



PUNE RECOVERY BRANCH

**NOTICE OF SALE THROUGH PRIVATE TREATY OF IMMOVABLE PROPERTY
CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION
OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002
(SARFAESI Act, 2002)**

The undersigned being the Authorised Officer of Bank of India related to the account mentioned in the schedule has taken over possession (Physical) of the property scheduled herein under section 13(4) of the SARFAESI Act, 2002

Public at large and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) are informed that the said secured property as mentioned in the schedule will be sold through Private Treaty, as per the terms and conditions agreeable to the Bank for realisation of Bank's dues.

Standard terms and conditions for sale of property through Private Treaty are as under:-

1. Sale of Property through Private Treaty will be on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS".
2. Any person (including borrower / mortgagor / guarantor) who wishes to purchase the property above the reserve price shall apply to the Authorised officer on or before 07-07-2025 during business hours at below mentioned branch. The purchaser has to deposit 25% of the offered amount vide DD/ RTGS / NEFT in favour of Bank of India Pune Recovery Branch along with an application and proper KYC documents (in case of a company/authorised officials, board resolution/proper authorisation as the case may be to be enclosed) in a sealed cover which will be adjusted against the remaining payable amount once the Bank decides to confirm the sale of the property in his favour. However, on receipt of the application along with 25% of the offered amount as stated above, the Bank will open the sealed bids on 10-07-2025 between 3.00 PM to 5.00 PM at the respective branch and will evaluate the same and subject to its discretion as per other terms stated hereinafter, the Bank shall communicate acceptance of offer through letter of confirmation to the prospective purchaser who has offered the highest bid.
3. The prospective purchaser shall pay the remaining 75% of the bid amount from the date of receipt of letter of confirmation within 15 days or such extended period as may be agreed upon in writing between the Bank and the purchaser, in any case not exceeding three months.
4. Failure to remit the amount as required under clause 3 above will cause forfeiture of the amount already paid including 25% of the amount paid along with application and the authorised officer shall have full liberty to conduct a fresh sale of the property and the defaulting bidder shall have no claim over the forfeited amount and the property.
5. In case of non-acceptance of offer of purchase by the bank, the amount of 25% paid along with the application will be refunded without any interest and the Bank

will have no obligation to inform any reasons thereof for such non-acceptance of offer.

6. 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.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) including inspection and verification to his true satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer / Secured Creditor in this regards at a later date. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The purchaser has to bear all applicable outstanding dues of water/service charges, transfer fees, electricity dues and dues to the Municipal Corporation /local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the property.
8. Date of inspection of documents will be made available between 12-06-2025 to 13-06-2025 from 11.00 A.M. to 3.00 P.M. with prior appointment of authorised officer of below mentioned respective branch.
9. Date of inspection of property will be made available on 24-06-2025 from 11.00 A.M. to 3.00 P.M.
10. The Bank reserves the right and shall have absolute discretion to reject any offer of purchase without assigning any reason.
11. In case of more than one offer, the Bank will accept the highest offer. If more than one bid is received with the same offer amount, Bank shall be at liberty to decide whether to conduct inter-se bidding with such conditions as per the discretion of the authorised officer among the said bidders who have offered the same amount, and to proceed in favour of the higher bidder among the same. In such case the successful bidder of inter-se bidding have to deposit difference amount to ensure 25% of new offered bid amount by next working day.
12. The interested parties may contact the authorised officer for further details / clarifications and for submitting their application.
13. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
14. 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), subject to the payment of sale consideration within the time stipulated.
15. The Sale shall be in accordance with the provisions of SARFAESI Act, 2002 / Rules.

Schedule

Name of the Account	Videocon Industries Limited
Name/s of the borrower/ guarantor/ promoter	Videocon Industries Limited
Description of the property	Land and building bearing plot no C at bearing OLD CTS sr no 10-B hissa No 2(P) New CTS no 216A of SETHI INDUSTRIAL ESTATE village Gundevalli Suren Road Andheri East Mumbai. Admeasuring Area 2286.91 Sq Mts Owned by Videocon reality & Infrastructure Limited Boundaries East- Suren Road West- West Express Highway South- Plot no D CTS No 216 B North- Bombay Paxell CTS no 217
CERSAI ID	200024360248
QR Code of location of the Property	
Total Dues	339.29 crores + UCI + Other Charges w.e.f 30.06.2017
Reserve Price (Rs./-) (below which the property will not be sold)	Rs 30.84 Crores
Branch Account number & IFSC Code	Account No- 053190200000033 IFSC Code- BKID0000531 Name of Account- Intermediary Inward Outward Remittance Account

Name of the Branch : Pune Recovery Branch
Address of the Branch : 1162/6 Ganesh Khind-University Road, Near Observatory, Next to Hardikar Hospital, Shivajinagar Pune 411005 Ph. No. 020-25536090 Email: Recovery.Pune@bankofindia.co.in
Authorised Officer's name : Rahul Kumar :
Mobile No. (Authorised Officer) : +91-8603822252

For Bank of India
Authorised Officer