Bank of India

Relationship beyond banking

ASSET RECOVERY MANAGEMENT BRANCH

Bank of India Building, First Floor, 28, S. V. Road, Andheri (W), Near Andheri West Railway Station, Mumbai-400 058, Maharashtra •Tel. No. : (022) 2621 0406 / 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 Rule8(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 property mortgaged / charged to **Bank of India** (Secured Creditor), the **Constructive / Physical Possession** of which has been taken by the **Authorised 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 (₹ In Lakh) **(E-Auction Date : 28.12.2023)**

Sr. No.	Names of the Account / Borrower / Guarantor	Description of the properties	Reserve Price / EMD Amount	Minimum Bid Increment (in Lakhs)	O/s. Dues (Excluding Int. Penal Int & Exp) (in Lakhs)	Cersai Security Interest / Asset Id	Date / Time of on-site Inspection of property	Contact No.
1	**M/s. Ruchita Sizers** **Borrower :-** • Mr. Vinod Sopanrao Khamkar **Guarantors :-** • Smt. Urmila Vinod Khamkar	P & M, Land & Building at H. No. 898, Plot No. M1, M2 & M3, Village Kambe, New Gharat Compound, Taloli Naka / Kamba Naka, Village Kambe, Taluka Bhiwandi, District Thane. **•Plot Area :** 679 Sq. Mt. **(Physical Possession with Bank)**	72.00 / 7.20	1.00	175.56	200007622410	01.12.2023 11:00 a. m. to 12:00 Noon	8340474297 / (022) 26210406 / 07
2	**M/s Restend Textiles Engineers Pvt. Ltd.** **Borrowers :-** • Mr. Johnson Thomas Chirayath • Mr. Phinson Johnson Chirayath **Guarantor :-** • Philomina Johnson Chirayath	P / M and Gala at 9/958 and 10/959, Survey No. 69, Hissa No. 11, Vall Village, Krishnabhai Compound, Behind Pritesh Complex, Anjur Road, Bhiwandi, Dist. Thane-421 308 in the name of **M/s. Restend Textile Engineers Pvt. Ltd.** **•BUA :** Godown 9- 4300 sq. ft. Godown 10-2650 sq. ft. **(Physical Possession with Bank)**	144.00 / 14.40	1.00	89.00	200006571164	01.12.2023 11:00 a. m. to 12:00 Noon	9920112532 / (022) 26210406 / 07
3	**M/s. Pravin Nagin Rathod**	Bunglow No. 12 B, Plot No. 43, Survey No. 88, Hissa No. 1, Coral Village, Village : Vairy Taluka Malvan Dist. Sindhudurg Maharashtra-411 606 in the name of **Mr. Pravin Nagin Rathod** **•Plot Area :** 370.00 Sq. Mt. **•BUA :** (GF+FF) 3000 sq. ft. (278.81 Sq. Mt.) **(Physical Possession with Bank)**	46.00 / 4.60	1.00	95.19	200007022117	05.12.2023 11:00 a. m. to 12:00 Noon	9920112532 / (022) 26210406 / 07
4	**M/s. Privi Textiles** **Borrowers / Guarantors :-** • Mr. Kanhaiyalal Saini • Mr. Rajesh K. Saini • Mr. Dropadidevi K. Saini	Gala No. 323 / 324 / 325 BUA 533.17 Sq. Mt. Sainath Commercial Complex, Sainath Estate, Mithpada Village : Khoni Tal. Bhiwandi, Dist. Thane owned by **Mr. Kanhaiyalal Saini** **(Physical Possession with Bank)**	41.00 / 4.10	1.00	1.98	20000148713	01.12.2023 11:00 a. m. to 12:00 Noon	9999192777 / (022) 26210406 / 07
5	**M/s. Anjanimata Textiles** **Guarantors :-** • Mr. Punaram Roopram Patel • M/s. Shree Rejeshwar Weaving Mills Pvt. Ltd.	Industrial Unit Nos. 285, 286, 287, Sainath Industrial Complex, Survey No. 56, Hissa No. 1, Village : Khoni, Taluka : Bhiwandi, Dist. Thane. EXT. 5683 Sq. ft. (BUA) **(Physical Possession with Bank)**	44.00 / 4.40	1.00	514.00	200006891065	01.12.2023 11:00 a. m. to 01:00 p. m.	9766146106 / (022) 26210406 / 07
		Industrial Unit Nos. 288, 289, 290 Sainath Industrial Complex, Survey No. 56, Hissa No. 1, Village : Khoni, Taluka : Bhiwandi, Dist. Thane. EXT. 5683 sq. ft. (BUA) **(Physical Possession with Bank)**	44.00 / 4.40	1.00	514.00	200006891065	01.12.2023 11:00 a. m. to 12:00 Noon	9766146106 / (022) 26210406 / 07
6	**M/s. Green Botanica & M/s. Genesia Care** **Partners :-** • Smt. Prerna Suvinay Jain • Smt. Neetu Dharamchand Jain **Guarantors :-** • Shri. Rajendra Parasial Jain • Shri. Suvinay Satish Jain	Unit No. 705 to 714, 7th floor, K. B. Shopping Mall, Halar Road, Valsad, Gujarat **(Physical Possession with Bank)**	66.50 / 6.65	1.00	138.98 & 133.58	400036709061	19.12.2023 2:00 p. m. to 3:00 p. m.	9766146106 / (022) 26210406 / 07

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

• Shri. Suvinay Satish Jain

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 will be conducted though Government of India approved service provider e-B integrated portal **(https://ibapi.in).** E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites : **https://www.bankofindia.co.in**

The auction sale will be online e-auction / bidding through website **https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp on 26.12.2023** from **11:00 a. m. to 5:00 p. m.** IST with unlimited extension of 10 minutes duration.

Bidder may visit **https://www.ibapi.in** where **"Guidelines"** for Bidders are available with educational videos. Bidders have to complete following formalities well in advance :-

Step 1 : Bidder / Purchaser Regn. : Bidder to register on e-Auction portal **https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp** using his Mob. no. & E-mail ID.

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, 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://www.ibapi.in** for registration and bidding guidelines.

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	2289-5064(D)	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		09088013889
Shri Surajit Hembram DM (F&A)	shembram@mstcindia.co.in		09886855560

1. Intending bidders shall hold a valid e-mail address, for further details and query please contact **IBAPI Helpline No. 18001025026 or 01141106131** Helpline e-mail ID **ibapi@allahabadbank.in**
2. 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.
3. Earnest money deposit (EMD) shall be deposited through RTGS / NEFT / Fund Transfer to the bank account as guided and mentioned in ibapi portal before participating in the bid online.
4. The KYC documents are **1.** Proof of Identification (KYC) viz. Voter ID Card / Driving License / Passport **2.** Current Address Proof for communication **3.** PAN Card of the bidder **4.** Valid e-mail ID/contact number of the bidder etc.
5. Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.
6. Prospective bidders may avail online training on e-auction from IBAPI portal.
7. Bids shall be submitted through online procedure only in the prescribed formats with relevant details.
8. Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
9. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **₹ 1.00 Lakh (Rs. One Lakh) for Reserve Price upto ₹ 5 Crore / 5.00 Lakhs (Rs. Five Lakhs) for Reserve price above ₹ 5 Crore-upto ₹ 9.00 Crore / and 10.00 Lakhs (Rs. Ten Lakhs for Reserve Price above ₹ 9 Crore.**
10. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
11. 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.
12. The earnest money deposit shall not bear any interest the successful bidder shall have to pay **25%** of the purchased amount (including earnest 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 the 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.
13. The prospective qualified bidders may avail online training 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 network problem power failure, any other technical lapse / 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 backup etc. for successfully participating in the e-auction event.
14. The purchaser shall bear the applicable stamp duties registration fees other charges etc. and also all the statutory non-statutory dues, taxes assessment charges etc. owing to anybody.
15. 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 adjourn / postpone / cancel the e-auction or withdraw any property or portion there-of from the auction proceeding at any stage without assigning any reason there for.
16. 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).
17. The sale shall be subject to rules / conditions prescribed under the Securitization 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 contact numbers given.
18. If any participant deposits the EMD after registering himself and afterwards opt to not to bid, can reverse the bid amount through system as specified in **IBAPI** portal.
19. GST, wherever applicable, to be borne by successful bidder.

SALE NOTICE TO BORROWER / GUARANTORS

The undersigned being the **Authorized Officers** of **Bank of India** are 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 Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of the dues with interest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notices to all of you under section 13(2) to pay the amount mentioned there on **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), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum 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 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 : 17.11.2023

Place: Mumbai.

Sd/-

Authorized Officer, **BANK OF INDIA**