 | 1.70 |
| 10 | Devansh Industries, Partner-Mr. Virendra H. Ganatra, Amt O/S 4,03,71,000 +interest w.e.f. 30-11-2019 + cost + charges/Exp | Industrial Gala No. 03, Jay Vijay Ind. Estate, Village Bapane, Tal. Vasai, Thane. Carpet Area=1770 sq.ft. | 72.00 | 7.20 |
| 11 | PATEL TRADING COMPANY, Prop. Mr. Dilip Ranchhoddas Patel Amt O/s. 26972000.00 + interest w.e.f. 31.03.2015 + cost + charges/ Exp | Shop No. 210, 2nd Floor, Raghuleela Mega Mall, S. V. Road, Borsapada Road, Kandivali West, Mumbai-400 067 own by Patel Trad. Co. Ltd. Area 521 sq.ft. carpet | 63.50 | 6.35 |
| 12 | Steelcon India Pvt. Ltd., Dir./Guar. Shri Ajay Kumar Jindal, Smt Rekha Jindal, Smt. Shruti Jindal, Shri Arun Jindal, M/S Antrix Intl. Pvt. Ltd., M/S Solid Food Pvt. Ltd. O/S Rs. 9,00,52,000=00 + Interest + cost + Expenses . | Godown No. 3, Basement, Ashirwad Premises CHS. Ltd., Plot No. 64, Princess Dock Div., Ahmedabad Street, Carnec Bunder, Masjid Bunder (East), Mumbai-400 009. Area 424 sq.ft. built-up. | 41.00 | 4.10 |

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 Globle 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.
3. 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 12.00 AM to 3.00 PM on 25-08-2020.
- Date of Inspection will be on or before 05/08/2020 for properties situated at Mumbai between 1.00 PM to 4.00 PM with prior appointment with above mentioned contact numbers and Bank of India, SARM BRANCH contact nos. 022-22671066/22673549.
- Bid shall be submitted through online procedure only.
- The Bid price to be submitted shall be above 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. 1,2,3,4,5 and in multiple of Rs. 25,000/- (Rupees Twenty Five Thousand only) in respect of Sr. No. 6,7,8,9,10,11,12.
- 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.

Date : 20-07-2020
Place : Mumbai

Sd/-
Authorized Officer
Bank of India