

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 Rule 8(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 : 25.05.2023)

Sr. No.	Names of the Account / Borrower / Guarantor	Description of the properties	Reserve Price / EMB Amount	Minimum Bid Increment (In Lakhs)	D/s. Dues (Excluding Int. Penal Int. & Exp) (In Lakhs)	Cersei Security Interest / Asset Id	Date / Time of on-site inspection of property	Contact No.
1	Venus creation Mr. Bhavin N. Shah Mr. Jaymik Shah	Gala No. 4 & 5, B-Wing, Gr. Flr., Kohinoor Industrial Estate Bldg., situated at Nr. Barak No. 957, Station Rd., Ulhasnagar-3, Dist. Thane. Super BUA: •Gala No. 4:- 1228 sq. ft. •Gala No. 5 : 1728 sq. ft. (Physical Possession with Bank)	72.00 / 72	1.00	302	200030581348	02.05.2023 / 1:00 p.m. to 2:00 p.m.	8172036694 / (022) 26210406 / 07
2	M/s. Status Fashion Mr. Ashok Jain (Partner) Mr. Ajay Jain (Partner)	Unit No. 202, 2 nd Floor, Status House Plot 4, Survey No. 91, Hissa No. 3, City Survey No. 1666, Vill. Marol Sakinaka Lathia Rubber Lane, Opp. Mahavir Industrial Estate, Andheri East, Mumbai-400 072 in the name of Mr. Ajay Jain. Built Up Area : 613.55 Sq. Ft. (Physical Possession with Bank)	73.00 / 73	1.00	507.06	200003206348	02.05.2023 / 10:00 a.m. to 12:00 Noon.	9819177681 / (022) 26210406 / 07
		Unit No. 203, 2 nd Floor, Status House Plot 4, Survey No. 91, Hissa No. 3, City Survey No. 1666, Vill. Marol Sakinaka Lathia Rubber Lane, Opp. Mahavir Industrial Estate, Andheri East, Mumbai-400 072 in the name of Mr. Ashok Jain. Built Up Area : 613.55 Sq. Ft. (Physical Possession with Bank)	73.00 / 73	1.00	507.06	200003206841	02.05.2023 / 10:00 a.m. to 12:00 Noon.	9819177681 / (022) 26210406 / 07
		Unit No. 206, 2 nd Flr., Status House Plot 4, Survey No. 91, Hissa No. 3, City Survey No. 1666, Vill. Marol Sakinaka Lathia Rubber Lane, Opp. Mahavir Ind. Estate, Andheri (E), Mumbai-400072 in the name of Mr. Ajay Jain & Mr. Ashok Jain. Built Up Area : 842 Sq. Ft. (Physical Possession with Bank)	102.00 / 10.2	1.00	507.06	200003208054	02.05.2023 / 10:00 a.m. to 12:00 Noon.	9819177681 / (022) 26210406 / 07
3	M/s. Restend Textiles Engineers Pvt. Ltd. Borrower :- 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)	160 / 16.00	1.00	89.35	200006571164	02.05.2023 / 11:00 a.m. to 12:00 Noon.	9920112532 / (022) 26210406 / 07
4	M/s. Ruchita Sizers Borrower :- Mr. Vinod Sopanrao Kharkar. Guarantors :- Smt. Urmila Vinod Kharkar	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. mtrs. (Physical Possession with Bank)	118.00 / 11.8	1.00	207.41	200007622410	03.05.2023 / 12:00 Noon to 1.00 p.m.	8172036694 / (022) 26210406 / 07
5	M/s. Dhara Fabrics Proprietor :- Mahendra Unadkat Guarantor :- Parul M. Unadkat	3 Galas No. 1209/1, No. 1209/2 & No. 1209/3, on Ground Floor, Survey No. 44/1 Vill. Kaneri at Dhamankar Naka Narayan Compound Rd., Padma Nagar, Tal. Bhiwandi, Nijampur Municipal Corporation, Dist. Thane, MH. Total Area : 4398.69 sq. ft. (Symbolic Possession with Bank)	65.00 / 6.50	1.00	291.50	20007577831 400007587223	03.05.2023 / 11:00 a.m. to 12:00 Noon.	7737400511 / (022) 26210406 / 07
		Gala No. 220, 2 nd Floor, A-Wing, Bldg. No. 2 Known as Ashok Nagar , Bldg. No. A-2, B-2, CHS. Ltd. Survey No. 11 to 17 & 61, MH No. 425/220 Kap Alley Village Kaneri, Ashok Nagar, Bhiwandi. Built Up Area : 275 sq. ft. (Symbolic Possession with Bank)	13.00 / 1.30	1.00	290.63	200017199527	03.05.2023 / 10:00 a.m. to 12:00 Noon.	8172036694 / (022) 26210406 / 07
		Gala No. 221, 2 nd Floor, A-Wing Bldg No. 2 Known as Ashok Nagar Bldg. No. A-2, B-2, CHS. Ltd., Survey No. 11 to 17 & 61, MH No. 425/221 Kap Alley Village Kaneri, Ashok Nagar, Bhiwandi. Built Up Area : 275 Sq. Ft. (Symbolic Possession with Bank)	13.00 / 1.30	1.00	290.63	200017199527	03.05.2023 / 10:00 a.m. to 12:00 Noon.	8172036694 / (022) 26210406 / 07
6	M/s. Vedant Corporation Mr. Sunil Omprakash Shroff (Partner) Mr. Omprakash Ramvallabh Shroff (Partner)	Office Premises No. 202, 2 nd Floor, A-Wing, Bldg. No. 2 known as Ashok Nagar , bldg. No. A-2, B-2, CHS. Ltd., Survey No. 11 to 17 & 61 MH No. 425/202 KAP Alley Village : Kaneri, Ashok Nagar, Bhiwandi. Built Up Area : 199 Sq. Ft. (Symbolic Possession with Bank)	9.00 / 0.90	1.00	290.63	200017199527	03.05.2023 / 10:00 a.m. to 12:00 Noon.	8172036694 / (022) 26210406 / 07
		Gala No. 102, 1 st Floor, A-Wing Bldg. No. 2 Known as Ashok Nagar , Bldg. No. A-2, B-2, CHS. Ltd., Survey No. 11 to 17 & 61, MH No. 425/120, KAP Alley Vill. : Kaneri, Ashok Nagar, Bhiwandi. Built Up Area : 275 Sq. Ft. (Symbolic Possession with Bank)	13.00 / 1.30	1.00	290.63	200017199527	03.05.2023 / 10:00 a.m. to 12:00 Noon.	8172036694 / (022) 26210406 / 07
		Gala No. 6, Ground Floor, Laxmi Enterprises Bldg. Grampanchayat House No. 761, Opp. Shelar Petrol Pump. Survey No. 11, 12 (part), Plot No. 1, GP No. 761/6, Shelar, Bhiwandi Wada Road, Nadi Naka, Tal. Bhiwandi. Built Up Area : 320 Sq. Ft. (Symbolic Possession with Bank)	12.00 / 1.20	1.00	290.63	200017199527	03.05.2023 / 10:00 a.m. to 12:00 Noon.	8172036694 / (022) 26210406 / 07

7	(HUF) ▪ Rajiv Praful Kamdar ▪ Devashish Rajiv Kamdar ▪ Rishit Rajiv Kamdar ▪ Dipti Rajiv Kamdar ▪ Ishani Rishit Kamdar	Office No. 101, Sanjona Chambers Govandi, Mumbai-400 088; Carpet Area : 670 sq. ft. (Physical Possession with Bank)	176.00 / 17.60	1.00	624.20	400011206841 200011184598	04.05.2023 / 11:00 a. m. to 12:00 p. m.	9920112532 / (022) 26210406 / 07
8	M/s. Jai Hanuman Textiles Prop. : Ms. Bharti Gorakh Bhamre. Guarantor :- Mr. Vinod Gyarasilal Sharma	Gala Plinth Bearing No. 1, Venus Industrial Complex, Survey No. 197, Hissa No. 1 (P), Mouje Sonale, Taluka : Bhiwandi, Dist. Thane. Built Up Area : 4312 sq. ft. (Physical Possession)	75.00 / 7.50	1.00	279.47	200010367178	04.05.2023 / 12:00 Noon to 01:00 p. m.	9920112532 / (022) 26210406 / 07
9	M/s. Frank Hospital Dr. : Rashid Akhtar Ansari (Proprietor) Mrs. Fahmida Nuzhat Rashid Ansari (Guarantor)	House No. 603, Village Kaneri, Taluka Bhiwandi, District Thane, Survey No. 30, Hissa No. 6, Plot No. 8 in the name of Dr. Rashid A. Ansari and Mrs. Fahmida N. Ansari. Carpet Area : 7585 Sq. Ft. (Physical Possession with Bank)	585.00 / 58.50	5.00	486.72	200024354190	04.05.2023 / 01:00 p. m. to 2:00 p. m.	9819177681 / (022) 26210406 / 07
10	M/s. Shri Siddhivinayak Enterprises Pvt. Ltd. Guarantors :- ▪ Mr. Vinayak Subhash Sonavane; ▪ Mr. Vikrant Subhash Sonavane; ▪ Mrs. Maya Subhash Sonavane; ▪ Mr. Jitendra Jain partner in M/s. Kamla Oman Developers ▪ Mr. Jinendra Jain Partner in M/s. Kamla Oman Developers; ▪ M/s. Kamla Oman Developers.	Non-Agri Land situated at R. S. No. 949/A1, 950/1, 950/6, 950/7, Next to Vikrikar Bhavan, Opp. Hotel Gunjan, Main Road, Kasaba Bawanda "E" Ward, Kolhapur, in the name of Kamala Oman Developers (Approx Area : 10000 Sq. Mtrs.) (Physical Possession with Bank)	900.00 / 90.00	10.00	2670.00	200037005314	06.05.2023 / 11:00 a. m. to 1:00 p. m.	9819177681 / (022) 26210406 / 07
		S-102 & Parking No. P-2, Hanging Gardens Apartment, R. S. No. 243, Hissa No. 1 Muktasainik Vasahat, E-Ward, Kolhapur in the name of Shri. Vinayak S. Sonawane (Approx Area : 2110 sq. ft.) (Symbolic Possession)	66.00 / 6.6	1.00	2670.00	200036965930	06.05.2023 / 11:00 a. m. to 1:00 p. m.	9819177681 / (022) 26210406 / 07
11	M/s. Anu Diagnostic & Imaging Centre M/s. Reeti Diagnostic & Imaging Centre ▪ Dr. Naveen K. Gupta (Proprietor) ▪ Mrs. Archana Naveen Gupta (Guarantor)	Flat No. 3, Luv Kush CHS., Panchrasta Junction, Mulund West, Mumbai-400 080. Carpet Area : 789 Sq. Ft. (Physical Possession)	163.00 / 16.30	1.00	1070.00	200033250525	06.05.2023 / 4:00 p. m. to 5:00 p. m.	8172036694 / (022) 26210406 / 07
12	M/s. Trifa Diamonds Guarantors :- Mr. Bhavin Nalinkant Shah	Unit No 203, Lotus Pride Building, 2 nd floor, Vallabh Bhai Patel Road, Northern Railway Crossing, Ville Parle West Mumbai-400 056. Built Up Area : 283 sq. ft. (Physical Possession with Bank)	68.00 / 6.80	1.00	261.83	200005381094	06.05.2023 / 12:00 Noon to 1:00 p. m.	9819177681 022- 26210406/07
13	M/s. Sanghavi Jewel Pvt. Ltd. Guarantors :- ▪ Jayesh V. Sanghavi ▪ Ketan K. Sanghavi ▪ Rameshchandra R. Sanghavi ▪ Kalpesh V. Sanghavi ▪ Chandrakant R. Sanghavi ▪ Kirtilal R. Sanghavi	Land & Building, Plant & Machinery, Furniture & Fixtures located at factory premises at GJ-01, Seepz++, Marol Industrial Area, Village Vyaravali Parajapur, Andheri (East), Mumbai-400 096. Built Up Area : 51635 sq. ft. approx. (Physical Possession with Bank)	2907 / 290.70	10.00	4737.80	200000391567	08.05.2023 / 4:00 p. m. to 5:00 p. m.	9819177681 / (022) 26210406 / 07
14	M/s. Pravin Nagin Rathod	Bungalow 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 Built Up Area : (GF+FF) 3000 sq. ft. (Physical Possession)	38.00 / 3.80	1.00	92.96	200007022117	08.05.2023 / 12:00 Noon to 1:00 p. m.	9920112532 / (022) 26210406 / 07
15	Realliance Construction Mrs. Kavita Kadam (Proprietor) Mr. Anand Kadam Mr. Sudhir Malhotra	NA Land Bearing Survey No. 13 Hissa 1, 2, 4D, 4A, 4C, 6, 9B, 9A, 4E, 4B, 7, 5, Survey No. 16, Hissa No. 5, 6D, 6C, 7, 1B, 6B, 1A, 6A, 4 Of Village Bendse, Off Karjat Murbad Road, Kundlej, Karjat, Dist. Raigad. Land Area : 55510 Sq. m. i. e. 13.71 Acre (Physical Possession with Bank)	632.00 / 63.20	5.00	726.99	200002271061	08.05.2023 / 11:00 a. m. to 12:00 Noon	8879727415 / (022) 26210406 / 07
		Plot No. 116, 117, 118, 120, 121, 122, 123, 125, 127 & 130 bearing Survey Nos. 36/2 A (2) & 37/1 at Vill. Kothimbe, Tal. Karjat, Dist. Raigad. Land Area : 53380 sq. ft. (Physical Possession with Bank)	120.00 / 12.00	1.00	726.99	200002271396	08.05.2023 / 12:30 p. m. to 01:30 p. m.	8879727415 / (022) 26210406 / 07
16	M/s Leeway Logistics Limited. (Borrower) Guarantors :- Mr. Sanjay Sinha Mrs. Namita Sinha	Residential Flat and Furniture-Fixture at 702/703, 7 th Floor, Breezy Height, Carter Road, Rizvi Complex, Bandra (West), Mumbai. standing in the name of Mr. Sanjay Sinha. Area : (Flat 702)-902 sq. ft. Area (Flat 703) -936 sq. ft. (Physical Possession with Bank)	633.00 / 63.30	5.00	17317.78	200007130404	09.05.2023 / 3:00 p. m. to 4:00 p. m.	9819177681 / (022) 26210406
17	Kailash Krishna Bothare Innovative Road Safety Equipment P. Ltd. Borrower :- Kailash Krishna Bothare Mr. Ravi Bothare	Flat No. 1001, 10 th Floor, Siddhivinayak Shreekrupa Plot No. 129, Dr MB Raut Road, Shivaji Park, Dadar West, Mumbai-400028 Built Up Area : 2000 Sq. Ft. (Physical Possession with Bank)	490.00 / 49.00	5.00	702.18	200015977036	09.05.2023 / 4:00 p. m. to 05:00 p. m.	9766146106 / (022) 26210406 / 07
18	Mehul Dhirajlal Parekh & Mrs. Yogini Mehul Parekh Borrowers :- Mehul Dhirajlal Parekh Mrs. Yogini Mehul Parekh	Flat No. 102, 1 st Floor, Ravi Apartment, Ravi Kailash CHSL., Navgarh Road, Mulund East, Mumbai-400 081. Built Up Area : 900 Sq. ft. + 800 Sq. Ft. (Terrace) (Symbolic Possession with Bank)	144.00 / 14.40	1.00	145.65	200024646223 400024696562	09.05.2023 / 1:00 p. m. to 2:00 p. m.	9920112532 / (022) 26210406 / 07
19	Krishnasagar Holiday Resort Borrowers :- ▪ Mr. Srikant K. Sarmalkar ▪ Mrs. Vijaya S. Sarmalkar. Guarantors :- ▪ Neha Shrikant Sarmalkar; ▪ Mr. Suresh Parab	L&B situated at House No. 2067, 1868, 1246, Survey No. 278A/1 (278A2/1, A2/2, A2/3, A2/4, A2/5), 275/A, Hissa No. 37A/1, AT & PO. : KUDAL, Village : Old Mumbai Goa Road, Near Gulmohar Hotel, Bhairav Wadi, Dist. : Sindhudurg-416 520, Maharashtra. (Symbolic Possession with Bank)	394.00 / 39.40	1.00	141.53	200006184332	10.05.2023 / 11:00 a. m. to 12:00 p. m.	7737400511 / (022) 26210406 / 07

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)	Cersal Security Interest / Asset Id	Date / Time of on-site inspection of property	Contact No.
20	M/s. Kishore Ripening & Cold Storage Proprietor :- Mr. Kishore G. Gandhe	EQM of L & B situated at Gala No. 21 & 34 A (Hal Gala Gut 273B) Ground Floor, E-Unit, Village Uchat Mouje, Magathane Opp. Madam Factory, Near Kudus, Bhiwandi Wada Road, Dist. Taluka, Wada Thane-421 303. Built Up Area : Gala No. 21 3456 sq. ft. Gala No. 34 A 1728 sq. ft. (Physical Possession with Bank)	85.00 / 8.50	1.00	191.00	200005396084	10.05.2023 / 12:00 Noon to 1:00 p. m.	9819177681 / (022) 26210406 / 07
21	M/s. Vaibhav Ripening & Cold Storage Mr. Vaibhav G. Gandhe	EQM of L & B situated at Gala No. 20 & 34 B (Hal Gala Gut 273B) Ground Floor, E-Unit, Village Uchat Mouje, Magathane Opp. Madam Factory, Near Kudus Bhiwandi Wada Road, Dist. Taluka Wada Thane-421 303. Built Up Area : Gala No. 20 3456 sq. ft. Gala No. 34 B 1728 sq. ft. (Physical Possession with Bank)	85.00 / 8.50	1.00	162.00	200005444077	10.05.2023 / 1:00 p. m. to 2:00 p. m.	9819177681 / (022) 26210406 / 07
22	M/s. Anjanimata Textiles Guarantors :- Mr. Punaram Roopram Patel M/s. Shree Rajeshwar 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. (Built Up Area) (Physical Possession with Bank)	42.00 / 4.20	1.00	514.00	200006891065	11.05.2023 / 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)	42.00 / 4.20	1.00	514.00	200006891065	11.05.2023 / 11:00 a. m. to 01:00 p. m.	9766146106 / (022) 26210406 / 07
23	M/s. M. S. Rolling Mrs. Meenu Shivgovind Pandey (Proprietor) Mr. Aman S. Pandey (Guarantor)	Flat No. SF-2, 2 nd Floor, Yadav Raje Sankul, (Yadavrao Raje Sankul), Gat No. 1040/2, Old Kalvan Road, Mauje-Dindori, Dist. Nasik. Area : 278.81 Sq. Mt. (Symbolic Possession with Bank)	73.00 / 7.30	1.00	229.79	200076150205	11.05.2023 / 3:00 p. m. to 04:00 p. m.	7737400511 / (022) 26210406 / 07
24	M/s. Privi Textiles Borrowers / Gaurantors :- Mr. Kanhaiyalal Saini Mr. Rajesh K. Saini Mr. Dropadidevi K Saini	Gala No. 323/324/325 Built Up Area 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)	45.00 / 4.50	1.00	247.82	200006148713	11.05.2023 / 12:00 Noon to 1:00 p. m.	7737400511 / (022) 26210406 / 07
25	M/s. Green Botanica & M/s. Genesis Care M/s. Green Botanica M/s. Genesis Care Partners :- Smt. Prerna Suvinay Jain Smt. Neetu Dharamchand Jain Guarantors :- Shri Rajendra Parasarl Jain Shri Suvinay Satish Jain	Unit No. 705 to 714, 7 th floor, K. B. Shopping Mall, Halar Road, Valsad, Gujarat. (Physical Possession with Bank)	71.00 / 7.10	1.00	134.37 & 134.33	400036709061	12.05.2023 / 2:00 p. m. to 3:00 p. m.	9766146106 / (022) 26210406 / 07
26	Maxgrow Overseas Ltd. Directors / Guarantors :- Mrs. Kiran Devi Rajendra Saraf (Deceased) Mrs. Roshni Rahul Saraf Mr. Rajendra Prasad Saraf Mr. Rahul Rajendra Saraf (Deceased)	Office at 23, 2 nd Floor, New Bhagwan Bhuvan CHS. Ltd., Samuel Street, Masjid Bunder, Mumbai-400 009 • Admeasuring Area 402 sq. ft. owned by Mrs. Roshni Rahul Saraf. (Physical Possession with Bank)	90.00 / 9.00	1.00	2748.80	200009410921	12.05.2023 / 12:00 Noon to 1:00 p. m.	9702602468 / (022) 26210406 / 07
		Flat No. 5/1/C, Natural Heights, Building No. 5, 137-Kazi Nazul Islam Avenue, Kolkata-700 052 • Admeasuring Area 2400 sq. ft. owned by Director Mr. Rahul Saraf. (Physical Possession with Bank)	127.00 / 12.70	1.00	2748.80	200009493979	12.05.2023 / 02:00 p. m. to 03:00 p. m.	9702602468 / (022) 26210406 / 07
27	M/s. Sunrise Copper Pvt. Ltd. Guarantors :- •Bhuribai Bhawarlal Jain •Bhawarlal T. Jain Sunrise Gold Alloys Pvt. Ltd. Sunrise Metallic India Pvt. Ltd. •Anil B. Jain •Ketan B. Jain •Paras Bhawarlal Jain	Factory Gala at B-401, 4 th Floor, Wing B, Sussex Industrial Estate, Dadoji Konddev Cross Marg, Byculia (East) Mumbai-400 027 Built Up Area : 810 sq. ft. (Physical Possession)	115.00 / 11.5	1.00	1667.32	200003218264	15.05.2023 / 12:00 Noon to 03:00 p. m.	9819177681 / (022) 26210406 / 07
		Godown at 6 & 7, Ground Floor, Gram Panchayat House No. 325, Arya Compound, Bldg. No. A-3, Nr. Anjurphata, Bhiwandi. Built Up Area : Godown 6-700 sq. ft. Godown 7-650 sq. ft. + mezzanine Flr. area 482 sq. ft. (Physical Possession)	26.00 / 2.60	1.00	1667.32	200003230432	15.05.2023 / 12:00 Noon to 03:00 p. m.	9819177681 / (022) 26210406 / 07
		Godown at 18, Ground Floor, Khanderao Compound, Survey No. Hissa No. 166/1 (Paiki) of Rehnaal Village Bhiwandi, Dist. Thane. Built Up Area : 2820 sq. ft. (Physical Possession)	45.00 / 4.50	1.00	1667.32	400003261206	15.05.2023 / 12:00 Noon to 03:00 p. m.	9819177681 / (022) 26210406 / 07
28	M/s. Sunrise Metallic India Pvt. Ltd. Guarantors :- •Anil Bhanwarlal Jain •Bhanwarlal T. Jain •Ketan Bhanwarlal Jain Paras Bhanwarlal Jain Sunrise Gold Alloys Pvt. Ltd. •Neeta Anil Jain •Seema Paras Jain •Bhuribai Bhanwarlal Jain	Gala at Plot No. 16 & 14 (Ground Floor, 1 st Floor & 2 nd Floor & Terrace) B Wing, Mahavir Apartment, Village Shelar Bhiwandi, Mumbai. Area : 11889 sq. ft. (Physical Possession)	265.00 / 26.50	1.00	3462.77	200002923678	16.05.2023 / 01:00 p. m. to 2:00 p. m.	9819177681 / (022) 26210406 / 07
		Five shops i. e. Shop No. 1 to 5, Ground Floor, A Wing, Mahavir Apartment, Village Shelar Bhiwandi, Mumbai. Area : 1412.02 sq. ft. (Physical Possession)	41.00 / 4.10	1.00	3462.77	200002932487	16.05.2023 / 01:00 p. m. to 2:00 p. m.	9819177681 / (022) 26210406 / 07
		Rear Side Ground Floor, 1 st Floor & 2 nd Floor, A Wing, Mahavir Apartment, Village Shelar, Bhiwandi, Mumbai. Area : 11387.24 sq. ft. (Physical Possession)	255.00 / 25.50	1.00	3462.77	200004740832	16.05.2023 / 01:00 p. m.	9819177681 / (022)

29	M/s. Leofortune Infrabuildcon Pvt. Ltd. Fortune Calypso Borrowers / Guarantors :- ▪ Pradeep K. Swami ▪ Prasad K. Swami ▪ Dhiren C. Savala ▪ Vasant D. Bhambaniya ▪ Sitapati Chavali	Shop No. 1, Fortune Garden, Koproli, Tehsil : Panvel, Dist. Raigad having an area of 184 sq. ft. (Symbolic Possession with Bank)	13.00 / 1.30	1.00	708.90	200005590710	17.05.2023 / 11:00 a.m. to 1:00 p.m.	8879727415 / (022) 26210406 / 07
		Shop No. 2, Fortune Garden, Koproli, Tehsil : Panvel, Dist. Raigad having an area of 231 sq. ft. (Symbolic Possession with Bank)	16.00 / 1.60	1.00	708.90	200005600293	17.05.2023 / 11:00 a.m. to 1:00 p.m.	8879727415 / (022) 26210406 / 07
		Shop No. 3, Fortune Garden, Koproli, Tehsil : Panvel, Dist. Raigad having an area of 231 sq. ft. (Symbolic Possession with Bank)	16.00 / 1.60	1.00	708.90	200005600373	17.05.2023 / 11:00 a.m. to 1:00 p.m.	8879727415 / (022) 26210406 / 07
		Shop No. 4, Fortune Garden, Koproli, Tehsil : Panvel, Dist. Raigad having an area of 184 sq. ft. (Symbolic Possession with Bank)	13.00 / 1.30	1.00	708.90	200005600407	17.05.2023 / 11:00 a.m. to 1:00 p.m.	8879727415 / (022) 26210406 / 07
		H-302, Green Heaven Residency, Koproli, Tehsil : Panvel, Dist. Raigad having an area of 1063 sq. ft. (Symbolic Possession with Bank)	34.00 / 3.40	1.00	708.90	200005588808	17.05.2023 / 11:00 a.m. to 1:00 p.m.	8879727415 / (022) 26210406 / 07

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 through 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 25.05.2023 from 11:00 a.m. to 4:00 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

- 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**
- 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 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 claims / rights / dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
- 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.
- 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.
- Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.
- Prospective bidders may avail online training on e-auction from IBAPI portal.
- Bids shall be submitted through online procedure only in the prescribed formats with relevant details.
- Bidders 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 ₹ 1.00 Lakh / 5.00 Lakhs / 10.00 Lakhs (Rupees One Lakh / Five Lakhs / Ten Lakhs)
- 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 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.
- 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.
- 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.
- The authorized officer/ bank is not bound to accept the highest offer and has absolute right to discontinue or accept or reject any or all offers or adjourn / postpone / cancel the e-auction or withdraw any property or portion thereof from the auction proceeding 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 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.
- 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.
- 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 : 28.04.2023

Place : Mumbai.

Sd/-

Authorized Officer, **BANK OF INDIA**